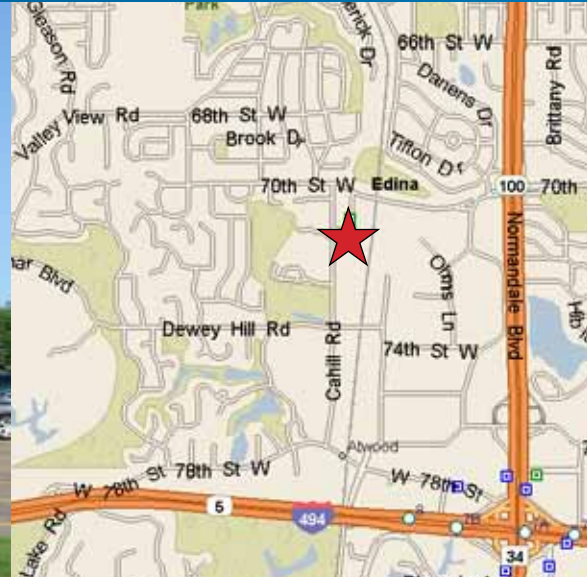


FOR LEASE > OFFICE SPACE

Cahill Professional Ctr

7125-7155 AMUNDSON AVE, EDINA, MN 55439



Office Space

13,500 square foot office building located in a prime Edina location. This multi-tenant building offers great freeway access to Highway 100 and I-494.

Building Amenities

- > 13,500 square foot office building
- > Built in 2003
- > 3.63/1,000 parking ratio
- > Masonry construction
- > Offices built-to-suit
- > Extensive landscaping
- > Easy access to Highway 100 & I-494
- > Walking distance to shops and restaurants

Contact Us

BRIAN NETZ
952 897 7736
MINNEAPOLIS, MN
brian.netz@colliers.com

JEFF GIOVANAZZO
952 897 7878
MINNEAPOLIS, MN
jeff.j@colliers.com

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

Cahill Professional Center > Aerial



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PROPERTY FACT SHEET

Cahill Professional Center



PROPERTY ADDRESS:
7125-7155 Amundson Ave
Edina, MN 55439

ZONING:
B-1

BUILDING SQUARE FEET:
13,500 square feet total

YEAR BUILT:
2003

CURRENTLY AVAILABLE:
SUITE 7121:
1,850 square feet total
1,560 square feet office
290 square feet storage
• Space available with or without storage space

NET RENTAL RATES:
\$13.00 per square foot office

2011 EST. CAM & REAL ESTATE TAX:
\$1.27 per square foot CAM
\$1.76 per square foot Tax
\$3.03 total per square foot

SUITE 7135:
1,850 square feet total
1,850 square feet office

AMENITIES:
• Newer masonry construction
• Easy access to Highway 100 & I-494
• Extensive landscaping
• Convenient retail & restaurants within walking distance

PID #:
0811621110022

PARKING:
3.85/1,000 parking ratio



For Leasing Information, Contact:

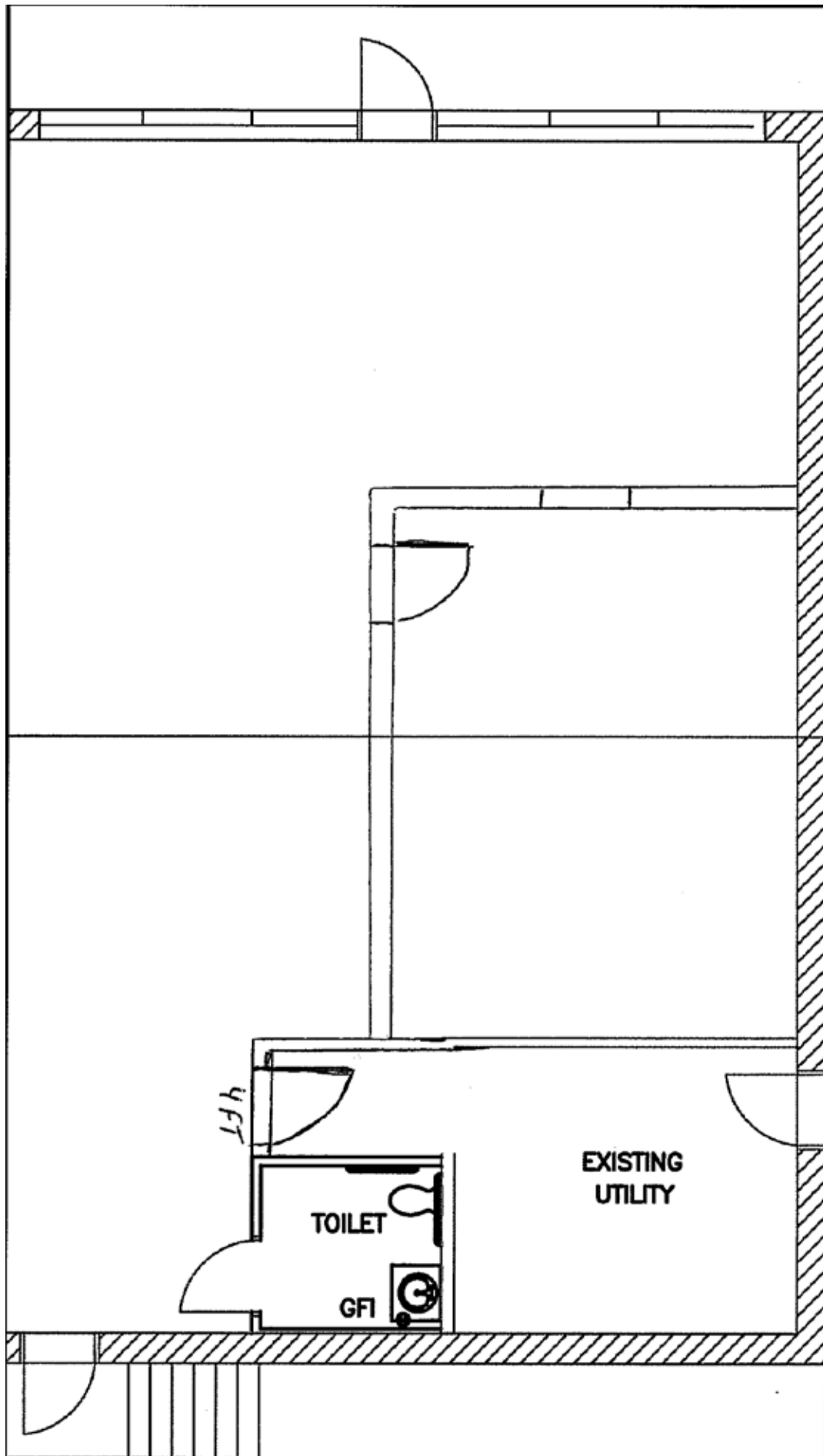
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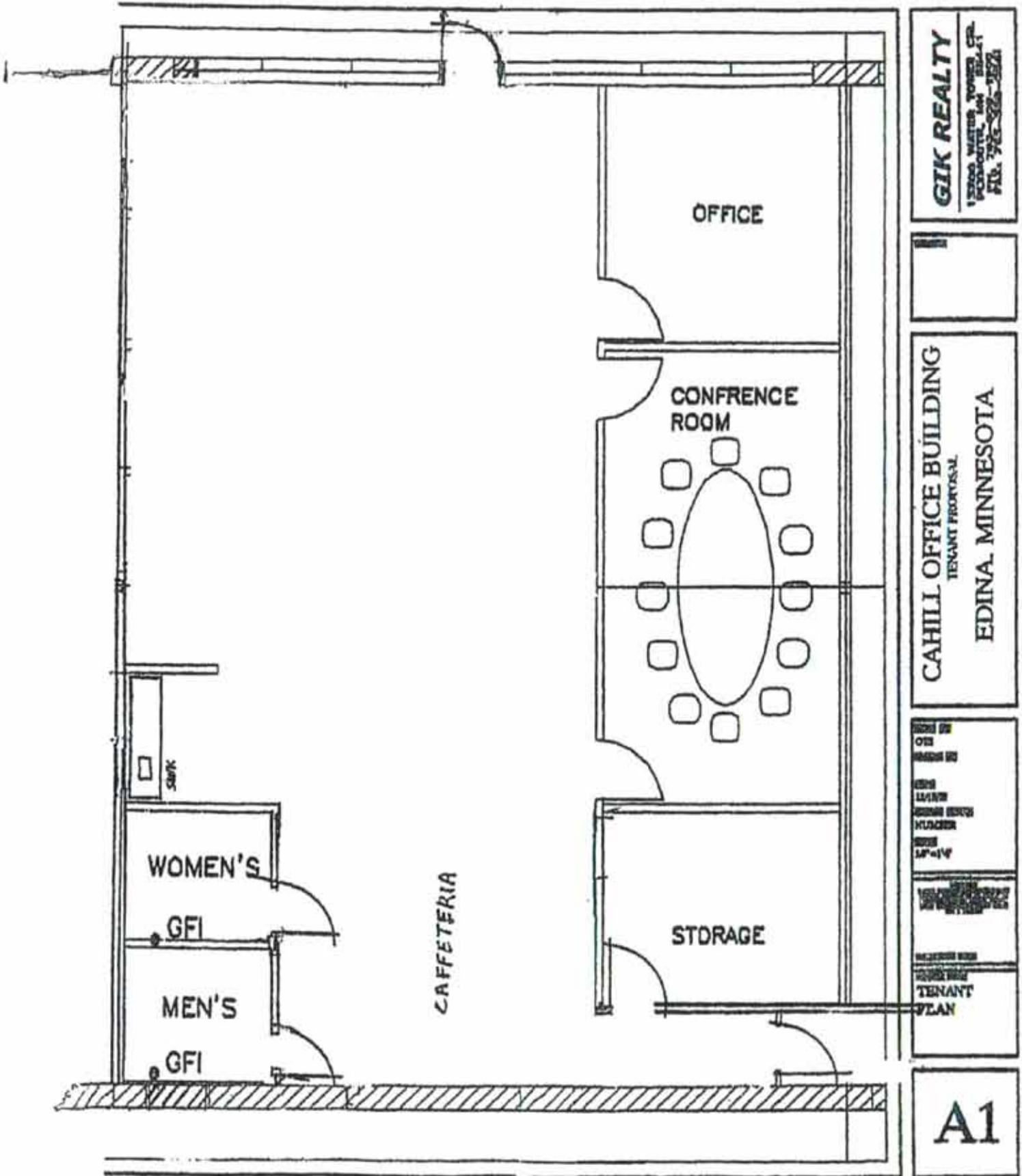
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Suite 7121





GIK REALTY

12000 MARKET AVENUE, SUITE 100
EDINA, MINNESOTA 55425
TEL: 952-926-2828

CAHILL OFFICE BUILDING

TENANT PROPOSAL

EDINA, MINNESOTA

DATE: 08/11/11
BY: [Signature]
REVISIONS:
NO. 1: [Signature]
NO. 2: [Signature]
NO. 3: [Signature]
NO. 4: [Signature]
NO. 5: [Signature]

CAHILL OFFICE BUILDING

TENANT
PLAN

A1