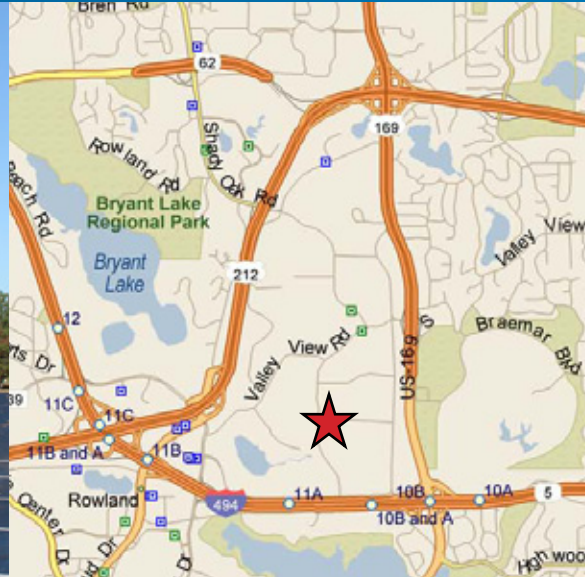


FOR LEASE > OFFICE/WAREHOUSE SPACE



# Technology Park V & VI

7615-7625 GOLDEN TRIANGLE DRIVE, EDEN PRAIRIE, MN



## For Lease > Office/Warehouse Space

Located in the heart of the Golden Triangle area of Eden Prairie. 125,945 square foot single story office/warehouse buildings. Several restaurants and retail within one mile. Easy access to Highway 169, Highway 212, and I-494.

## Building Amenities

- > 125,945 square foot complex
- > Single story office and office/warehouse buildings
- > 14' clear height
- > Dock and drive-in doors
- > Located in the heart of the Golden Triangle area of Eden Prairie
- > Easy access to Highway 169, Highway 212, and I-494
- > Several restaurants and retail within one mile

## Contact Us

JEFF GIOVANAZZO  
952 897 7878  
MINNEAPOLIS, MN  
[jeff.j@colliers.com](mailto:jeff.j@colliers.com)

BILL RITTER, CCIM, SIOR  
952 897 7743  
MINNEAPOLIS, MN  
[bill.ritter@colliers.com](mailto:bill.ritter@colliers.com)

COLLIERS INTERNATIONAL  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343  
[www.colliers.com](http://www.colliers.com)

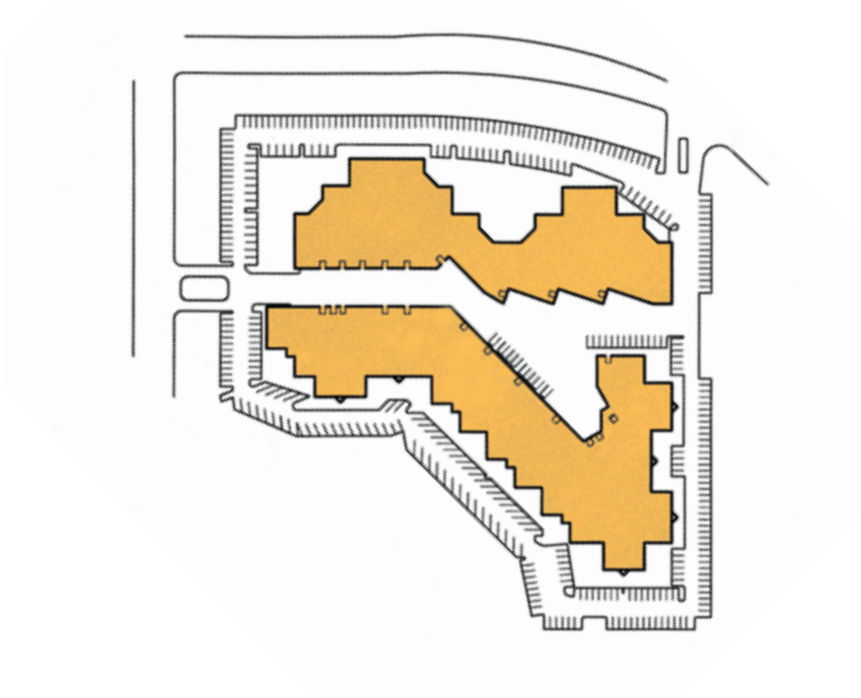
# Technology Park V & VI



## Contact Us

JEFF GIOVANAZZO  
952 897 7878  
MINNEAPOLIS, MN  
[jeff.j@colliers.com](mailto:jeff.j@colliers.com)

BILL RITTER, CCIM, SIOR  
952 897 7743  
MINNEAPOLIS, MN  
[bill.ritter@colliers.com](mailto:bill.ritter@colliers.com)



COLLIERS INTERNATIONAL  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343  
[www.colliers.com](http://www.colliers.com)



## PROPERTY FACT SHEET



# Technology Park V & VI

7615-7625 GOLDEN TRIANGLE DRIVE, EDEN PRAIRIE, MN

### PROPERTY ADDRESS:

7615-7625 Golden Triangle Dr  
Eden Prairie, MN

### ZONING:

I-2 Industrial Park

### BUILDING SQUARE FEET:

125,945 square feet total

### NET RENTAL RATES:

\$9.75 per square foot office  
\$4.75 per square foot warehouse

### CURRENTLY AVAILABLE: SUITE 7615:

12,154 square feet office  
• Two (2) docks

### 2012 EST. CAM & REAL ESTATE TAX:

\$1.65 per square foot CAM  
\$2.37 per square foot for real estate tax  
\$4.02 total per square foot

