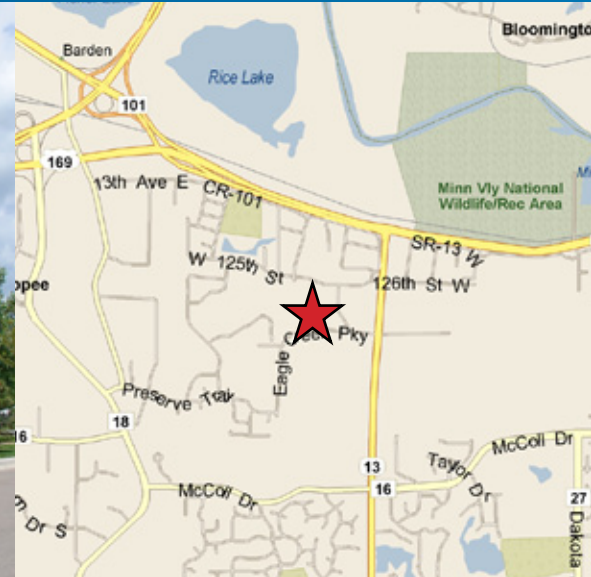


FOR SALE OR LEASE > OFFICE SPACE



Savage Business Lofts

8674 EAGLE CREEK CIRCLE, SAVAGE, MN 55378



Price Reduction!

Price reduced by \$55,000. First class 3,828 square foot condo unit available for sale or lease. End unit and upgraded first class finishes throughout.

Building Amenities

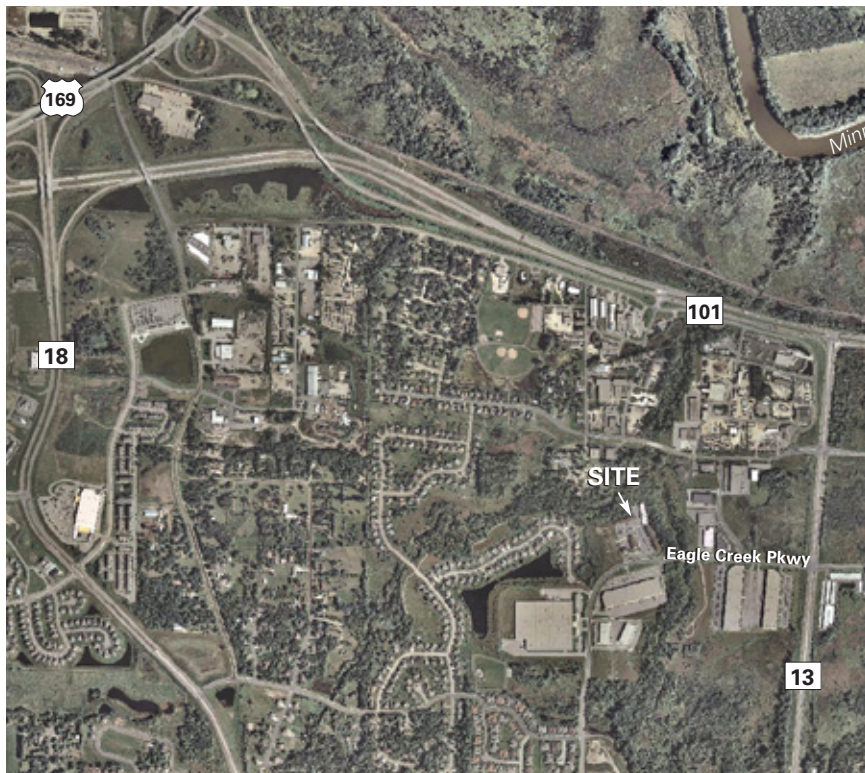
- > 3,828 square foot condo unit
- > Two-story end unit
- > Upgraded first class finishes throughout
- > 2007 construction
- > Self governed association
- > Individual signage
- > Ample parking
- > Owner's business willing to vacate or lease entire 2nd level

Contact Us

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

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

Savage Business Lofts > Aerial



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PROPERTY FACT SHEET

Savage Business Lofts



PROPERTY ADDRESS:

8674 Eagle Creek Pkwy
Savage, MN 55378

BUILDING SQUARE FEET:

3,828 square feet total

CURRENTLY AVAILABLE:

3,828 square feet both floors
2,093 square feet main level

YEAR BUILT:

2007

PID#:

264140220

2011 REAL ESTATE TAXES:

\$16,326.00

SALE PRICE:

~~\$550,000~~ **\$495,000**

GROSS RENTAL RATE:

\$18.00 psf for office

- Utilities paid separately

AMENITIES:

- Two-story end unit
- Upgraded first class finishes throughout
- Ability to purchase existing office furniture
- Quiet business park setting
- Owner's business willing to vacate or lease entire 2nd level



For Information, Contact:

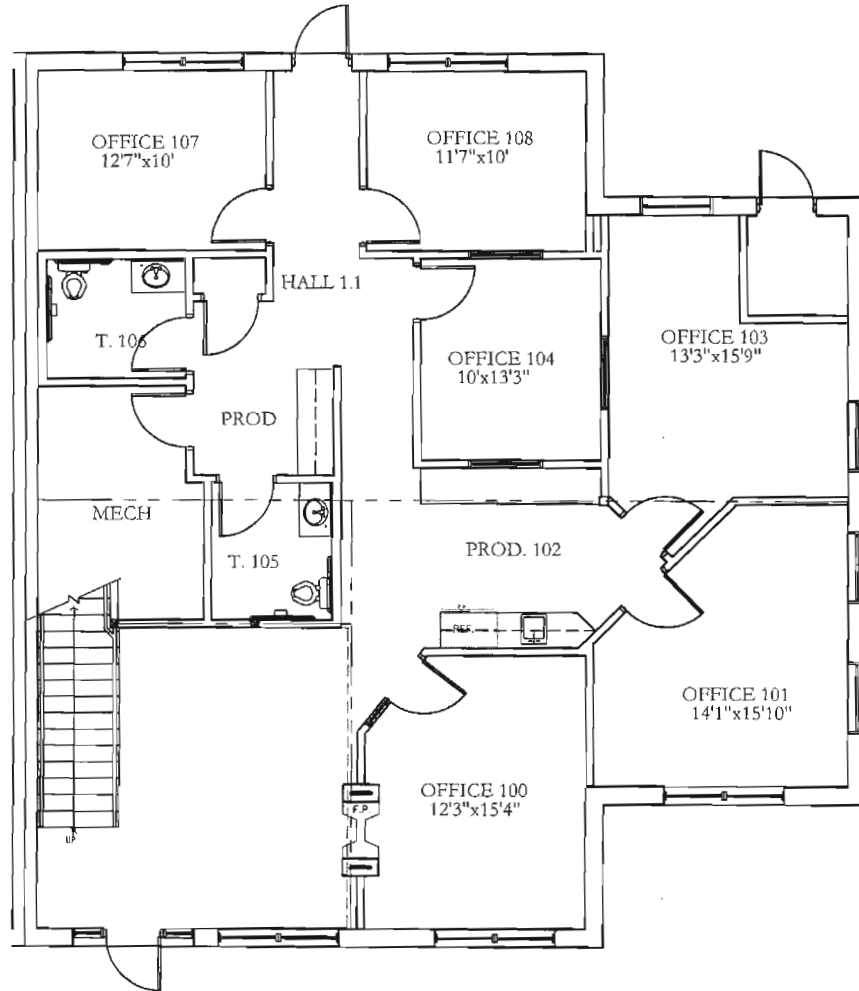
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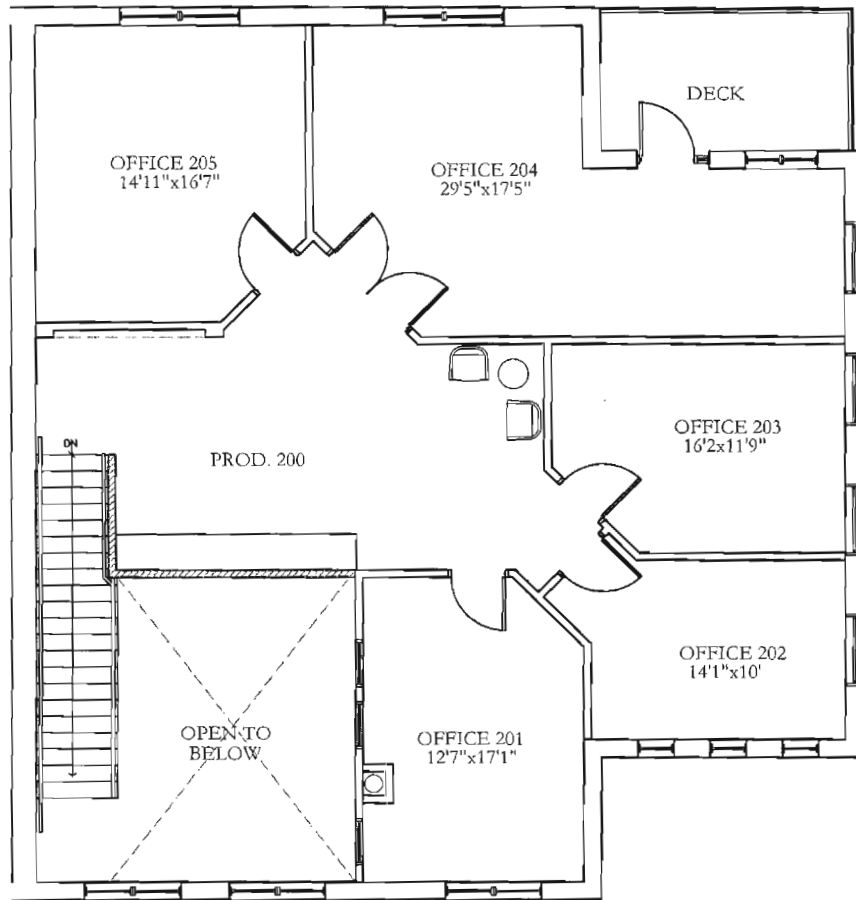


- *project:* Savage Lofts ■ *scale:* 1/8" = 1'-0"
- *sheet title:* Unit 15 Main Level - 2093 sf Total: 3,828
- *owner:* Robb Page
- *issue record:*
 - Owner Review 5-17-06
 - Owner Review 6-8-06
 - Owner Review 6-19-06
 - Owner Review 6-28-06
 -
 -
- *Owner Approval Signature:* _____ *Owner Approval Date:* _____



Savage Business Lofts

8674 EAGLE CREEK CIRCLE, SAVAGE MN



- *project:* Savage Lofts ■ *scale:* 1/8" = 1'-0"
- *sheet title:* Unit 15 Upper Level - 1735 sf Total: 3,828
- *owner:* Robb Page
- *issue record:*

■ Owner Review 05-17-06	■ Owner Review 6-13-06	■
■	■	■
■	■	■
- *Owner Approval Signature:* _____ *Owner Approval Date:* _____

