

WAREHOUSE SPACE FOR LEASE >

Bryant Lake Bus. Ctr. Bldg. 4

11477-11495 Valley View Road | Eden Prairie, MN 55344

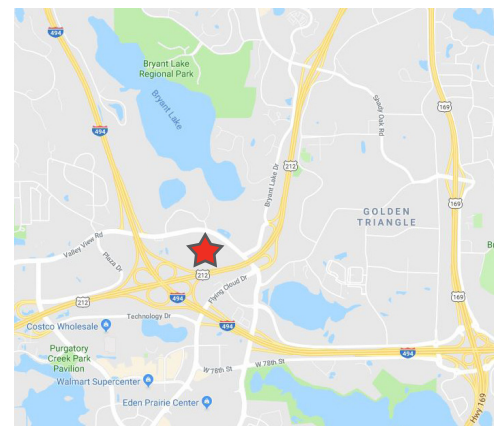


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BUILDING AMENITIES

- > 171,519 square foot, six building multi-purpose office and showroom park
- > Convenient access to Hwy 169/212 and I-494
- > Close proximity to dining and shopping in the area
- > Abundant parking for employees and guests
- > Excellent view of Bryant Lake
- > Exterior gathering areas with picnic tables
- > Truck high docks and drive-in doors
- > 14' clear ceiling heights
- > Professionally maintained landscaping
- > On-site maintenance
- > Locally owned and managed



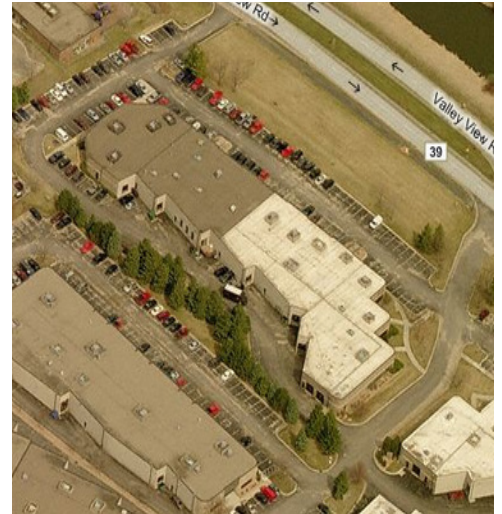
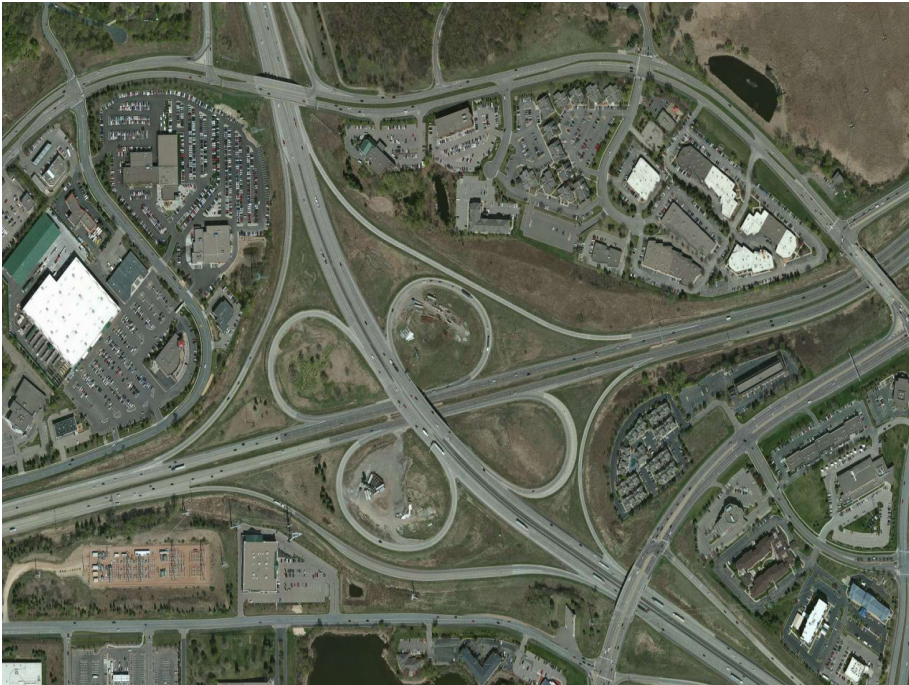
CONTACT US

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BRYANT LAKE BUS. CTR. BLDG. 4 > AERIAL



