

WELSH

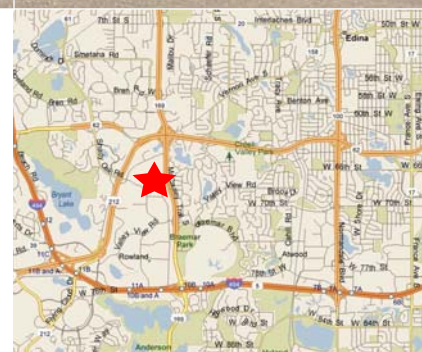
INNOVATION FROM THE GROUND UP



# For Lease

9940 Hamilton Road  
Eden Prairie, Minnesota

- 20,610 total building square feet
- Dock loading
- 18' clear height
- Excellent Eden Prairie location
- Easy access to Highways 169, 212, 100 and Crosstown

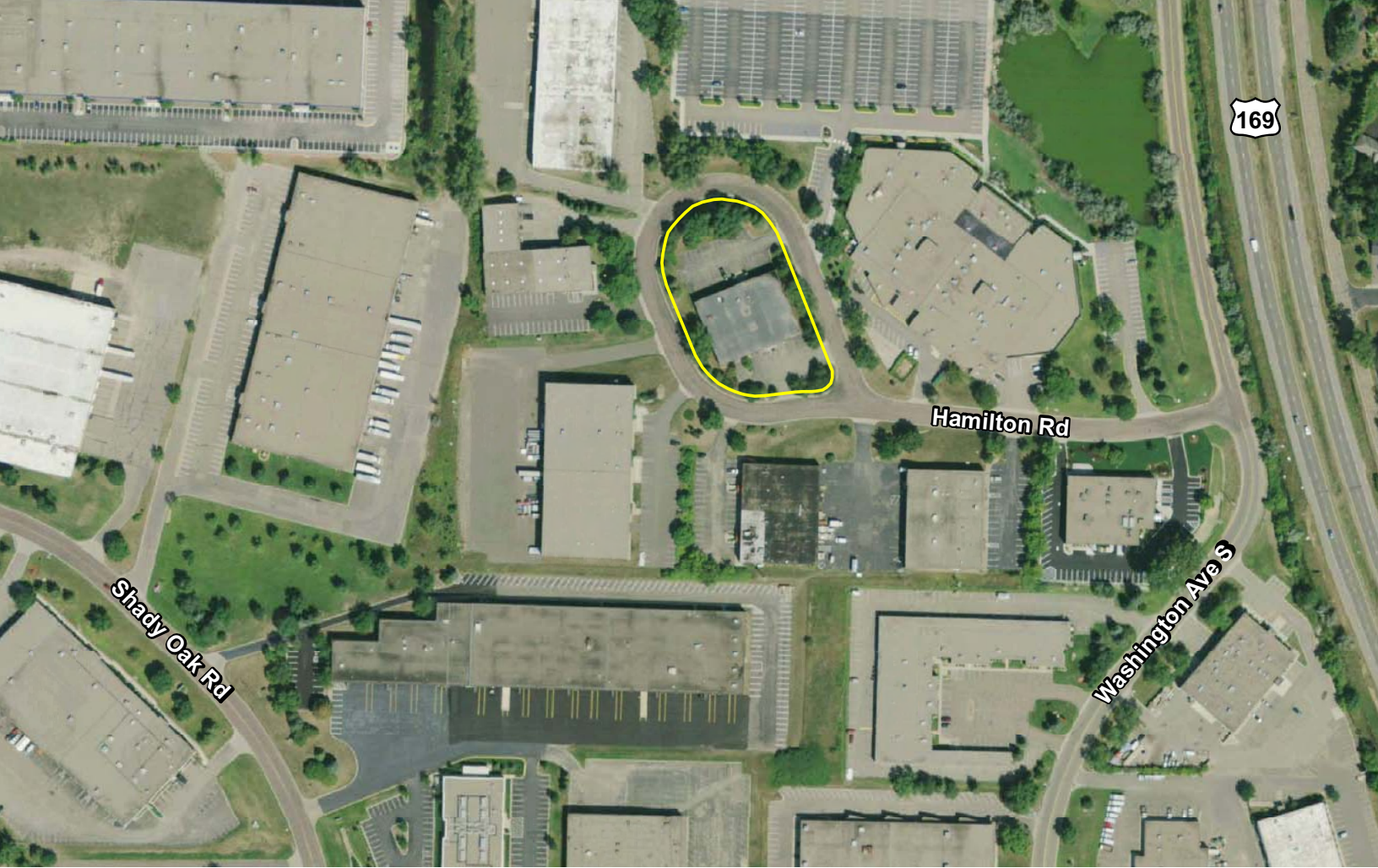


For more information contact:

Nick Leviton  
952.897.7843  
nleviton@welshco.com

Judd Welliver  
952.897.7854  
jwelliver@welshco.com

**NAIWELSH**



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## 9940 Hamilton Road For Lease

**Building Address:**

9940 Hamilton Road  
Eden Prairie, Minnesota

**Nick Leviton**

- 952.897.7843
- [nleviton@welshco.com](mailto:nleviton@welshco.com)

