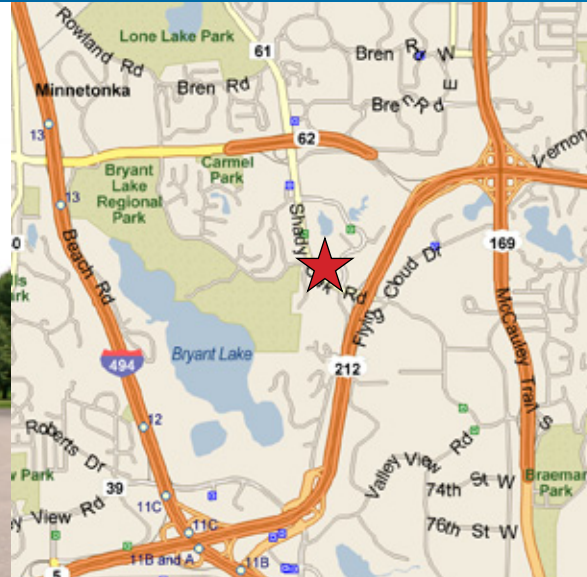


FOR LEASE > OFFICE/WAREHOUSE SPACE



City West Bus Ctr South

6541 - 6595 CITY WEST PARKWAY, EDEN PRAIRIE, MN



For Lease > Office/Warehouse Space

83,659 square foot office/warehouse space with 12' clear height. Location offers great access to Highway 212, Crosstown 62, Highway 169 & I-494.

Building Amenities

- > 83,659 square foot office/warehouse building
- > 12' clear height
- > Grade Level drive-in doors and docks
- > Ample parking
- > Convenient location
- > Easy access to Hwy 212, Crosstown 62, Hwy 169 and I-494

