

WELSH

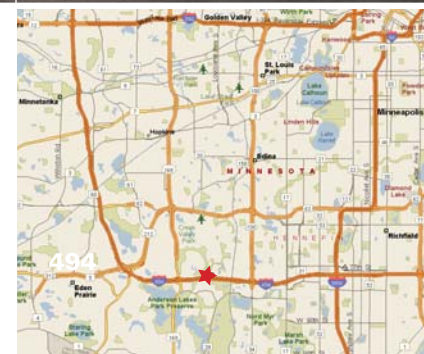


INNOVATION FROM THE GROUND UP

Braemar Ridge

7424-7500 West 78th Street
Bloomington, Minnesota

- I-494 visibility
- Outstanding location convenient to major highways, hotels, restaurants and the airport
- Tenant spaces build-to-suit
- Several options available between the sizes of 2,753 sq. ft. and 10,375 sq. ft.
- Truck-high docks and drive-in doors



For more information contact:

Jeff Giovanazzo
952.897.7878
jvj@welshco.com

Nick Leviton
952.897.7843
nleviton@welshco.com

NAIWELSH



Braemar Ridge For Lease

Building Address:

7424-7500 West 78th Street
Bloomington

Building Square Feet:

74,142 square feet total

Currently Available:

Suite 7424:

9,655 square feet total
6,080 square feet of office
3,575 square feet of warehouse
• One (1) dock door

Suite 7464 & 7468:

10,375 square feet total
4,324 square feet of office
6,051 square feet of warehouse
• One (1) dock door

Suite 7468:

6,086 square feet total
2,531 square feet of office
3,555 square feet of warehouse
• One (1) dock door

Suite 7464:

4,289 square feet total
1,793 square feet of office
2,496 square feet of warehouse
• One (1) dock door

Suite 7480 & 7484:

7,800 square feet total
3,915 square feet of office
3,885 square feet of warehouse
• One (1) dock door

Suite 7484:

2,753 square feet total
1,532 square feet of office
1,221 square feet of warehouse
• One (1) dock door

Suite 7480:

5,047 square feet total
2,383 square feet of office
2,664 square feet of warehouse
• One (1) dock door

Jeff Giovanazzo

- 952.897.7878
- jvj@welshco.com

Nick Leviton

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- nleviton@welshco.com

www.mnspace.com

www.welshco.com

4350 Baker Road, Suite 400

Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700



Braemar Ridge For Lease

Suites 7488 & 7492:

6,531 square feet total
3,971 square feet of office
2,560 square feet of warehouse

- Two (2) drive-in doors

Jeff Jiovanazzo

- 952.897.7878
- jvj@welshco.com

Suite 7488:

4,714 square feet total
2,154 square feet of office
2,560 square feet of warehouse

- Two (2) drive-in doors

Nick Leviton

- 952.897.7843
- nleviton@welshco.com

Suite 7492:

2,750 square feet total
1,817 square feet of office
933 square feet of warehouse

- One (1) drive-in door

Clear Height:

14' clear

Rental Rates:

\$8.75 psf office/\$4.50 psf warehouse

2010 (est.) CAM & Real Estate Taxes:

\$1.22 psf for CAM
\$2.17 psf for Real Estate Taxes
\$3.39 psf total

www.mnspace.com

www.welshco.com

Amenities:

