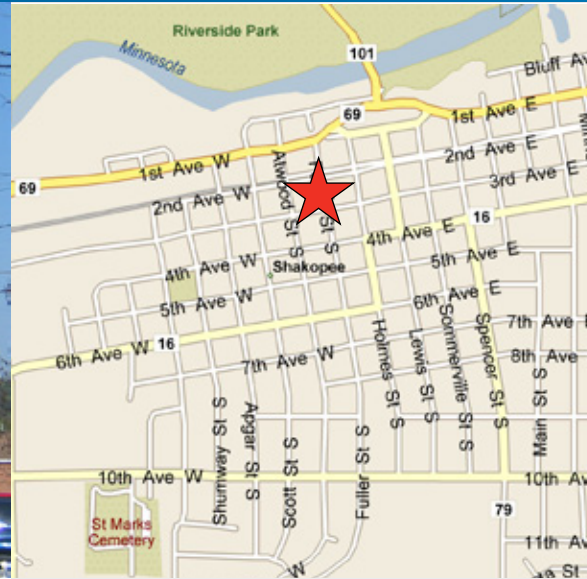


FOR LEASE > OFFICE SPACE



# Canard Aerospace Building

250 FULLER STREET, SHAKOPEE, MINNESOTA



## Building Amenities

- > 24,756 square foot office building
- > First floor suites available
- > 2003 construction
- > On-site building ownership and management
- > Walking distance to many area amenities such as retail & restaurants

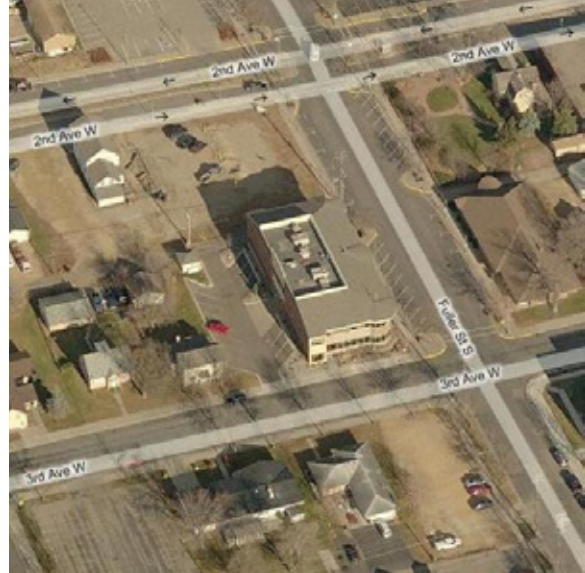
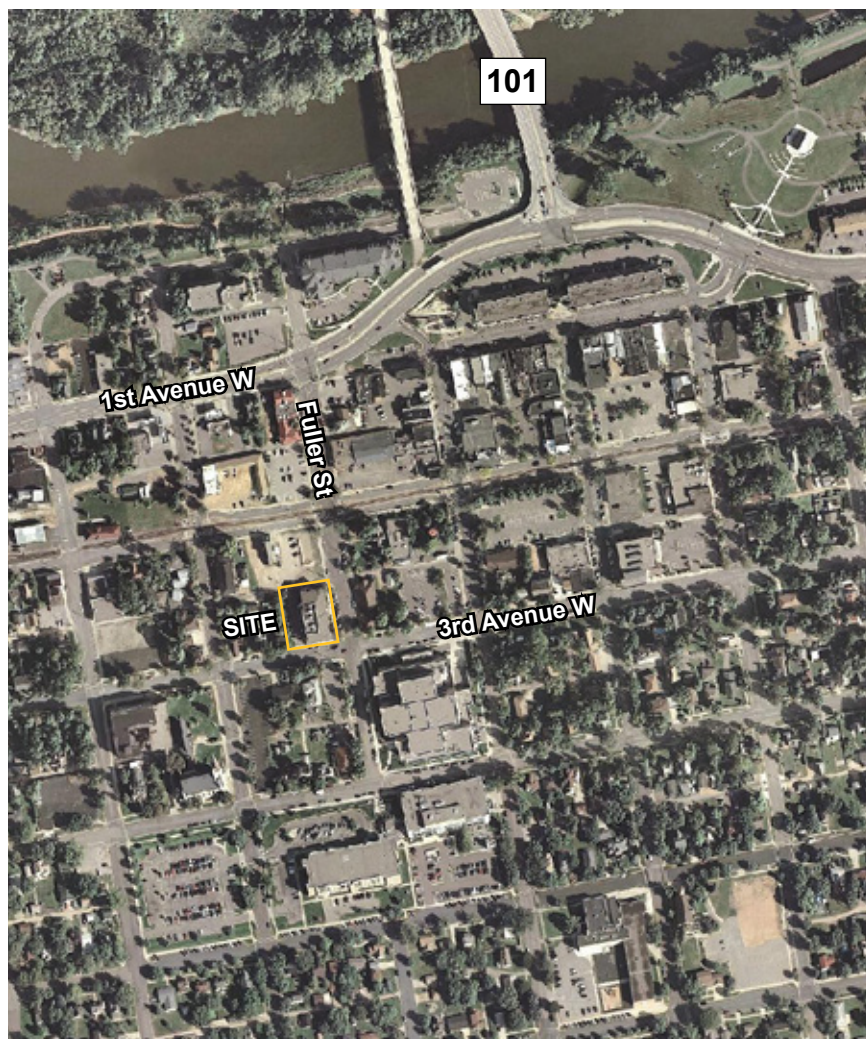
## Contact Us

