

WAREHOUSE SPACE FOR LEASE >

Bryant Lake Bus. Ctr. Bldg. 2

7562-7576 Market Place Drive | Eden Prairie, MN 55344

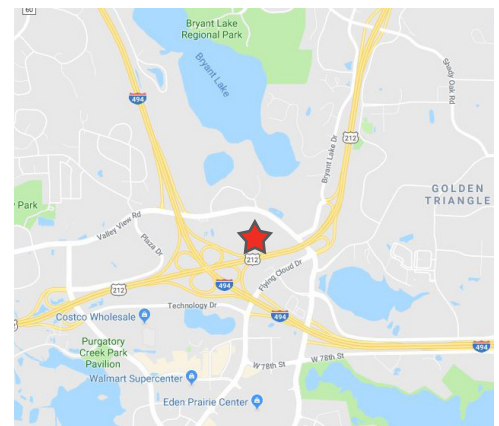


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BUILDING AMENITIES

- > 28,703 SF multi-purpose office and showroom space
- > Convenient access to Hwy 169/212 and I-494
- > Close proximity to dining and shopping in the area
- > Abundant parking for employees and guests
- > 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 maintained



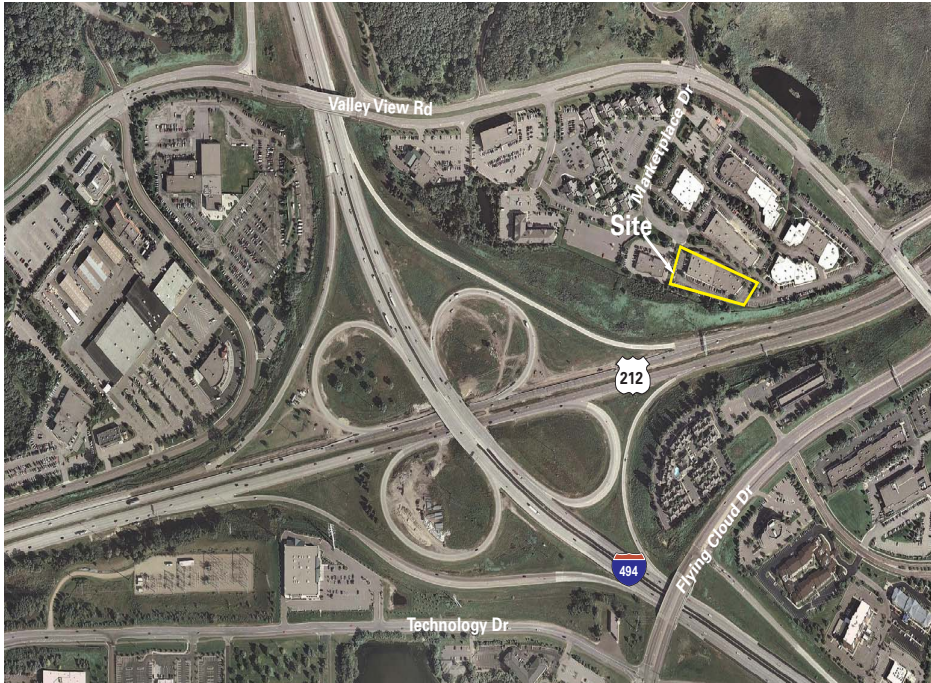
CONTACT US

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Bryant Lake Business Center Bldg. 2

Eden Prairie | Minnesota, 55344

PROPERTY ADDRESS:

7562-7576 Market Place Drive
Eden Prairie, MN 55344

BUILDING SQUARE FEET:

28,703 square feet total

AVAILABILITY:

Suite 7566

6,989 SF Total
5,883 SF Office
1,106 SF Warehouse
> One (1) Dock Door

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
\$2.76 per square foot Tax
\$5.57 total per square foot

YEAR BUILT:

1985



FOR LEASING INFORMATION, CONTACT:

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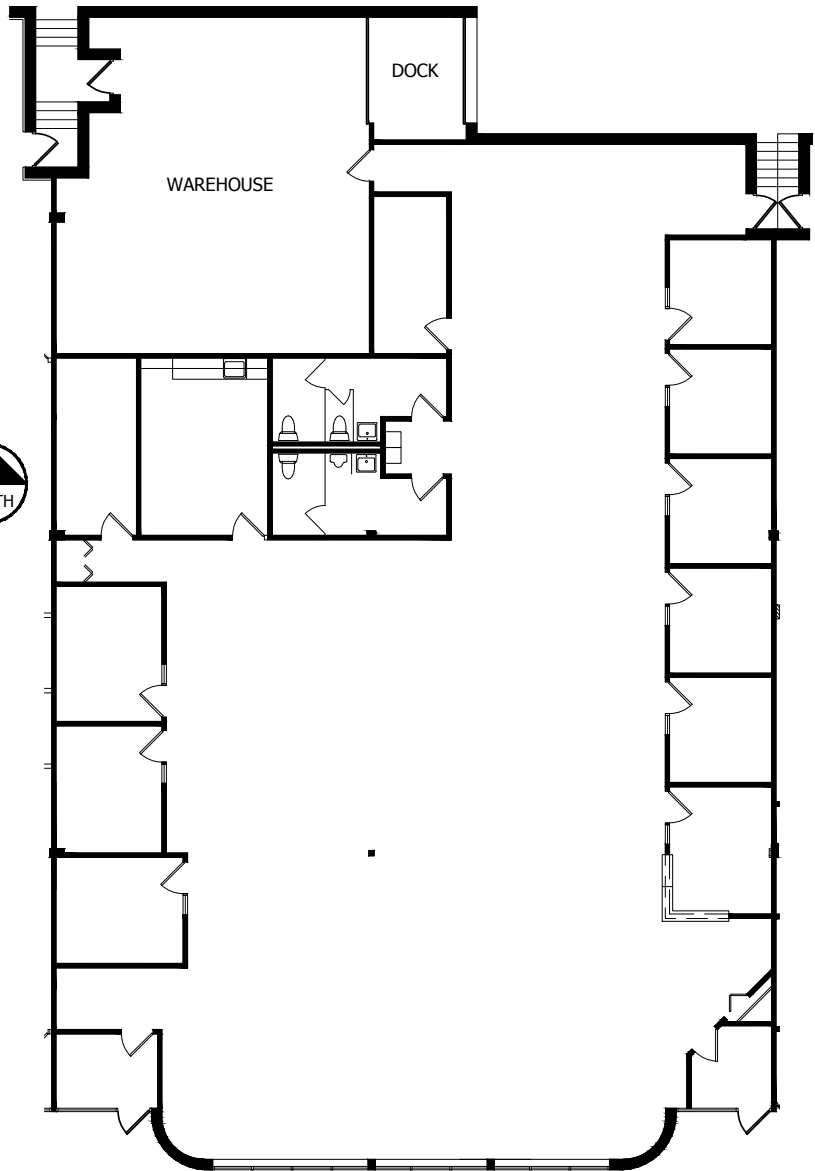
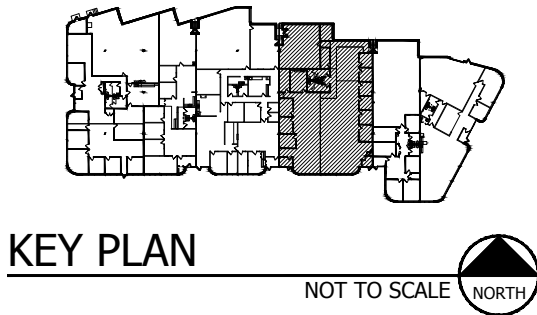
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BRYANT LAKE BUSINESS CENTER BLDG. 2 > FLOOR PLAN

SQUARE FOOTAGE SUMMARY

OFFICE	5,883 SF
WAREHOUSE/ DOCK	1,106 SF
TOTAL	6,989 RSF



1 VACANCY PLAN - SUITE 7566 02/06/18
1 14.01024.00/ TTL *FILE COPY, HAS NOT BEEN FIELD VERIFIED SCALE: 1/16" = 1'-0" NORTH

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