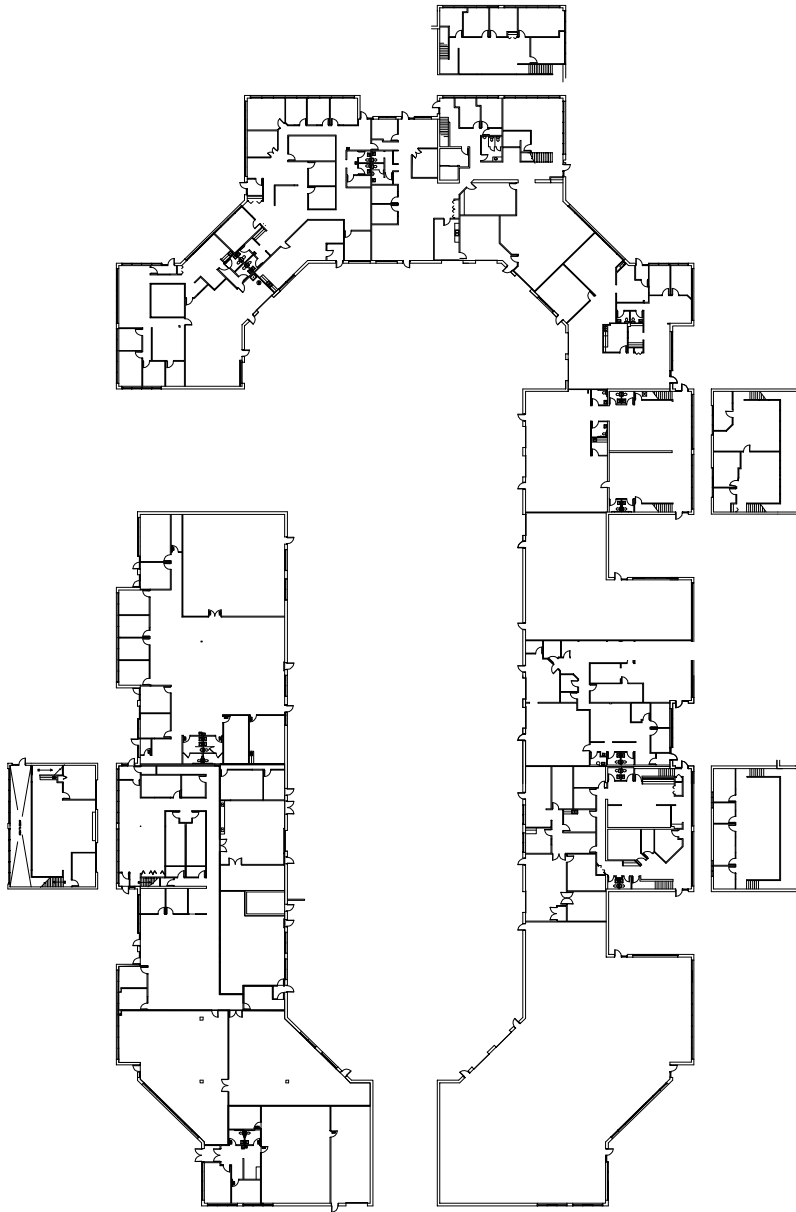
Contact Us

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

BILL RITTER, CCIM, SIOR
952 897 7743
MINNEAPOLIS, MN
bill.ritter@colliers.com

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

City West Bus Ctr South > Floor Plan



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PROPERTY FACT SHEET



City West Bus Ctr South

6541 - 6595 CITY WEST PARKWAY, EDEN PRAIRIE, MN

PROPERTY ADDRESS:

6541 - 6595 City West Parkway
Eden Prairie, MN

YEAR BUILT:

1980

BUILDING SQUARE FEET:

83,659 square feet total

CLEAR HEIGHT:

12'

CURRENTLY AVAILABLE:

SUITE 6563-6567

11,797 square feet total
7,477 square feet office
2,645 square feet warehouse
1,675 square feet mezzanine

- Five (5) drive-ins
- Available May 1, 2012

PID NUMBER:

0111622230012

ZONING:

Industrial Park

RENTAL RATES:

\$9.75 per square foot office
\$4.75 per square foot warehouse

SUITE 6567

7,178 square feet total
4,269 square feet office
1,234 square feet warehouse
1,675 square feet mezzanine

- Three (3) drive-ins
- Available May 1, 2012

2012 EST. CAM & REAL ESTATE TAX:

\$1.86 per square foot CAM
\$2.50 per square foot for real estate tax
\$4.36 total per square foot

SUITE 6563:

2,448 square feet total
1,973 square feet office
475 square feet warehouse

- One (1) drive-in
- Available May 1, 2012

AMENITIES:

- Ample parking
- Easy access to Hwy 212, Crosstown 62, Hwy 169, & I-494
- Convenient location
- Grade level drive-in doors and dock

SUITE 6565

2,171 square feet total
1,235 square feet office
936 square feet warehouse

- One (1) drive-in
- Available May 1, 2012



For Leasing Information, Contact:

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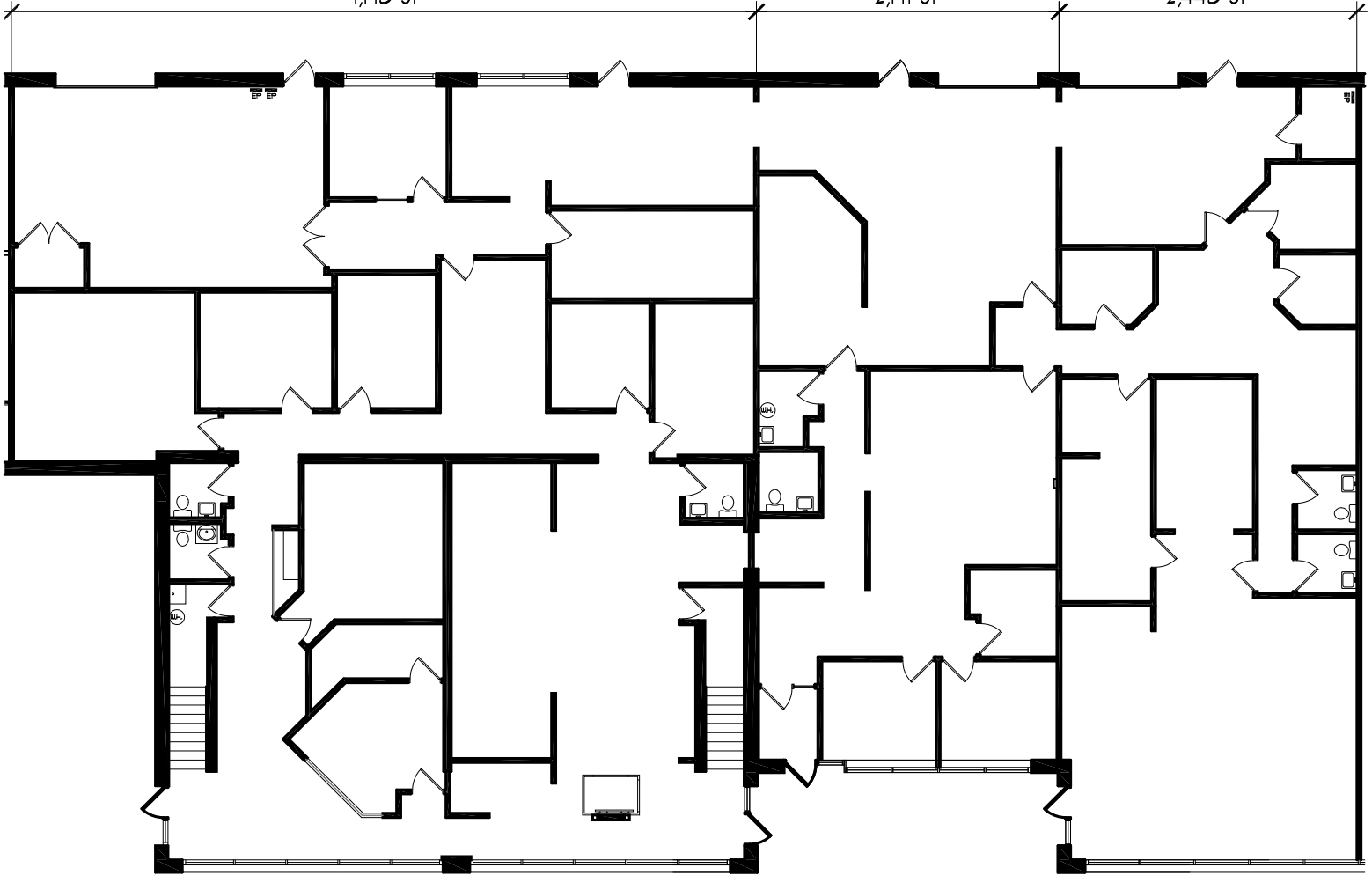
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Minnetonka, MN 55343

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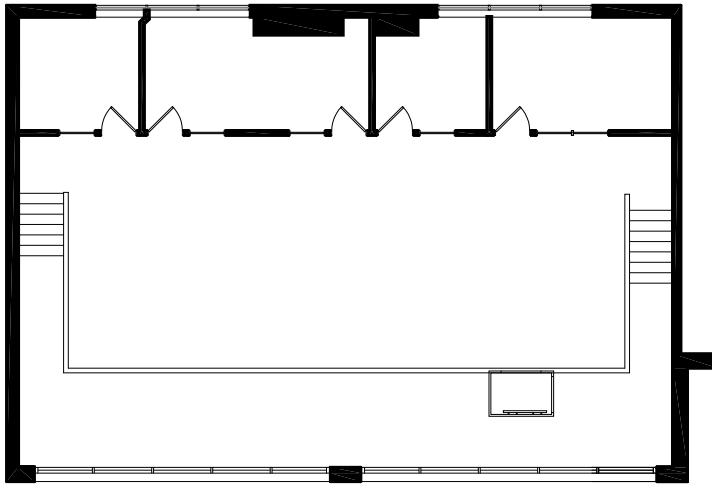
Suite 6567
7,178 sf

