

FOR LEASE 102,522 SF

→ OVERVIEW

Shady View Business Center is a beautiful corporate location surrounded with area amenities:

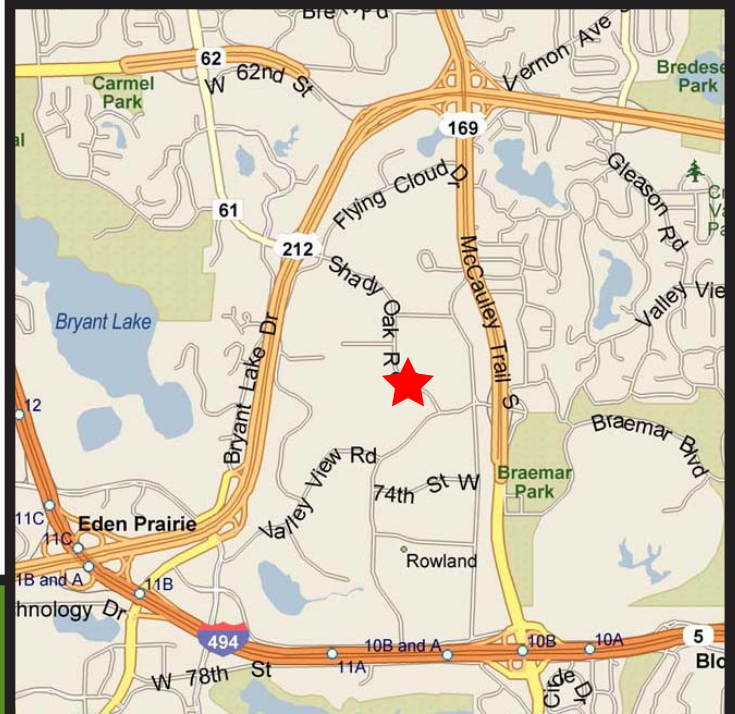
- Located in the Golden Triangle, with excellent access to Hwy. 169, Hwy. 62, and I-494 via Shady Oak Road and Valley View Road
- The property lends itself well to a variety of tenants due to its flexible layout and abundant parking



→ PROPERTY STATISTICS

Building SF	102,522 SF
Ceiling Height	14'
Loading	10 (8' x 8') docks
Parking	361 parking spaces
Sprinkler System	Wet
Heat/HVAC	Rooftop
Electrical	208 volt, 3-phase
Whse. Lighting	Fluorescent strip

**7100-7148 Shady Oak Road
Eden Prairie, MN**



FIRST INDUSTRIAL REALTY TRUST

7625 Golden Triangle Drive, Suite T, Eden Prairie, MN 55344
T: (952)943-2700 F: (952)943-8778 www.firstindustrial.com



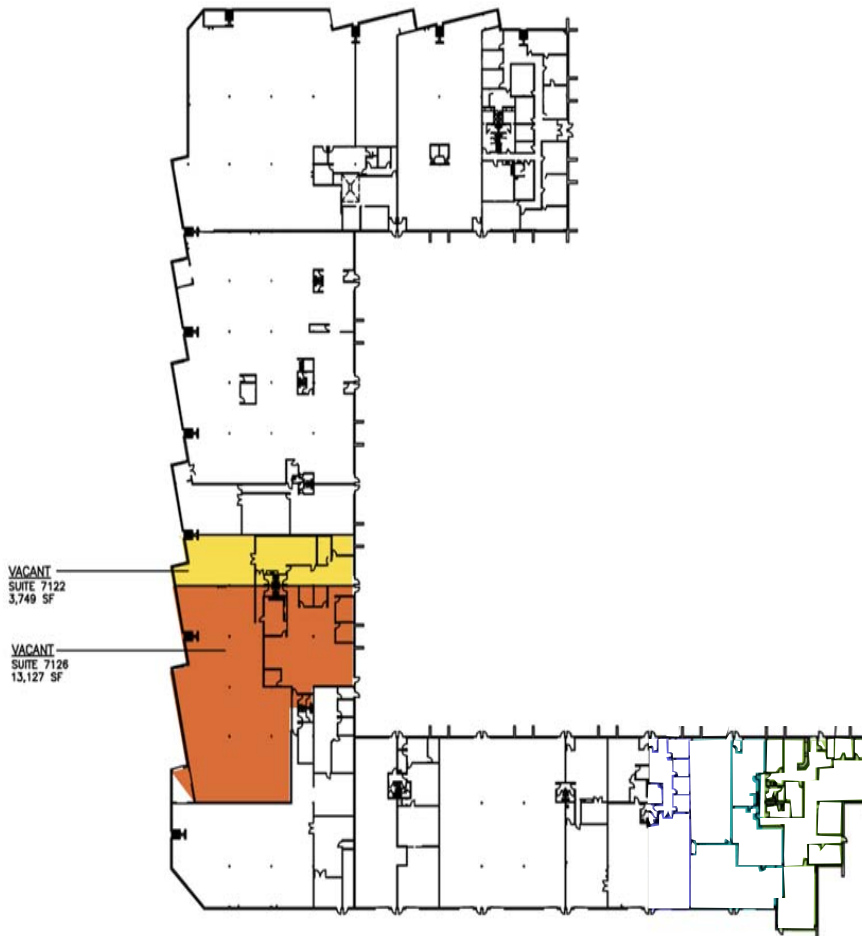
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FOR LEASE 102,522 SF

→ CONTACT

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NAI WELSH

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SHADY VIEW BUSINESS CENTER
7100 - 7148 Shady Oak Road
Eden Prairie, Minnesota