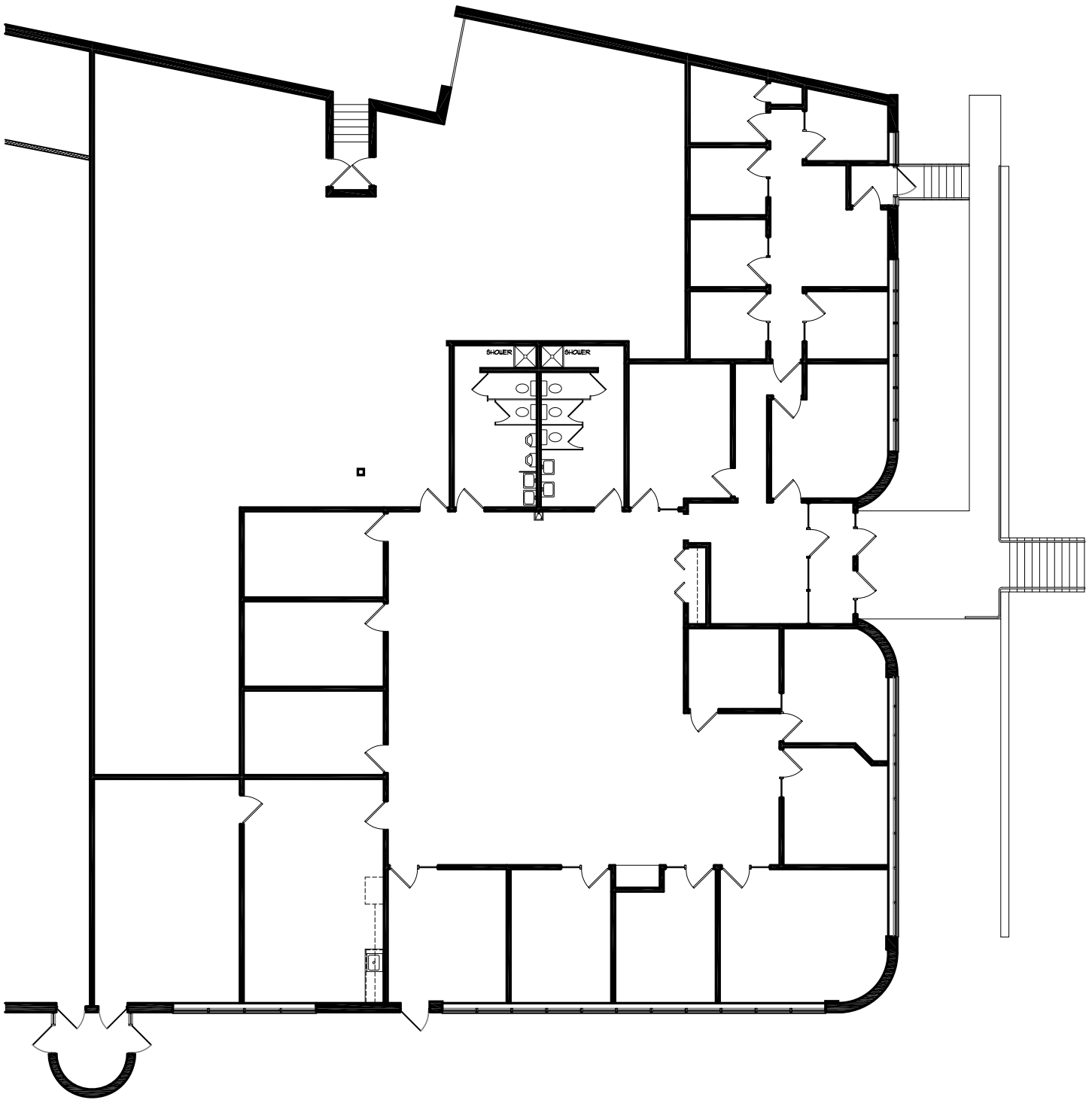
- Easy access to Hwy 100, Hwy 169 and I-494
- Visibility to I-494
- Professionally managed by RREEF Property Management
- Minutes from Southdale, the Eden Prairie Mall, and numerous other retail amenities

