

# FOR LEASE 102,522 SF

## → OVERVIEW

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

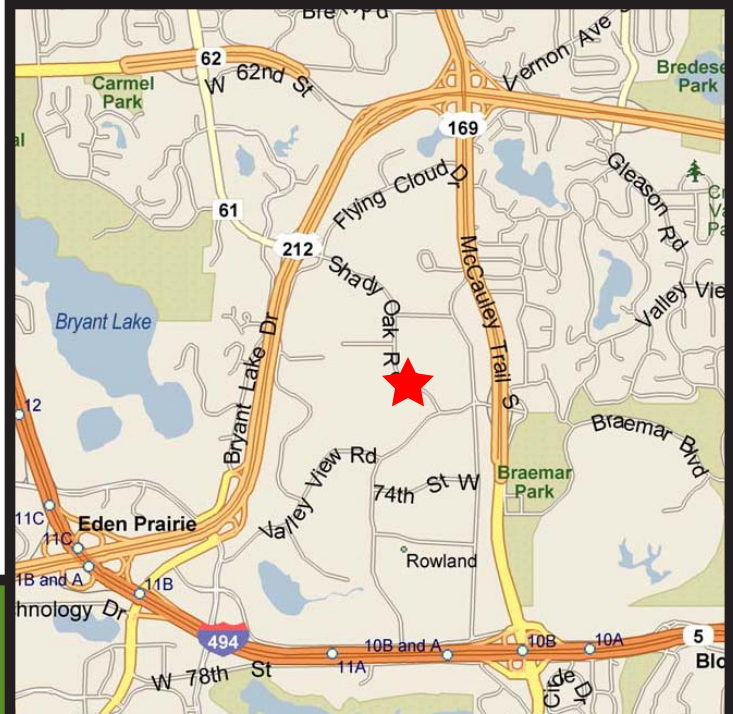
- Located in the Golden Triangle, with excellent access to Hwy. 169, Hwy. 62, and I-494 via Shady Oak Road and Valley View Road
- The property lends itself well to a variety of tenants due to its flexible layout and abundant parking



## → PROPERTY STATISTICS

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

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



### FIRST INDUSTRIAL REALTY TRUST

10140 West 76th Street, Eden Prairie, MN 55344

T: (952)943-2700 F: (952)943-8778 [www.firstindustrial.com](http://www.firstindustrial.com)



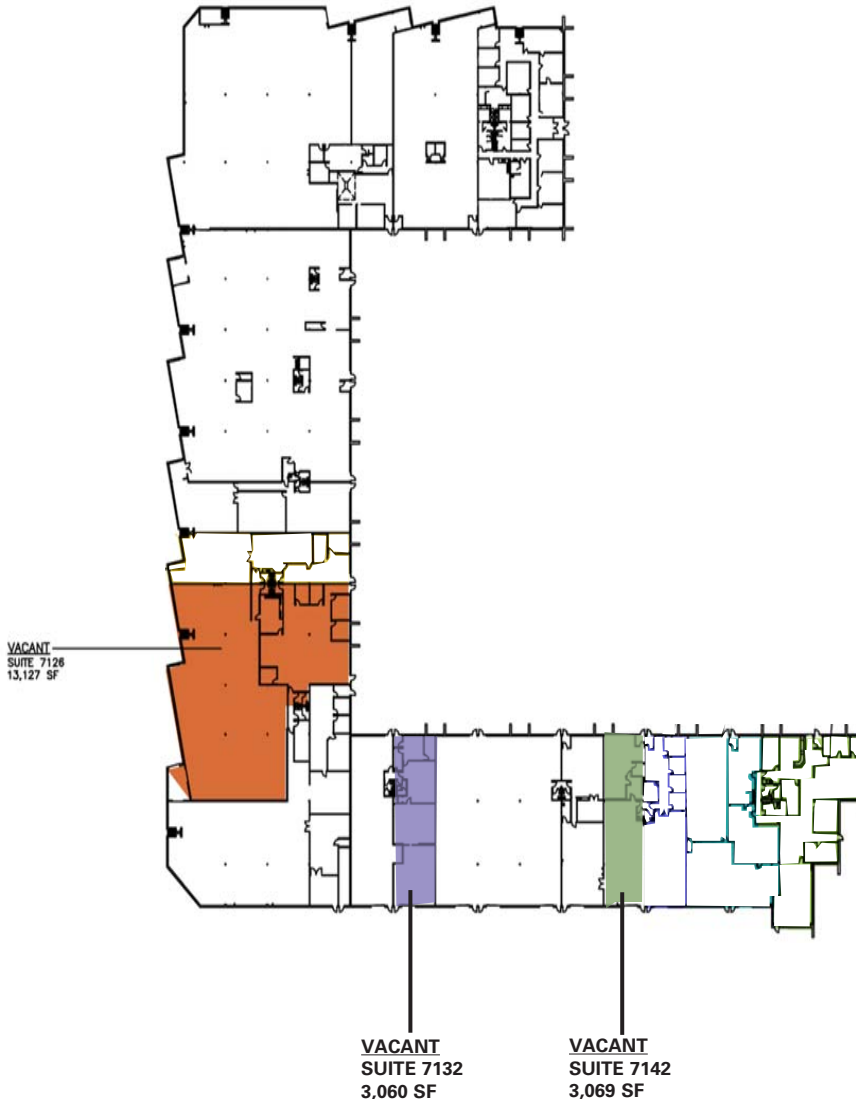
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**FOR LEASE 102,522 SF**

