

# Property Fact Sheet



**PENTAGON  
VILLAGE**

<b>PROPERTY ADDRESS:</b>	4971 West 77th Street, Edina, MN
<b>BUILDINGTYPE:</b>	Class A
<b>TOTAL RENTABLE AREA:</b>	161,817 SF (can be expanded) Floor 1: 20,727 rentable SF Floor 2: 34,850 rentable SF + 1,906 SF tenant terrace Floors 3-5: 27,747 rentable SF each
<b>SQUARE FOOTAGE OPTIONS:</b>	20,727 SF - 161,817 SF
<b>NUMBER OF FLOORS:</b>	5 floors
<b>YEAR BUILT:</b>	2020 estimated delivery by Solomon Real Estate Group & Pentagon Village, LLC.
<b>PARKING:</b>	35 surface spaces   861 covered ramp spaces in the sixth (6) level Pentagon Village Parking Ramp   896 total spaces
<b>PARKING RATIO:</b>	4.5 spaces per 1,000 SF dedicated to the office building (not including the shared spaces with the hotels in the ramp)
<b>EXTERIOR FINISHES:</b>	The exterior finishes include metal panel, floor to ceiling glass curtain walls and storefront systems and architectural precast wall panels
<b>INTERIOR FINISHES:</b>	Class A urban and contemporary finishes
<b>WINDOW HEIGHT:</b>	11'6"
<b>DECK HEIGHT:</b>	14' (floor to floor)
<b>ELECTRICAL SYSTEMS:</b>	3000 amp 480 volt service. One central electrical meter, Provide a 1200 amp riser buss going from the main switchboard to the top floor, with one 400 amp bus plug on each floor to supply power for each floor. 6 – 400 amp 480 volt panels, one on each floor. 6 – 75 kva transformers, one on each floor. 6 – 225 amp 208 volt panels, one on each floor
<b>TELECOM:</b>	Fiber Optic
<b>HVAC:</b>	Two packaged rooftop units to provide the cooling with multiple compressors, supply and return fans with vfd's, modulating gas heat and spring isolation plenum curbs. The heating will be via hydronic heating system including two (2) 96% high efficiency boilers with redundancy, redundant pumps with vfds, supply and return vertical risers with valves on floors 2 through 5. All final distribution duct work and VAV's will be part of the tenant build out. Provide a building common area toilet exhaust and a complete building automation controls system.
<b>QUOTED NET RENTAL RATES:</b>	\$24.00 PSF
<b>TAX &amp; OPERATING COSTS:</b>	\$10.00 PSF (2020 est.)

**MICHAEL GELFMAN** SIOR

Senior Vice President  
952 897 7875  
michael.gelfman@colliers.com

**KEVIN O'NEILL** SIOR

Senior Vice President  
952 897 7724  
kevin.oneill@colliers.com

**Colliers**  
INTERNATIONAL