4350 Baker Road, Suite 400

Minnetonka, MN 55343

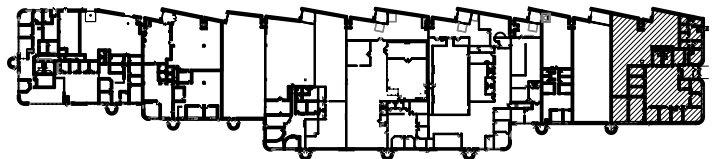
Tel: 952.897.7700

Fax: 952.842.7700



OFFICE = 6,080 SF
 WAREHOUSE = 3,575 SF
 TOTAL = 9,655 SF

BUILDING KEY



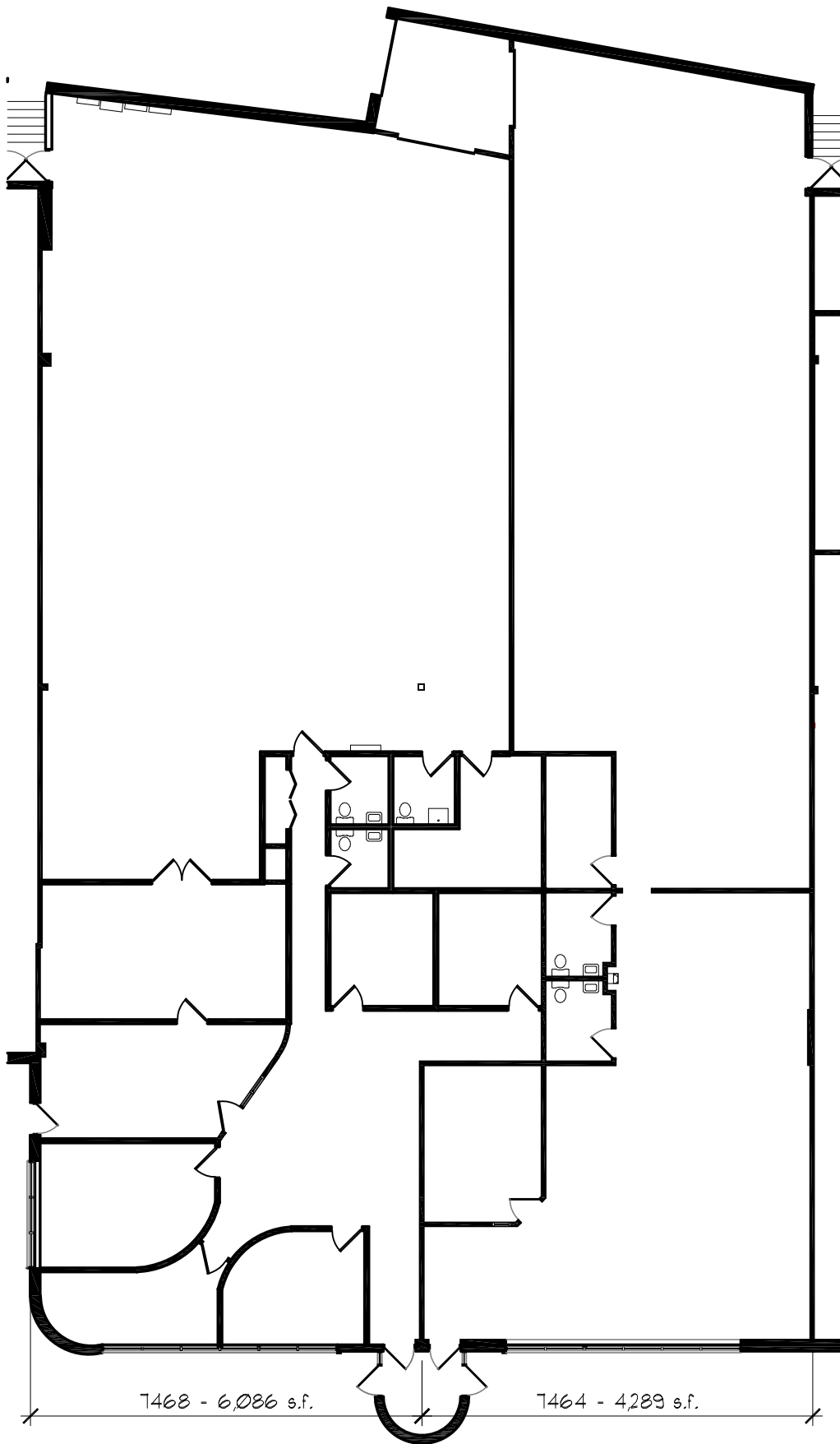
BRAEMAR RIDGE
 7424 WEST 78TH STREET
 BLOOMINGTON, MN 55439

