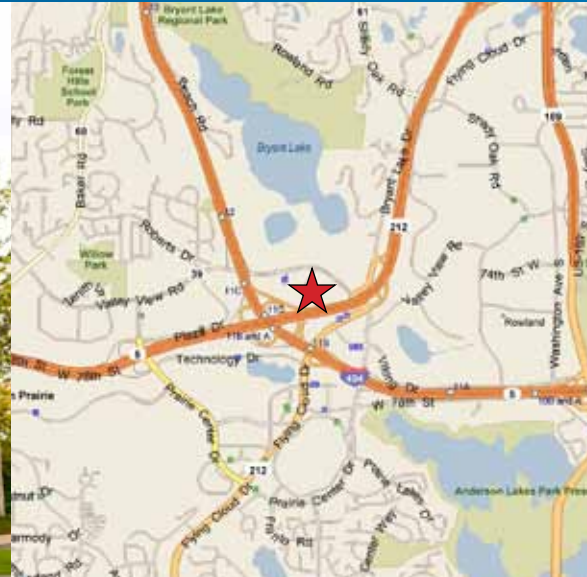


FOR LEASE > WAREHOUSE SPACE



# Bryant Lake Bus. Ctr. Bldg. 2

7562-7576 MARKET PLACE DRIVE, EDEN PRAIRIE, MN 55344



## Building Amenities

- > Convenient access to Hwy 169/212 and 1-494
- > 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
- > Availabilities from 3,579 to 10,505 square feet
- > Multi-purpose office and show room space
- > Truck high docks and drive-in doors
- > 14' clear ceiling heights
- > Professionally maintained landscaping
- > On-site maintenance
- > Locally owned and managed

## Contact Us

JUDD WELLIVER  
952.897.7872  
[judd.welliver@colliers.com](mailto:judd.welliver@colliers.com)

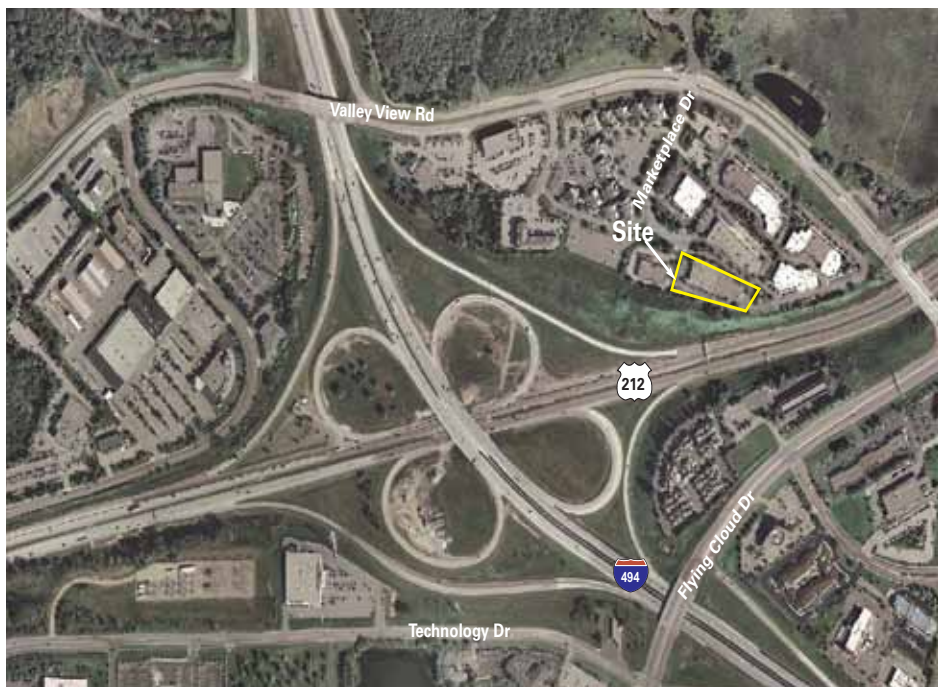
COLIN QUINN  
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[www.colliers.com](http://www.colliers.com)

## Bryant Lake Bus. Ctr. Bldg. 2

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## PROPERTY FACT SHEET

# Bryant Lake Business Center Bldg. 2



### PROPERTY ADDRESS:

7562-7576 Market Place Drive  
Eden Prairie, MN 55344

### DATE AVAILABLE:

January 1, 2012

### CURRENTLY AVAILABLE:

#### Suite 7574:

3,679 square feet total  
2,633 square feet of office  
1,046 square feet of whse

### NET RENTAL RATES:

\$10.00 per square foot office  
\$5.00 per square foot warehouse

### LOADING:

One (1) dock

### 2012 EST. CAM & REAL ESTATE TAX:

\$2.30 per square foot CAM  
\$2.97 per square foot Tax  
\$5.27 total per square foot

### YEAR BUILT:

1985

### CLEAR HEIGHT:

14'



## For Leasing Information, Contact:

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# Bryant Lake Business Center Bldg. 2

7562-7576 MARKET PLACE DRIVE, EDEN PRAIRIE, MINNESOTA



## Suite 7574 Floor Plan

**Suite 7574**  
 2,633 SF office  
 1,046 SF warehouse  
 3,679 SF Total