### YEAR BUILT:

1986

### AMENITIES:

- Ample parking
- Easy access to Highways 169 & 212, I-494, and Crosstown 62

### CLEAR HEIGHT:

14'

### PID NUMBER:

1211622430006



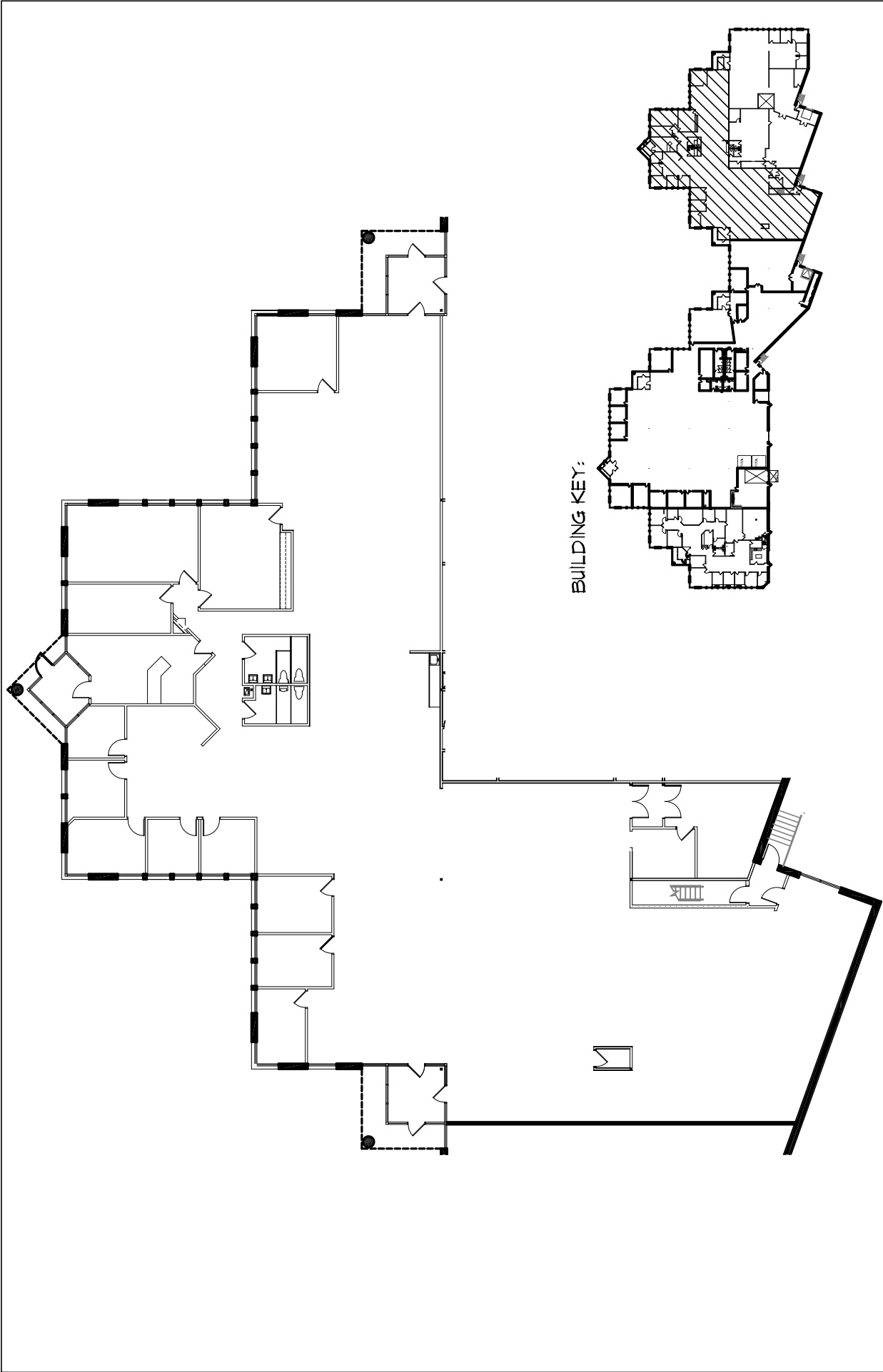
## For Leasing Information, Contact:

JEFF GIOVANAZZO  
952 897 7878  
[jeff.j@colliers.com](mailto:jeff.j@colliers.com)

BILL RITTER, CCIM, SIOR  
952 897 7743  
[bill.ritter@colliers.com](mailto:bill.ritter@colliers.com)

COLLIERS INTERNATIONAL  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343

[www.colliers.com](http://www.colliers.com)



SCALE: no set scale  
 JOB: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_

SUITE C  
 12,154 SQ. FT.  
 1615 GOLDEN TRIANGLE DR  
 EDEN PRAIRIE, MN 55344

**A-1**

**GENESIS**  
 ARCHITECTURE

4350 Baker Road, Suite 400  
 Minnetonka, MN 55343  
 952.897.7874 Fax: 952.897.7740