SCALE: 1/16" = 1'-0"
 JOB: _____ DRAWN BY: _____
 REVISION: _____ DATE: _____

9,655 RSF

4350 Baker Road, Suite 400
 Minnetonka, MN 55343
 952.897.7874 Fax: 952.897.7740

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GENESIS
ARCHITECTURE

4350 Baker Road, Suite 400
Minnetonka, MN 55343
952.897.7874 Fax: 952.897.7740

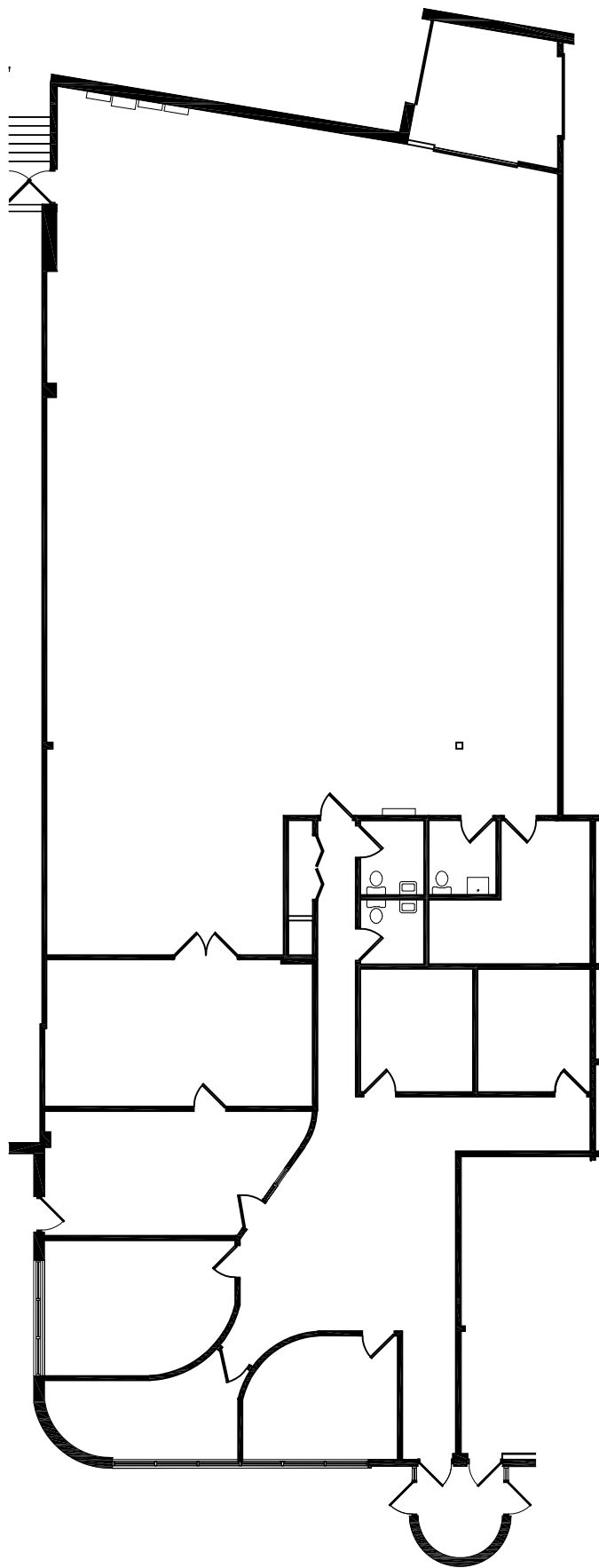
BRAEMAR RIDGE

7464-7468 WEST 78TH ST.
BLOOMINGTON, MN 55439

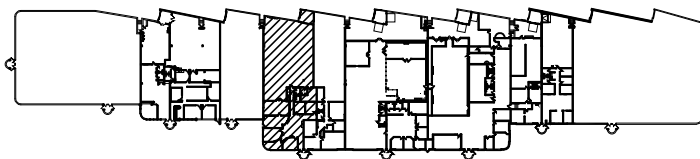
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JOB:
REVISION: _____ DATE _____

DRAWN BY:
DATE:

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BUILDING KEY



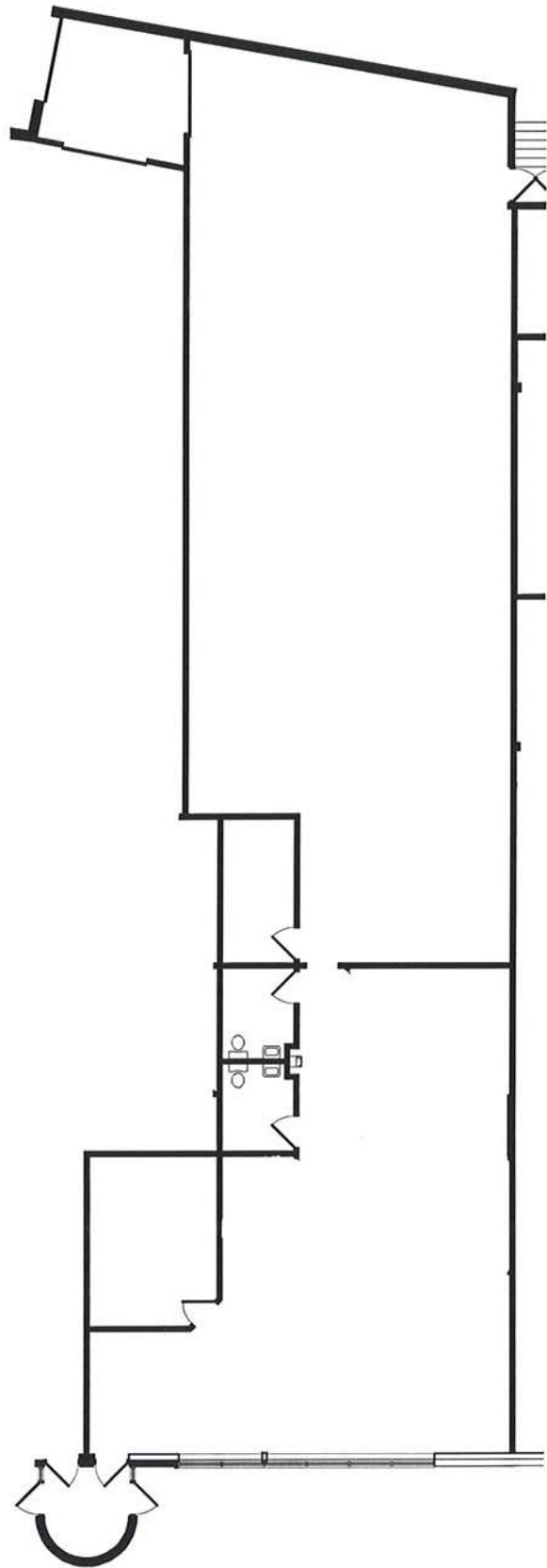
GENESIS
ARCHITECTURE

7807 Creekridge Circle
Minneapolis, MN 55439
952.897.7874 Fax: 952.897.7740

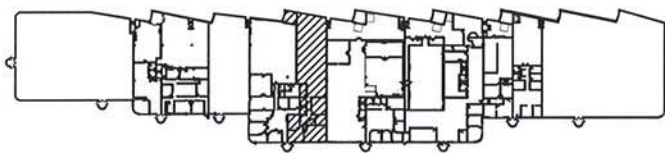
BRAEMAR RIDGE
7468 WEST 78TH STREET
BLOOMINGTON, MN 55439
SQ. FT. OFFICE = 2,531 s.f.
WHSE. = 3,555 s.f.
TOTAL = 6,086 s.f.