Suite 6565
2,171 sf

Suite 6563
2,448 sf

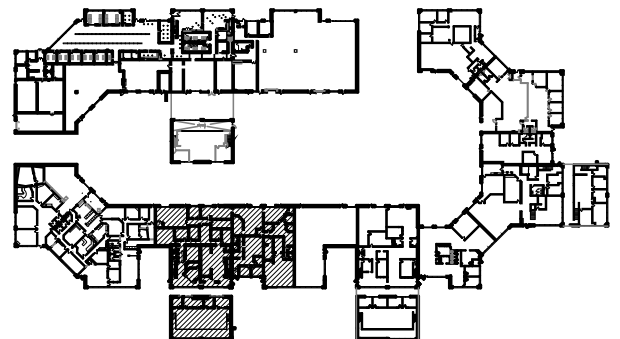


Main Level



Upper Level

Building Key Plan



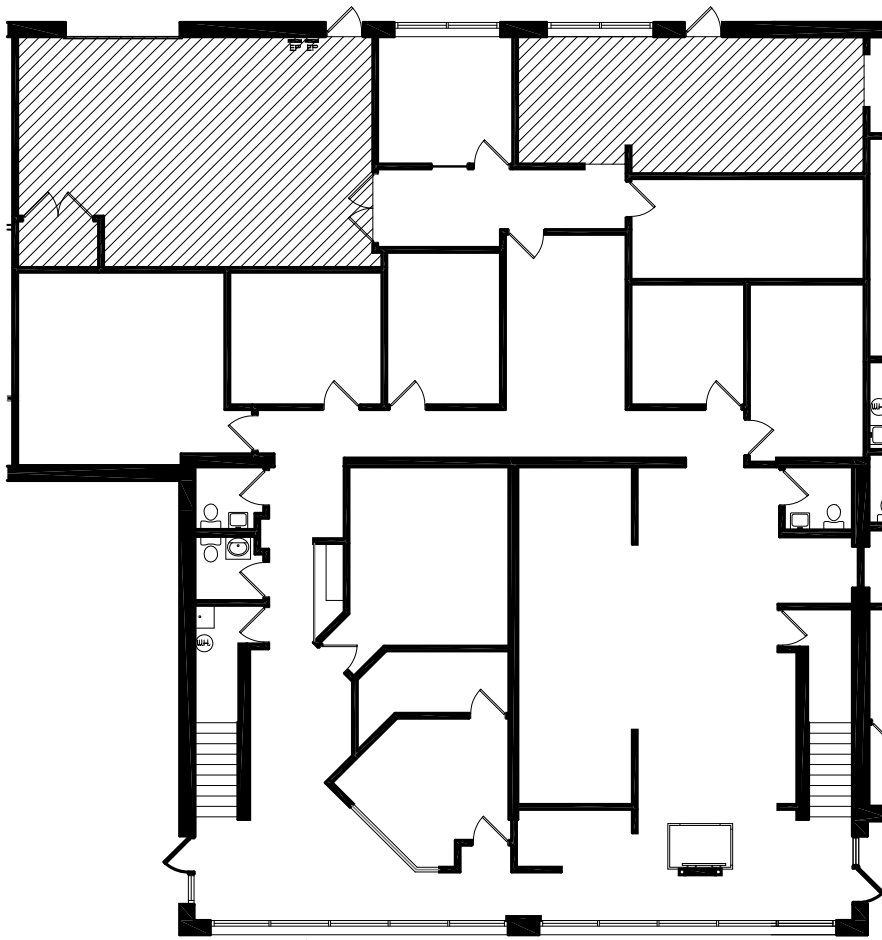
7807 Creekridge Circle
 Minneapolis, MN 55439
 952.897.7874 Fax: 952.897.7740