Building Square Feet:	102,522 square feet total
Currently Available:	
Suite 7122	3,749 square feet total 823 square feet office 2,926 square feet warehouse • One (1) dock
Suite 7126	13,127 square feet total 2,885 square feet office 10,242 square feet warehouse • Two (2) docks
Suite 7122-7126	16,876 square feet total 3,708 square feet office 13,168 square feet warehouse • Three (3) docks
Ceiling Height:	14' clear
Column Spacing:	30' x 32'
Rental Rates:	\$8.50 psf office / \$4.50 psf warehouse
2010 (est.) CAM & Real Estate Taxes:	\$3.02 per square foot total
Amenities:	<ul style="list-style-type: none">• Flexible Loading• Abundant Parking• Easy access to 169, 494 and highway 212• Professionally Owned and Managed by First Industrial

FOR MORE
INFORMATION, CALL:

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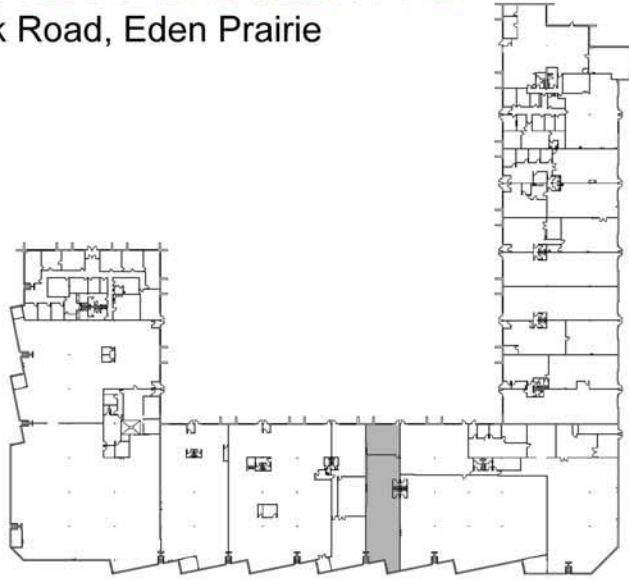
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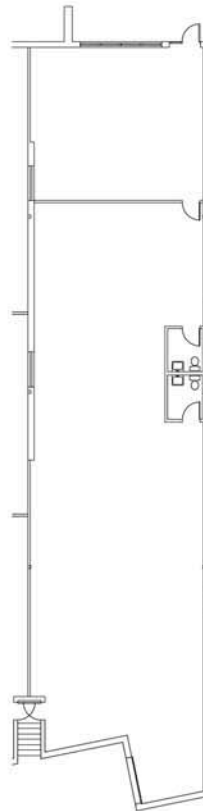
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SHADY VIEW BUILDING

7122 Shady Oak Road, Eden Prairie



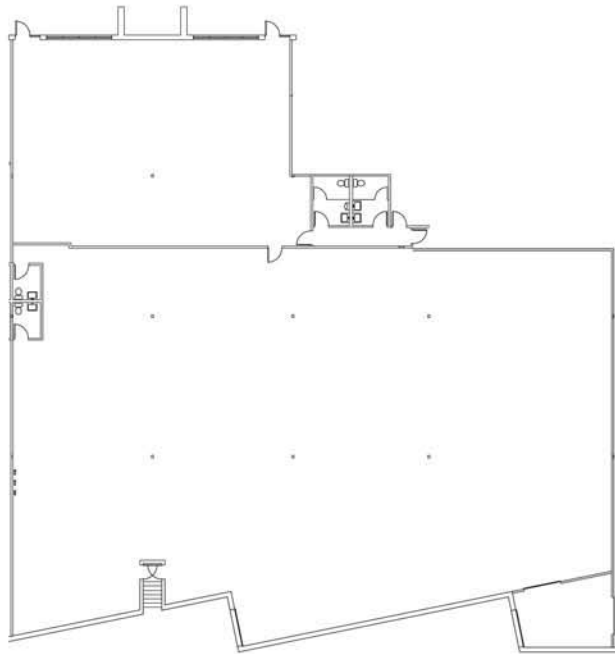
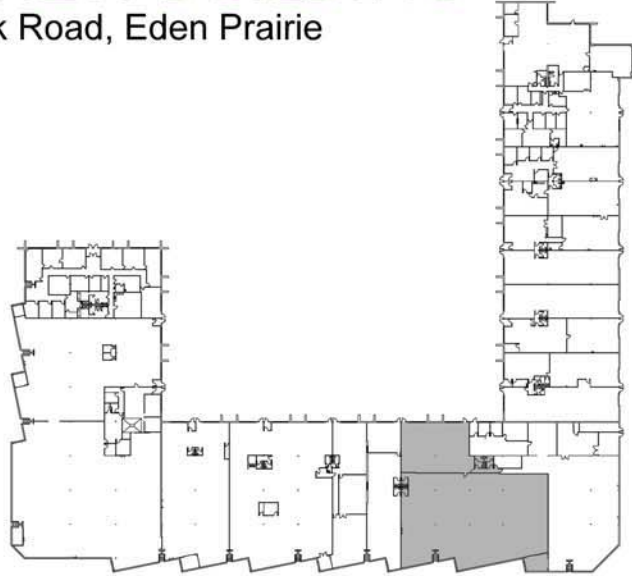
OFFICE: 823 SF
WAREHOUSE: 2,926 SF
TOTAL AREA: 3,749 SF



Vacancy Plan
Not To Scale

SHADY VIEW BUILDING

7126 Shady Oak Road, Eden Prairie



OFFICE: 2,885 SF
WAREHOUSE: 10,242 SF
TOTAL AREA: 13,127 SF

Vacancy Plan
Not To Scale