SCALE: 1/16" = 1'-0" DRAWN BY: GDT
JOB: 2007.000.0 DATE: 13 NOV 2007
REVISION: _____ DATE _____

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BUILDING KEY



GENESIS
ARCHITECTURE

7807 Creekridge Circle
Minneapolis, MN 55439
952.897.7874 Fax: 952.897.7740

BRAEMAR RIDGE

7464 WEST 78TH ST.
BLOOMINGTON, MN 55439
SQUARE FOOTAGE:

1,793 OFFICE, 2,496 WHSE., 4,289 TOTAL

SCALE:

1/16" = 1'-0"

JOB:

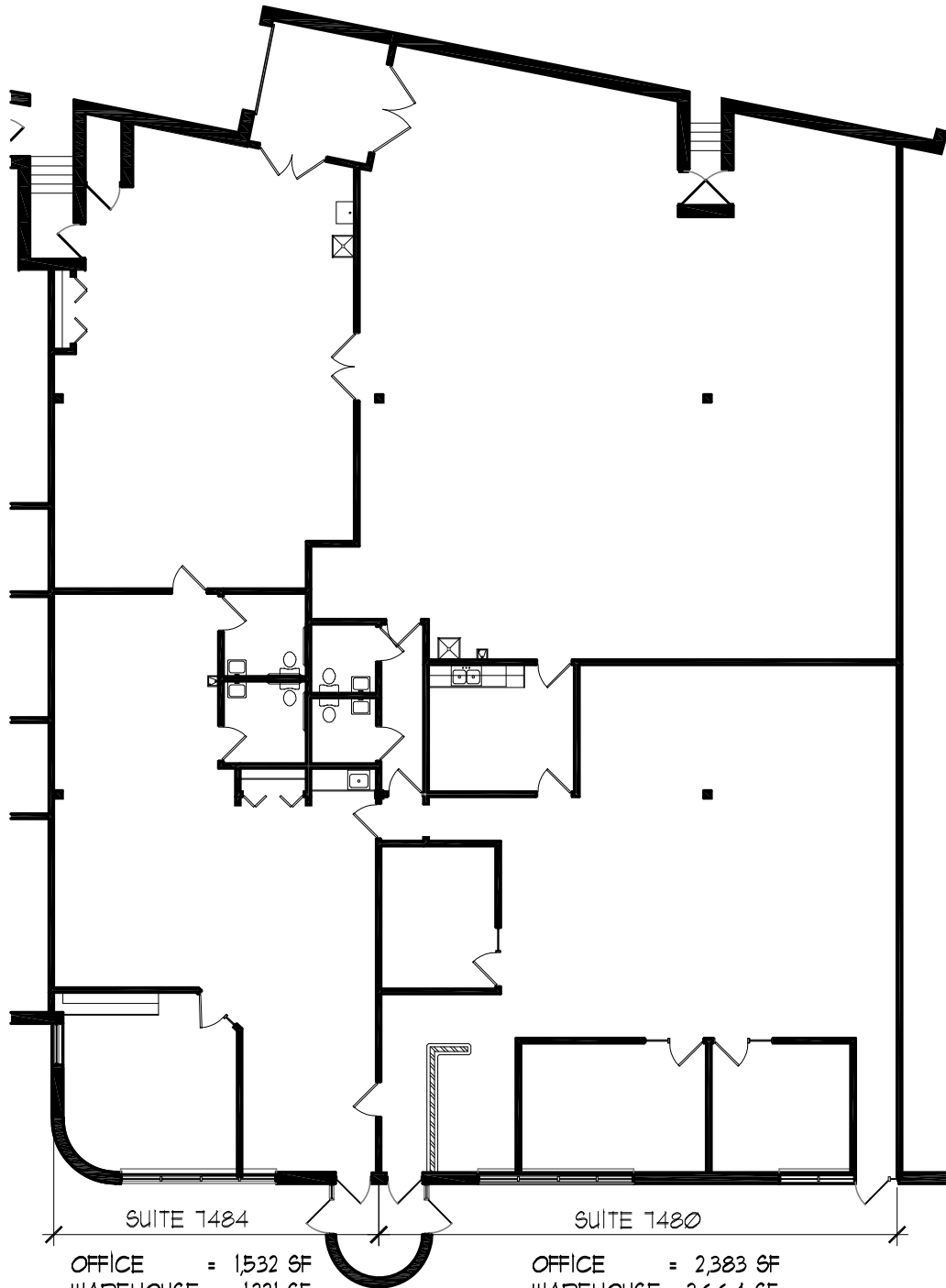
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REVISION:

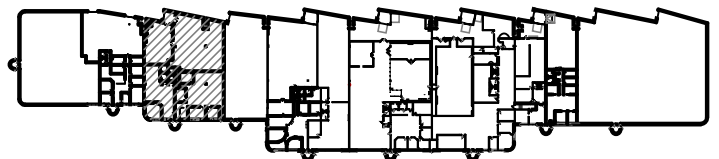
DATE

DATE:

A-1



BUILDING KEY



GENESIS
 ARCHITECTURE

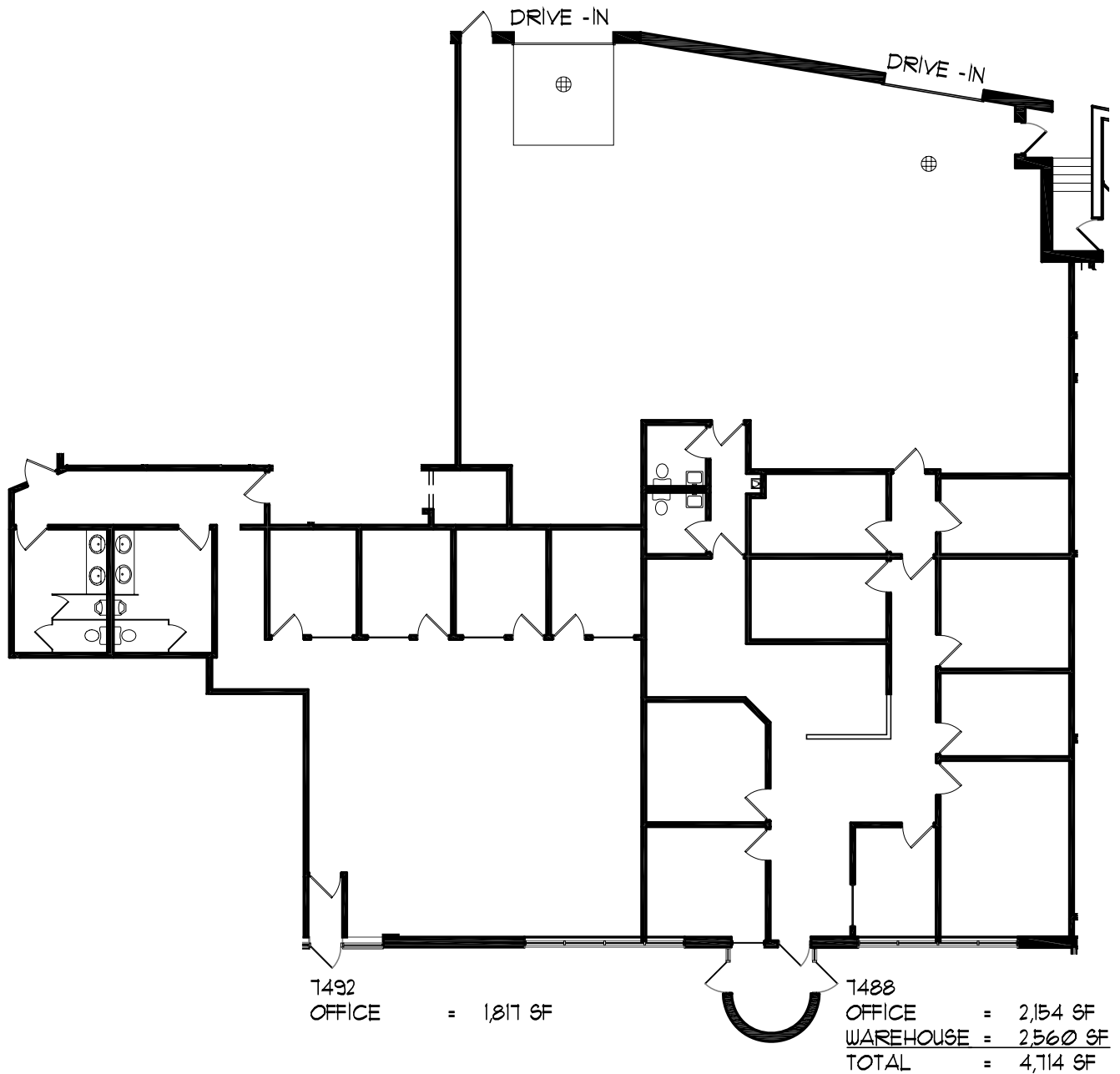
4350 Baker Road, Suite 400
 Minnetonka, MN 55343
 952.897.7874 Fax: 952.897.7740

