

WELSH



INNOVATION FROM THE GROUND UP

For Lease

Bouvin Enterprises Building
9835-9839 West 69th Street
Eden Prairie, Minnesota

- 60,000 total building square feet
- Efficient office layout and large truck lot
- Ample power
- 18' clear height
- Dock and drive-in loading building
- Outstanding location with easy access to Crosstown 62, Highway 169, and Interstate 494
- Tons of available parking and outside storage

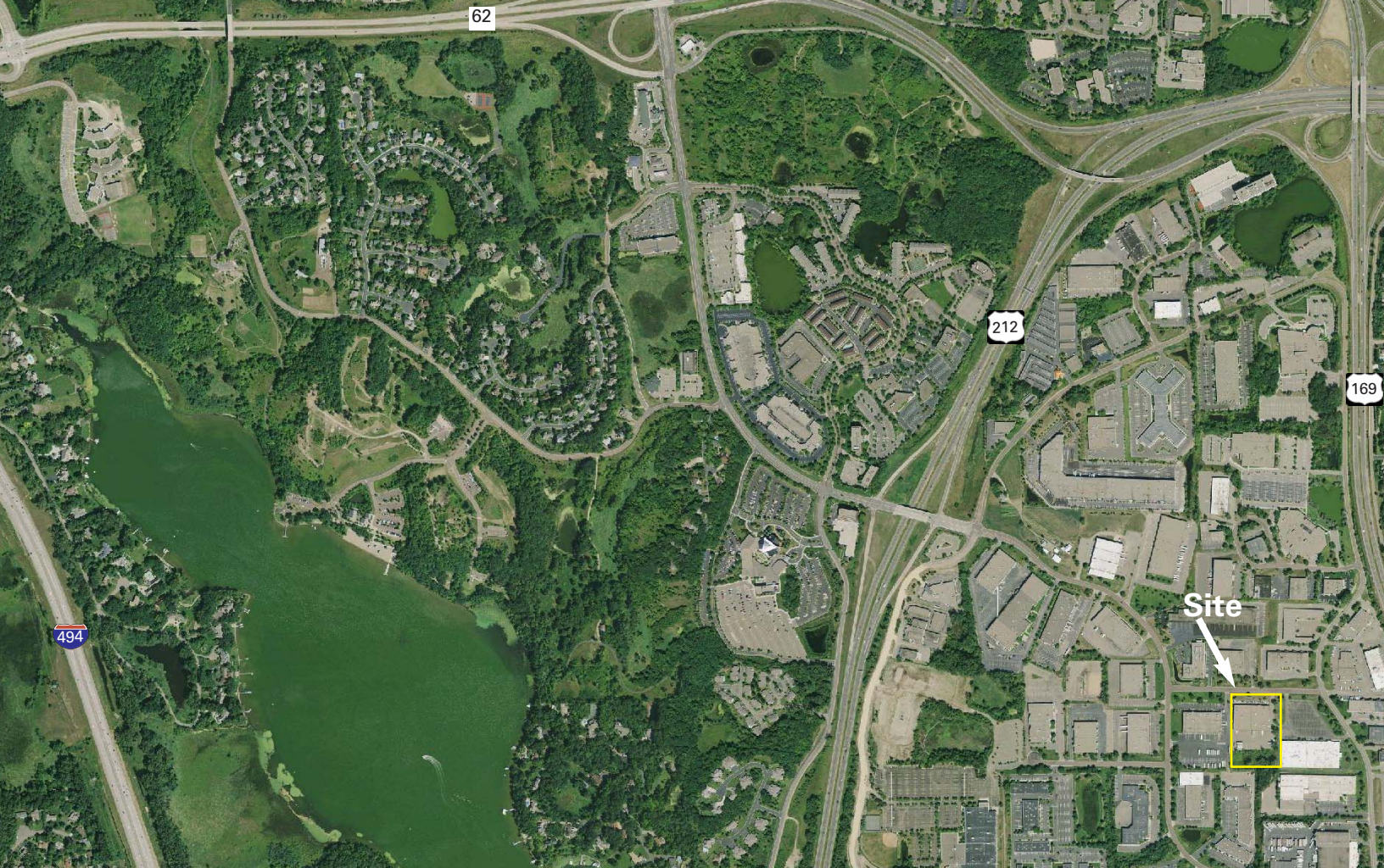


For more information contact:

Jeff Giovanazzo
952.897.7878
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Nick Leviton
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Bouvin Enterprises Building For Lease

Building Address:

9835-9839 West 69th Street
Eden Prairie, Minnesota

Jeff Jiovanazzo

- 952.897.7878
- jvj@welshco.com

Building Square Feet:

60,000 square feet total

Nick Leviton

- 952.897.7843
- nleviton@welshco.com

Currently Available:

Suite A:

2,730 square feet office

Rental Rate:

\$10.00 per square foot gross

www.welshco.com

Year Built:

1980

www.mnspace.com

Comments:

- Large truck court with huge parking area
- Excellent access to Hwy 169, Hwy 62 & I-494
- In the heart of the Golden Triangle in Eden Prairie
- Within minutes of many local eateries and the Eden Prairie Mall

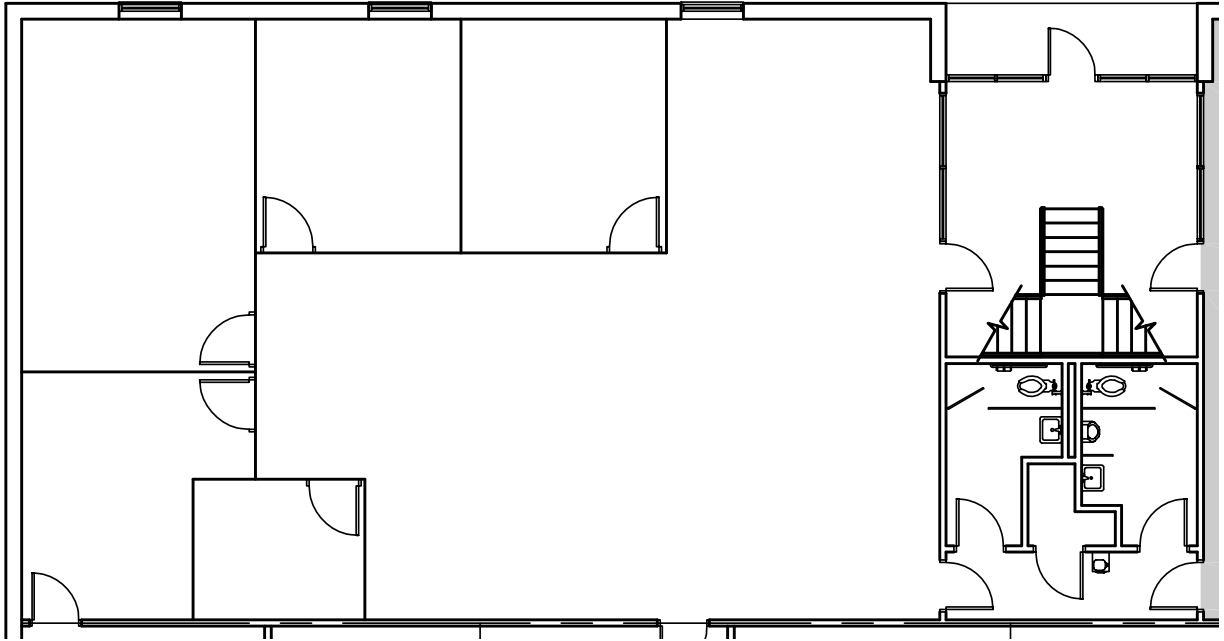
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Suite A



2,730 sf office