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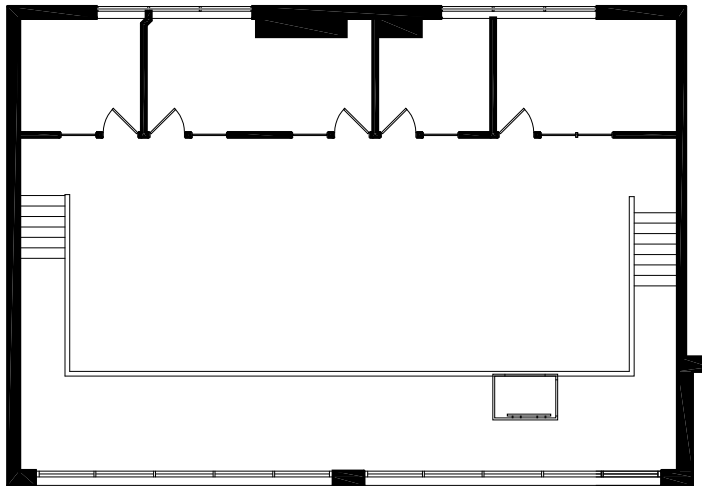
City West Business Center
 South - A & B
 11,797 s.f.
 6565 City West Parkway
 Eden Prairie, MN 55344

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 JOB: DRAWN BY:
 REVISION: DATE
 DATE:

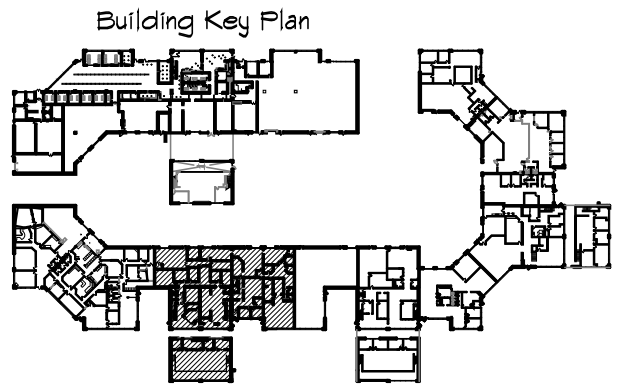
A-1



Main Level



Upper Level



Building Key Plan

Square Footage Breakout:

Office	=	4,269 sf
Mezzanine	=	1,675 sf
Warehouse	=	1,234 sf (cross hatched)
Total	=	7,178 sf



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 Minneapolis, MN 55439
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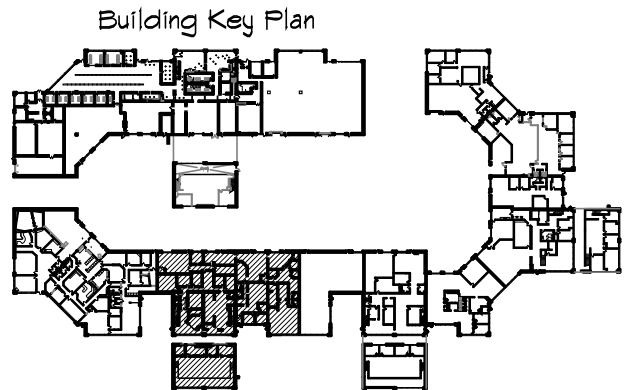
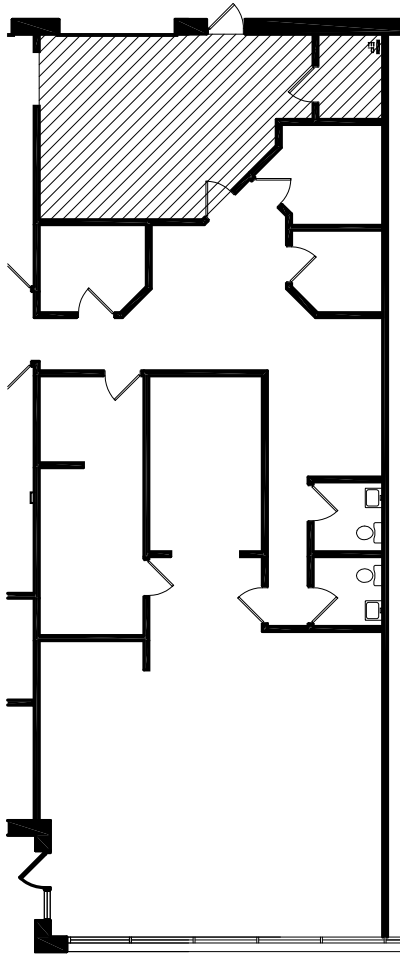
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City West Business Center
 South - A & B