BRAEMAR RIDGE
 7480-7484 WEST 78TH ST.
 BLOOMINGTON, MN 55439

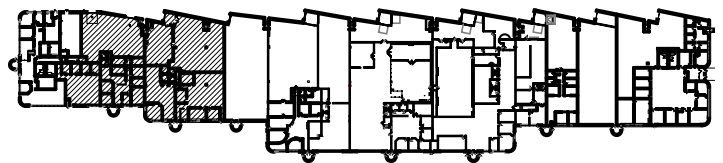
7800 RSF (TOTAL)

SCALE: 1/16" = 1'-0" DRAWN BY:
 JOB: DATE: 11/20/08
 REVISION: DATE

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BUILDING KEY

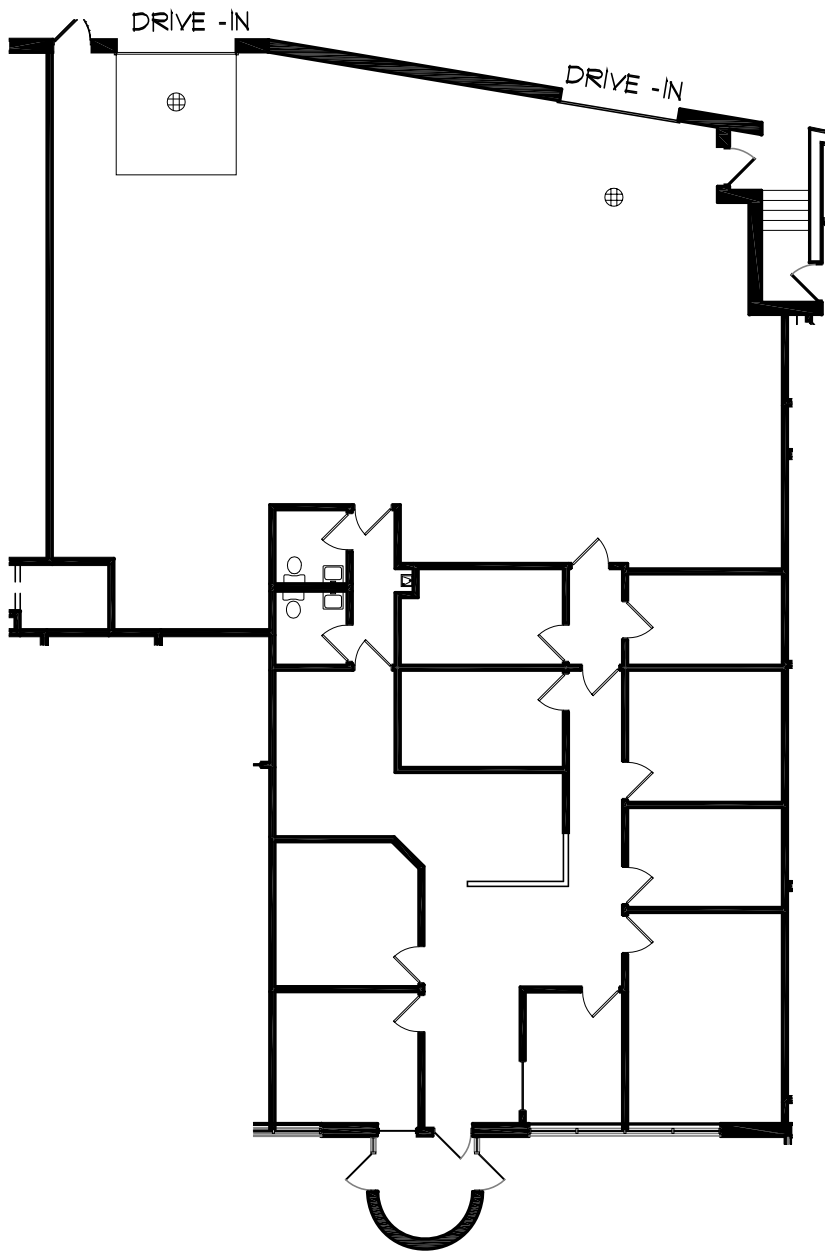


BRAEMAR RIDGE

SCALE: 1/16" = 1'-0" DRAWN BY:
 JOB: DATE:
 REVISION: DATE

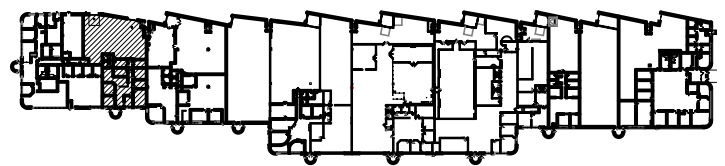
7488 & 7492 WEST 78th ST.
 BLOOMINGTON, MN 55439