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Colliers International | Minneapolis-St. Paul | 4350 Baker Road, Suite 400, Minnetonka, MN 55343 | colliers.com/msp

Bryant Lake Bus. Ctr. Bldg. 4

PROPERTY ADDRESS:

11477-11495 Valley View Road
Eden Prairie, MN 55344

BUILDING SQUARE FEET:

38,575 square feet

CURRENT AVAILABLE:

Suite 11485

4,339 square feet total

2,683 square feet of office

1,656 square feet of whse

- One (1) dock door

YEAR BUILT:

1985

CLEAR HEIGHT:

14'

NET RENTAL RATES:

\$10.50 per square foot office

\$5.50 per square foot warehouse

**2017 EST. CAM & REAL
ESTATE TAX:**

\$2.81 per square foot CAM

\$2.62 per square foot Tax

\$5.43 total per square foot



FOR LEASING INFORMATION, CONTACT:

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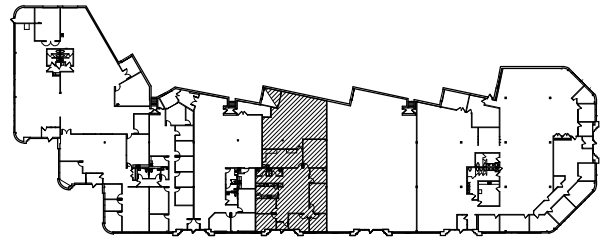


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SQUARE FOOTAGE SUMMARY

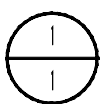
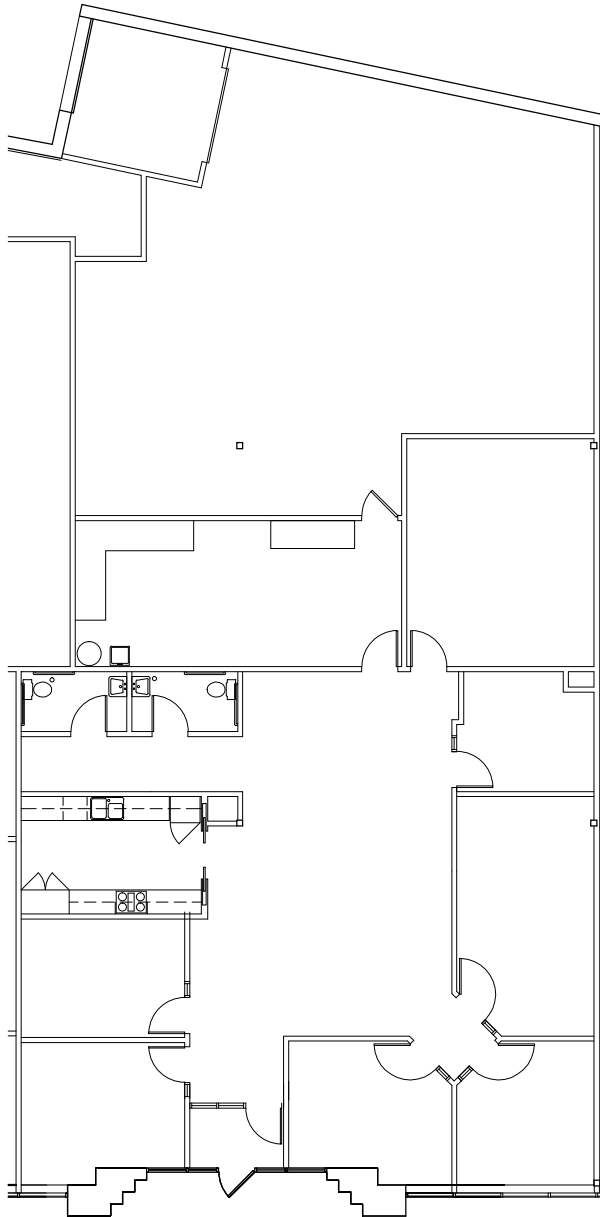
SUITE 11485

4,339 RSF



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITE 11485

11375 / KMM

FILE COPY - HAS NOT BEEN VERIFIED

1-16-13

SCALE: 1/16" = 1'-0"



OWNED, MANAGED & LEASED BY:

CARLSON
REAL ESTATE
COMPANY

BRYANT LAKE BUSINESS CENTER
11471 VALLEY VIEW ROAD
EDEN PRAIRIE, MN.

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