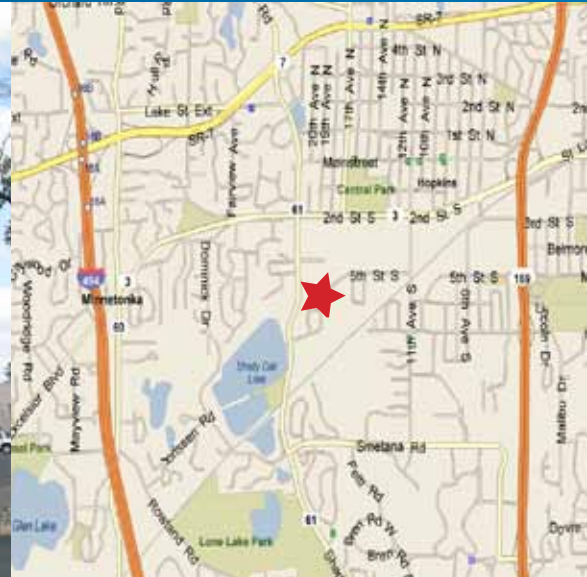


FOR LEASE > INDUSTRIAL SPACE

Encore Park A



11505-11555 K-TEL DRIVE, MINNETONKA, MINNESOTA



Office/Warehouse Space for Lease

65,303 square foot building available for Lease in Minnetonka. This building is conveniently located near Excelsior Boulevard, Hwy 62, Hwy 169 and I-494.

Building Amenities

- > 65,303 square foot building
- > Building lies on 14.5 acres (631,320 square feet) of land known as Encore Park
- > Excellent access to Excelsior Boulevard, Hwy 62, Hwy 169 and I-494
- > 4 loading docks available
- > 1 drive-in door available
- > 13' clear height
- > Campus setting
- > Ample parking

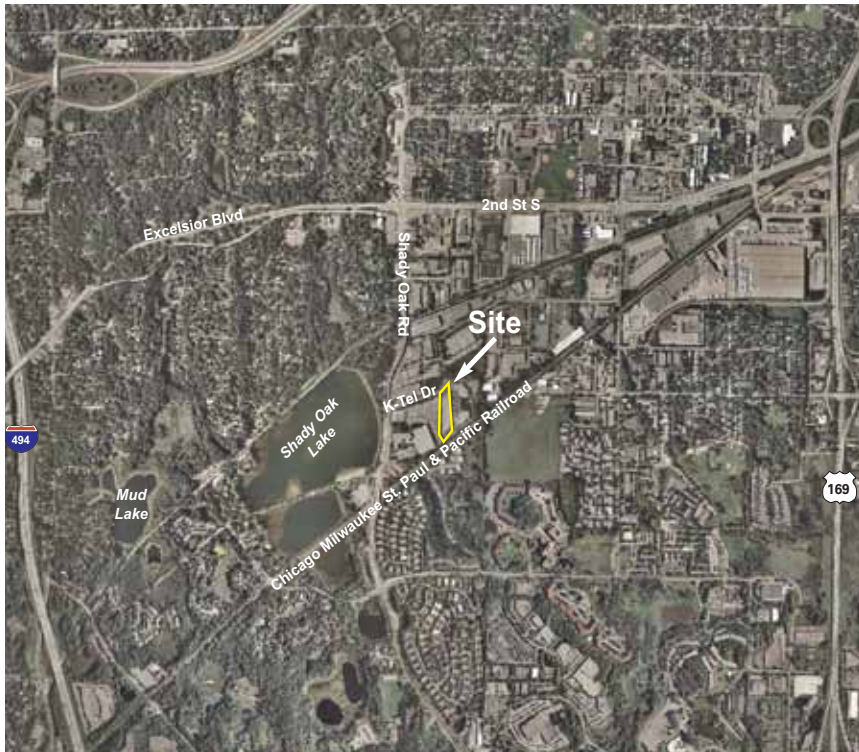
Contact Us

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www.colliers.com

Encore Park A > Aerial



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PROPERTY FACT SHEET



Encore Park A

11505-11555 K-TEL DRIVE, MINNETONKA, MINNESOTA

BUILDING ADDRESS:

11505-11555 K-Tel Drive
Minnetonka, Minnesota

BUILDING SQUARE FEET:

65,303 square feet

CURRENTLY AVAILABLE:

SUITE 11515:

8,212 square feet total
2,365 square feet of office
5,847 square feet of whse
• One (1) dock door

SUITE 11527:

5,151 square feet total
1,200 square feet of office
3,951 square feet of whse
• One (1) dock door

SUITE 11535:

14,146 square feet total
BTS square feet of office
14,146 square feet of whse
• One (1) dock door

SUITE 11527 & 11535:

19,297 square feet total
BTS square feet of office
19,297 square feet of whse
• Two (2) dock doors

SUITE 11555:

9,935 square feet total
1,600 square feet of office
8,335 square feet of whse
• One (1) dock door
• One (1) drive-in
• Available 1/1/12

CEILING HEIGHT:

13' clear

NET RENTAL RATES:

\$7.95 psf office
\$3.95 psf whse

2011 (EST) CAM & REAL ESTATE TAXES:

\$1.42 psf for CAM
\$1.67 psf for Real Estate Taxes
\$3.09 psf total



For Leasing Information, Contact:

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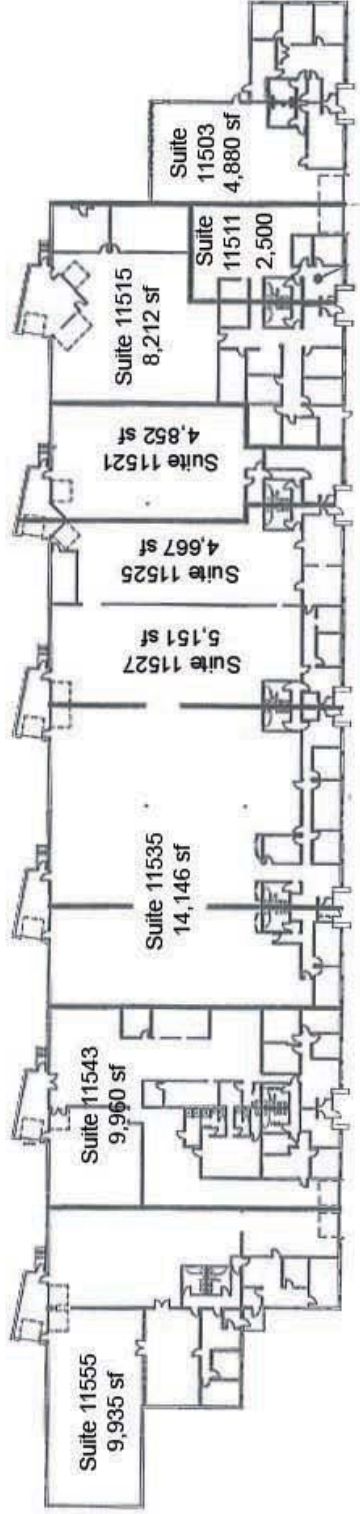
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