BRIAN NETZ  
952 897 7736  
MINNETONKA, MN  
[brian.netz@colliers.com](mailto:brian.netz@colliers.com)

COLLIERS INTERNATIONAL  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343  
[www.colliers.com](http://www.colliers.com)

## Canard Aerospace Building > Aerial

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# PROPERTY FACT SHEET

## Canard Aerospace Building



### PROPERTY ADDRESS:

250 Fuller Street  
Shakopee, Minnesota

### BUILDING SQUARE FEET:

24,756 square feet total  
• Three floors - 8,252 square feet per floor

### CURRENTLY AVAILABLE:

#### FIRST FLOOR:

1,880 rentable square feet total

#### FIRST FLOOR:

3,876 rentable square feet total  
• Divisible to 1,500 square feet

#### FIRST FLOOR:

1,000 rentable square feet total

#### SECOND FLOOR:

4,103 rentable square feet total

### OFFICE RENTAL RATES:

\$16.00 per rentable square foot

### 2011 EST. CAM/REAL ESTATE TAX/ UTILITIES:

\$4.88 per rentable square foot total

### AMENITIES:

- 2003 Construction
- First and second floor office suites available
- Walking distance to many area restaurants and shops
- On-site building ownership and management
- Ample visitor and employee parking



## For Leasing Information, Contact:

BRIAN NETZ  
952 897 7736  
[brian.netz@colliers.com](mailto:brian.netz@colliers.com)

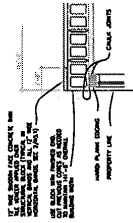
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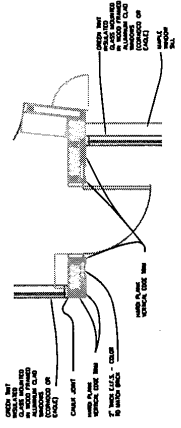
# Canard Aerospace Building

250 FULLER STREET, SHAKOPEE, MINNESOTA

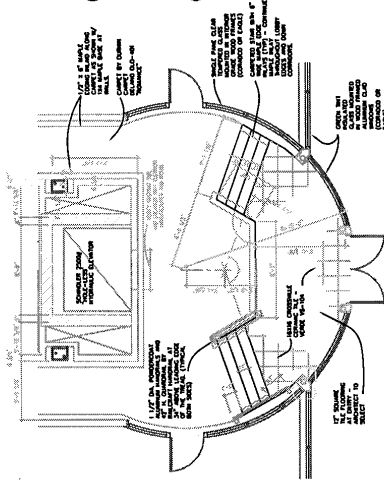
## SITE PLAN



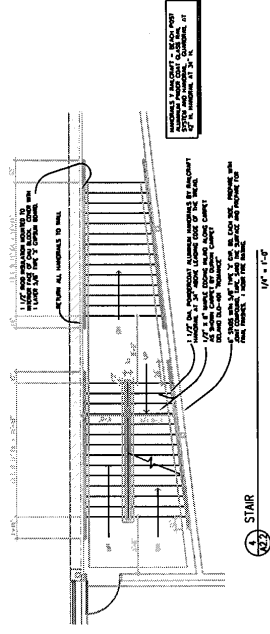
DETAIL 1/4" = 1'-0"



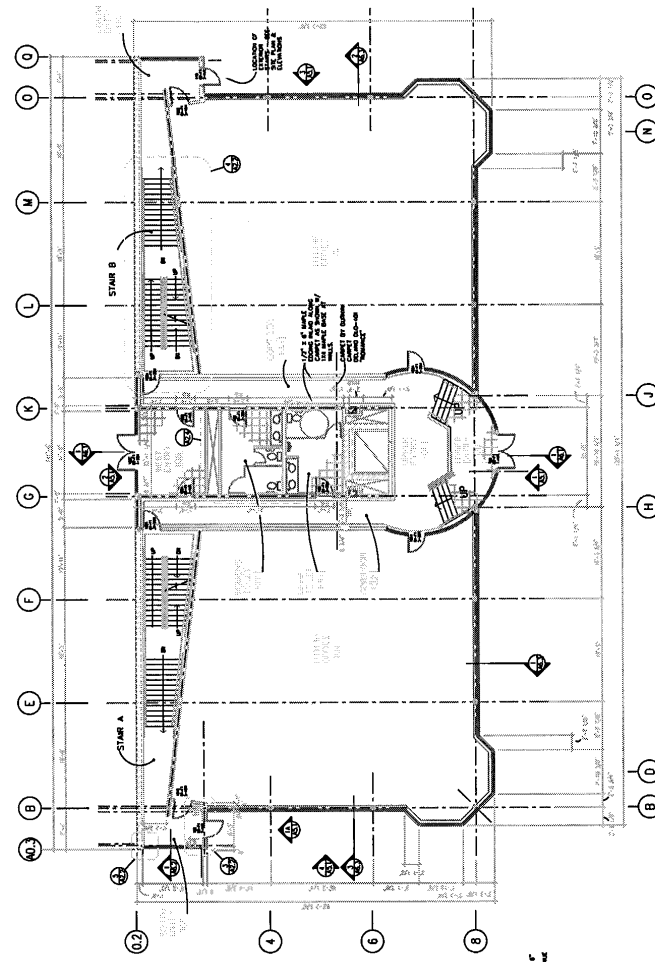
DETAIL 1/4" = 1'-0"



DETAIL 1/4" = 1'-0"



STAIR 1/4" = 1'-0"



FIRST FLOOR PLAN 1/8" = 1'-0"

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**Canard Aerospace Building**  
250 FULLER STREET, SHAKOPEE, MINNESOTA

**FLOOR PLAN**