**→ CONTACT**

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

<b>Building Square Feet:</b>	102,522 square feet total
<b>Currently Available:</b>	
<b>Suite 7142</b>	3,069 square feet total 1,182 square feet office 1,887 square feet warehouse <ul style="list-style-type: none"><li>• One (1) drive-in</li></ul>
<b>Suite 7132</b>	3,060 square feet total 1,200 square feet office 1,860 square feet warehouse <ul style="list-style-type: none"><li>• One (1) drive-in</li></ul>
<b>Suite 7126</b>	13,127 square feet total 2,885 square feet office 10,242 square feet warehouse <ul style="list-style-type: none"><li>• Two (2) docks</li></ul>
<b>Ceiling Height:</b>	14' clear
<b>Column Spacing:</b>	30' x 32'
<b>Rental Rates:</b>	\$8.50 psf office / \$4.50 psf warehouse
<b>2012 (est.) CAM &amp; Real Estate Taxes:</b>	\$2.95 per square foot total
<b>Amenities:</b>	<ul style="list-style-type: none"><li>• Flexible Loading</li><li>• Abundant Parking</li><li>• Easy access to 169, 494 and highway 212</li><li>• Professionally Owned and Managed by First Industrial</li></ul>

FOR MORE  
INFORMATION, CALL:

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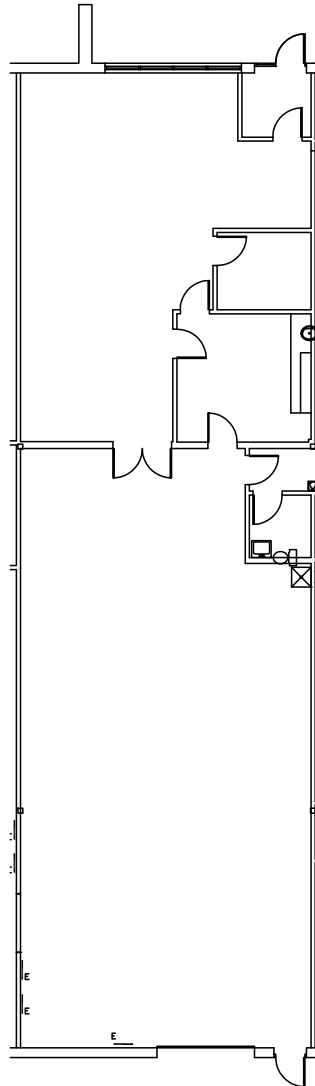
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# SHADY VIEW BUILDING