6567 City West Parkway
 Eden Prairie, MN 55344

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A-1



Square Footage Breakout:

Office = 1,973 sf
 Warehouse = 475 sf (cross hatched)
 Total = 2,448 sf

GENESIS

ARCHITECTURE

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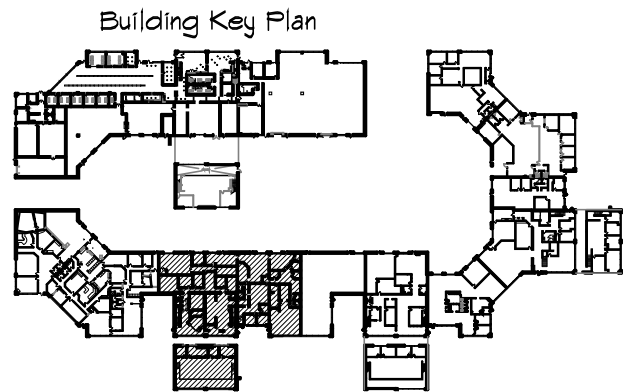
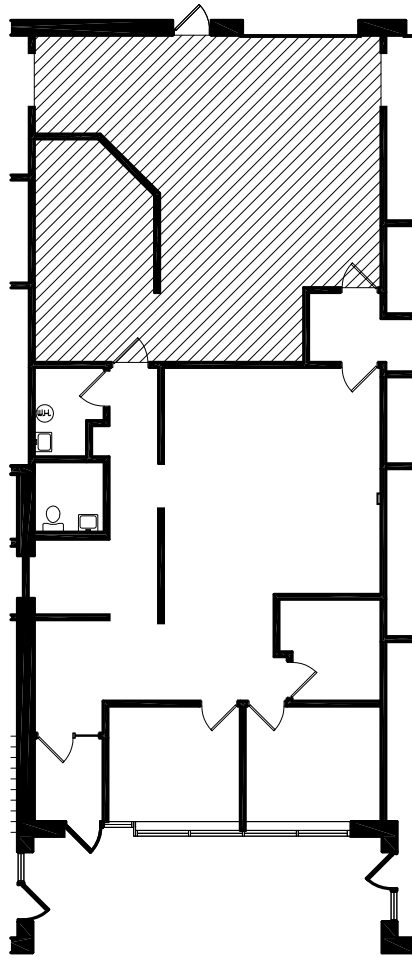
7807 CreekrIDGE Circle
 Minneapolis, MN 55439
 952.897.7874 Fax: 952.897.7740

City West Business Center
 South - A & B

6563 City West Parkway
 Eden Prairie, MN 55344

SCALE: Not to Scale
 JOB: DRAWN BY:
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A-1



Square Footage Breakout:

Office = 1,235 sf
 Warehouse = 936 sf (cross hatched)
 Total = 2,171 sf



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A-1