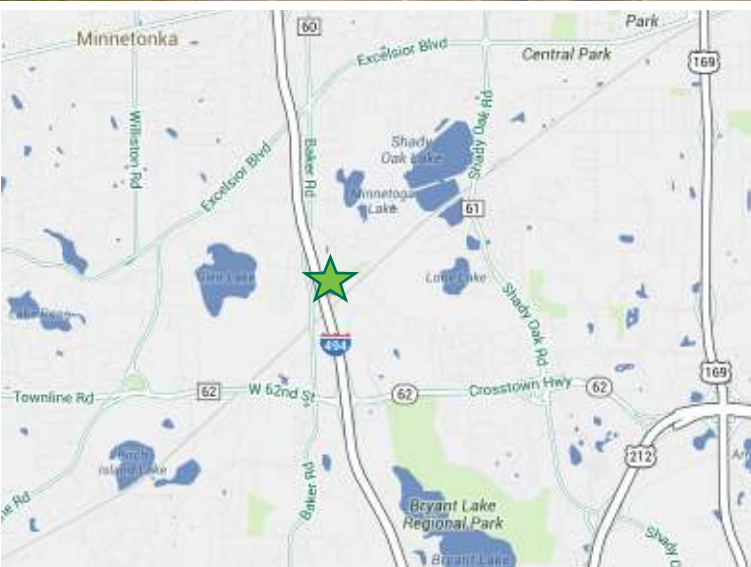


FOR LEASE



5600-5610 ROWLAND ROAD, MINNETONKA, MN



PROPERTY DETAILS

TOTAL BUILDING SF	120,709 SF
LAND AREA	16.76 acres
CLEAR HEIGHT	13'
YEAR BUILT	1988
PARKING	3.22/1,000
TRAFFIC COUNT	186,000/day

VACANCY DETAILS

AVAILABLE SPACE	<u>Suite 145</u> 10,187 SF total BTS Office 4,853 SF Warehouse 1 dock door, 1 drive in
	<u>Suite 205</u> 5,076 SF total 1 dock door, 1 drive in
	<u>Suite 220</u> 13,208 SF total 11,638 SF office 1,570 SF warehouse 3 docks / 4 drive-ins
	<u>Suite 205-220</u> 18,284 SF total 4 docks / 5 drive-ins
LEASE RATES	\$6.00/\$12.00 PSF
2022 EST. RE TAX AND OPS	\$5.54 PSF

For more information, please contact:

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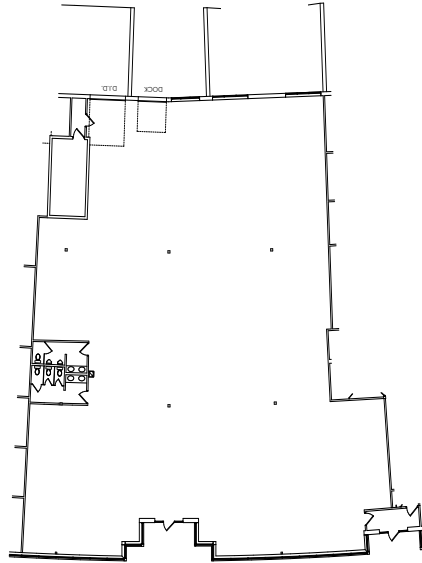
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PROPERTY FEATURES

Excellent visibility to I-494

Strategically located for southwest and northwest users

One of the most attractive showroom buildings in the Metro



SUITE 145

10,187 SF Total
BTS Office
4,853 SF Warehouse
1 dock door, 1 drive in
Vacancy prep recently completed