7142 Shady Oak Road, Eden Prairie



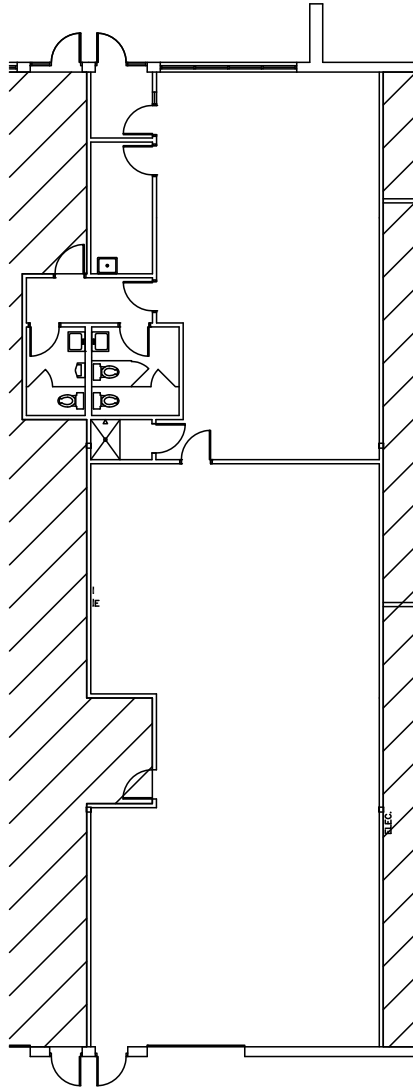
**OFFICE: 1,182 SF**  
**WAREHOUSE: 1,887 SF**  
**TOTAL AREA: 3,069 SF**

**Vacancy Plan**  
Not To Scale

# SHADY VIEW BUILDING

7132 Shady Oak Road, Eden Prairie

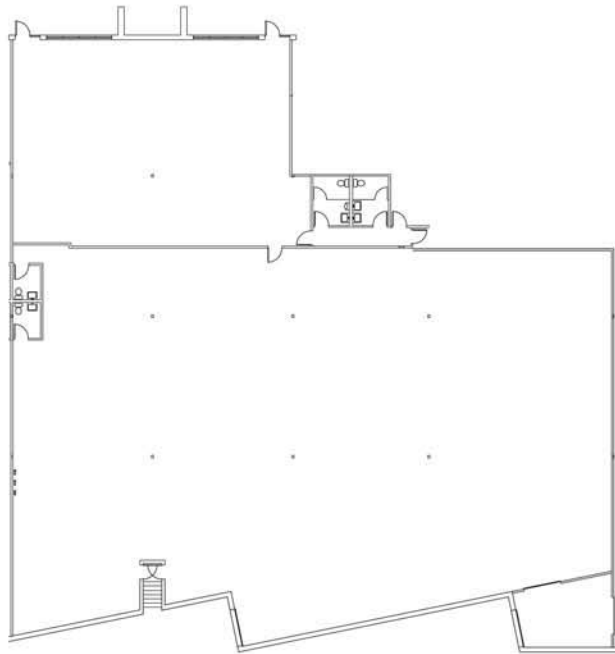
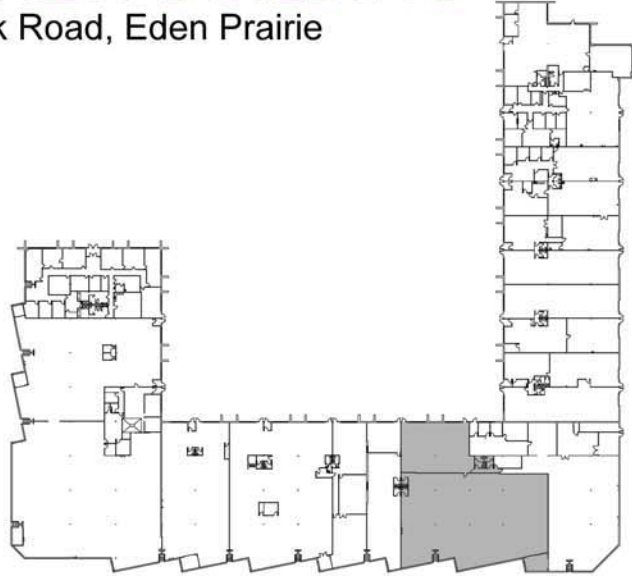
OFFICE: 1,200 SF  
WAREHOUSE: 1,860 SF  
TOTAL AREA: 3,060 SF



**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