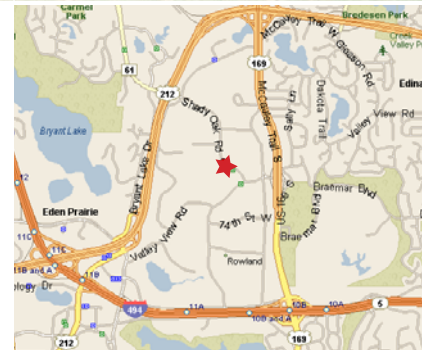




For Lease

Pondview Business Center
7071-7095 Shady Oak Road
Eden Prairie, Minnesota

- 47,937 square foot office/warehouse building
- Built in 1984
- 18' clear ceiling height
- Truck high loading docks and grade level drive-in doors
- Outstanding southwest location with convenient access to Highway 212, Crosstown 62, Highway 169 and Interstate 494



For more information contact:

Judd Welliver
952.897.7854
jwelliver@welshco.com

Jeff Jiovanazzo
952.897.7878
jvj@welshco.com



Pondview Business Center For Lease

Building Address:

7071-7083 Shady Oak Road
Eden Prairie, Minnesota

Judd Welliver

- 952.897.7854
- jwelliver@welshco.com

Building Square Feet:

47,937 square feet total

Currently Available:

Suite 7075A:

13,428 square feet total
1,000 square feet of office
12,428 square feet of warehouse

- Three (3) dock doors
- One (1) drive-in

Jeff Jiovanazzo

- 952.897.7878
- jvj@welshco.com

Suite 7075B:

10,928 square feet total
1,000 square feet of office
9,928 square feet of warehouse

- Three (3) dock doors

www.welshco.com

Suite 7075C:

5,724 square feet total
1,500 square feet of office
4,224 square feet of warehouse

- One (1) drive-in door

4350 Baker Road, Suite 400

Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700

Ceiling Height:

18' clear

Rental Rates:

\$7.75 psf office
\$3.75 psf warehouse

**2011 (est.) CAM &
Real Estate Taxes:**

\$1.56 psf for CAM
\$1.59 psf for Real Estate Taxes
\$3.15 psf total

Suite 7075C

5,724 sf TOTAL
1,500 sf OFFICE
4,224 sf WHSE