SUITE 205

13,208 SF total
11,638 SF office
1,570 SF warehouse
3 docks / 4 drive-ins



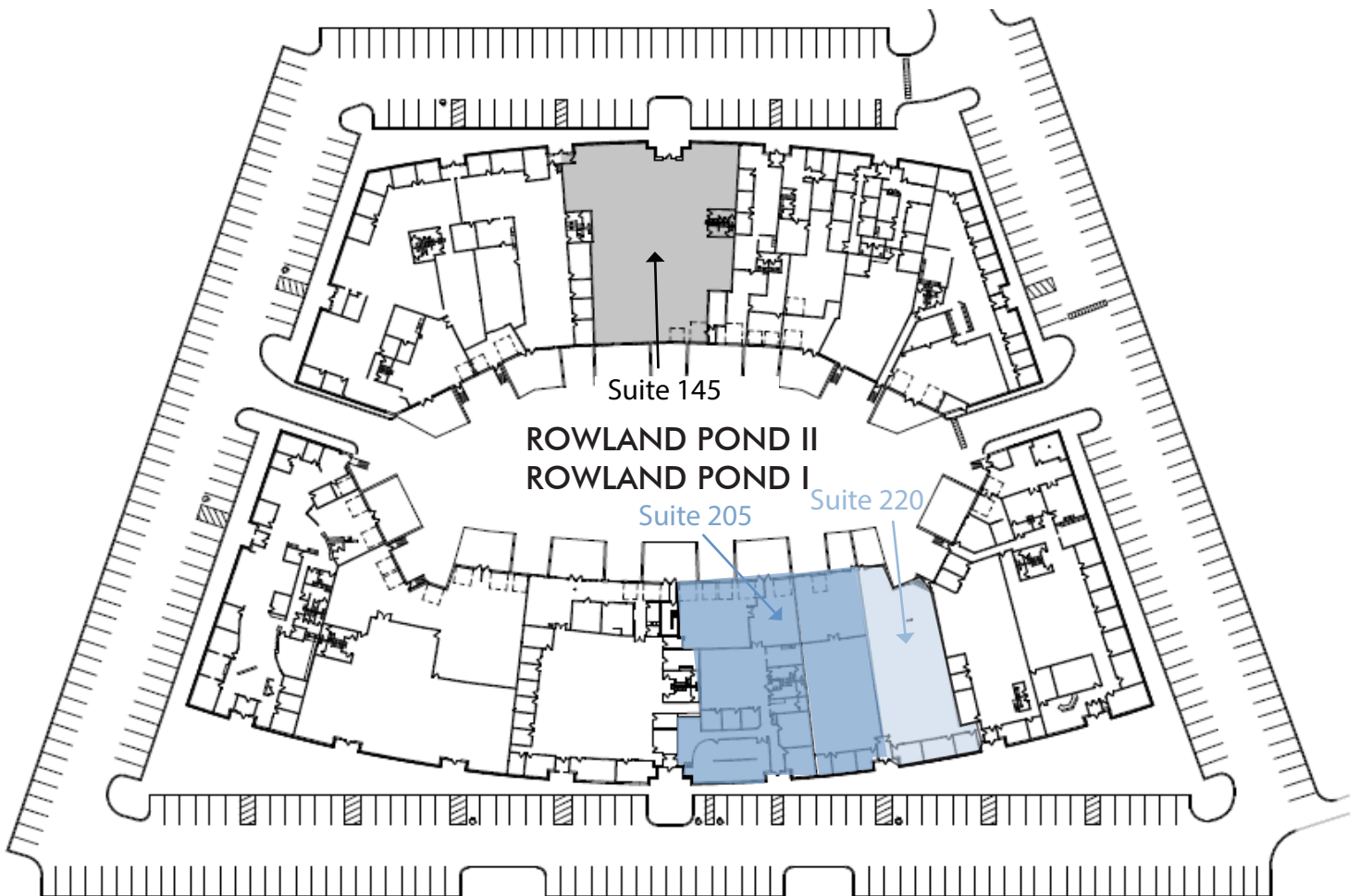
SUITE 220

5,076 SF total
1 dock door, 1 drive in

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