A-1



OFFICE = 2,154 SF
 WAREHOUSE = 2,560 SF
 TOTAL = 4,714 SF

BUILDING KEY

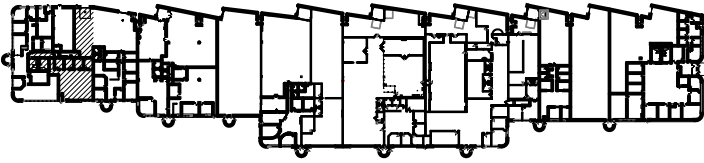


BRAEMAR RIDGE
 7488 WEST 78TH STREET
 BLOOMINGTON, MN 55439
 4,714 RSF

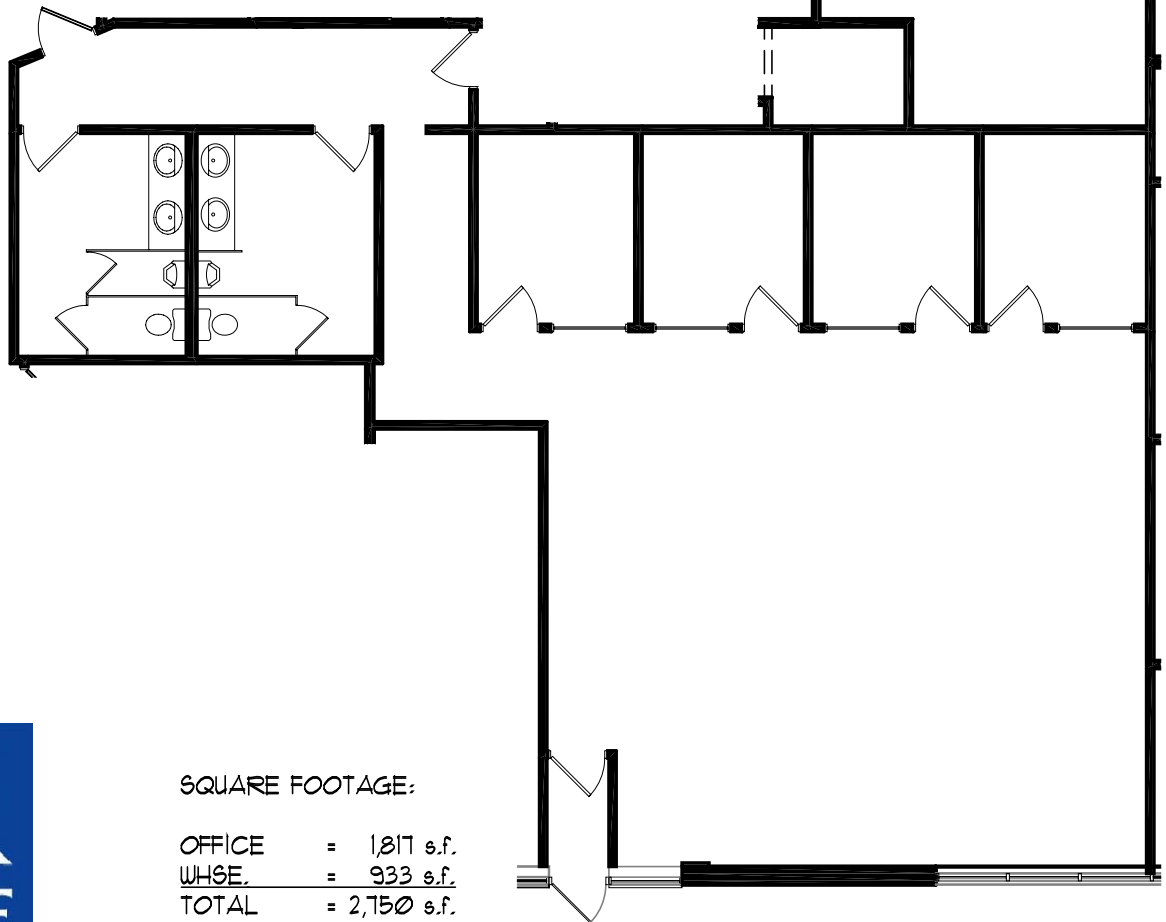
SCALE: 1/16" = 1'-0"
 JOB: _____
 REVISION: _____ DATE _____
 DRAWN BY: _____
 DATE: _____

A-1

BUILDING KEY



Drive-in



SQUARE FOOTAGE:

OFFICE = 1,817 s.f.
 WHSE. = 933 s.f.
 TOTAL = 2,750 s.f.



GENESIS
 ARCHITECTURE

4350 Baker Road, Suite 400
 Minnetonka, MN 55343
 952.897.7874 Fax: 952.897.7740

BRAEMAR RIDGE
 1492 WEST 18TH STREET
 BLOOMINGTON, MN 55439

2,750 s.f.

SCALE: 3/32" = 1'-0" DRAWN BY:
 JOB: DATE:
 REVISION: DATE

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