**Building Square Feet:**

20,610 square feet total

**Currently Available:**

**Judd Welliver**

- 952.897.7854
- [jwelliver@welshco.com](mailto:jwelliver@welshco.com)

**Option A:**

6,387 square feet  
1,254 square feet of office  
5,133 square feet of warehouse  
(1,254 square feet of mezz office-free)  
• One (1) dock door

[www.welshco.com](http://www.welshco.com)

[www.mnspace.com](http://www.mnspace.com)

**Option B:**

8,987 square feet  
1,254 square feet of office  
7,733 square feet of warehouse  
(1,254 square feet of mezz office-free)  
• Two (2) dock doors

4350 Baker Road, Suite 400

Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700

**Ceiling Height:**

18' clear

**Rental Rates:**

\$8.00 psf office  
\$4.00 psf warehouse

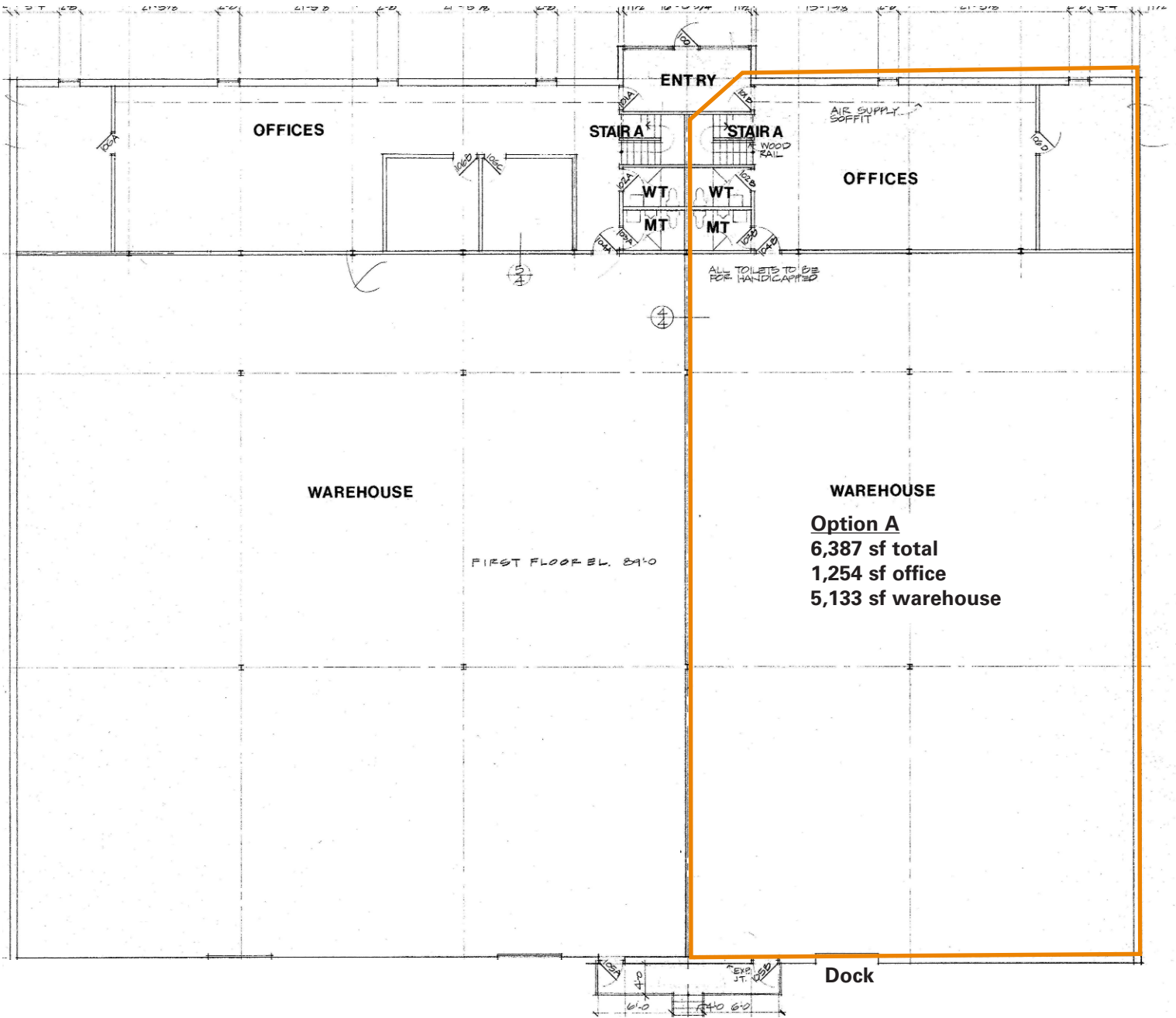
**2011 (est.) CAM &  
Real Estate Taxes:**

\$3.25 psf total

**Amenities:**

- Great location with easy access to many highways
- Numerous retail amenities within minutes
- Responsive on-site Landlord

# Floor Plan



**FIRST FLOOR PLAN**

