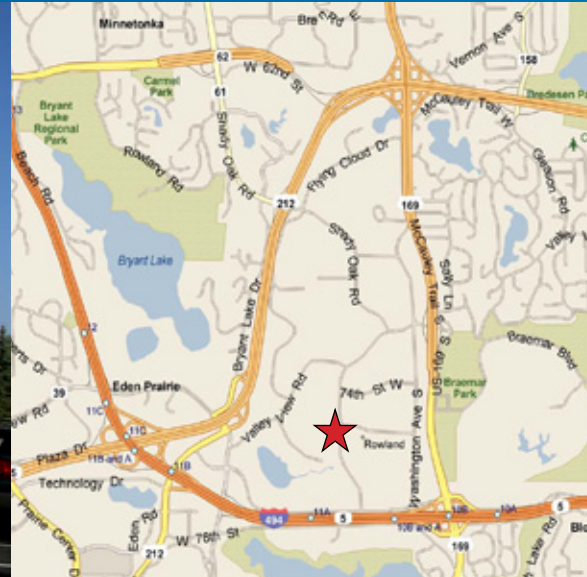


FOR LEASE > OFFICE/WAREHOUSE SPACE



Technology Park VIII

7600-7650 GOLDEN TRIANGLE DRIVE, EDEN PRAIRIE, MN



For Lease > Office/Warehouse Space

74,148 square foot office/warehouse building located in the heart of the Golden Triangle in Eden Prairie. Numerous restaurants and retail within one mile. Easy access to Highway 169, Highway 212, and I-494.

Building Amenities

- > 74,148 square foot office/warehouse building
- > 14' clear height
- > Dock and drive-in doors
- > Numerous restaurants and retail within one mile
- > Located in the heart of the Golden Triangle of Eden Prairie
- > Easy access to Highway 169, Highway 212, and I-494

Contact Us

JEFF GIOVANAZZO
952 897 7878
MINNEAPOLIS, MN
jeff.j@colliers.com

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Minnetonka, MN 55343
www.colliers.com

Technology Park VIII > Aerial



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PROPERTY FACT SHEET



Technology Park VIII

7600-7650 GOLDEN TRIANGLE DRIVE, EDEN PRAIRIE, MN

PROPERTY ADDRESS:

7600-7650 Golden Triangle Drive
Eden Prairie, MN

BUILDING SQUARE FEET:

74,148 square feet total

CURRENTLY AVAILABLE:

SUITE 7646:

6,951 square feet total
6,746 square feet office
205 square feet warehouse
• Two (2) docks, one (1) drive-in

YEAR BUILT:

1990

CLEAR HEIGHT:

14'

PID NUMBER:

1211622430013

ZONING:

I-2 Industrial Park

NET RENTAL RATES:

\$10.00 per square foot office
\$ 5.00 per square foot warehouse

2012 EST. CAM & REAL ESTATE TAX:

\$1.51 per square foot CAM
\$2.75 per square foot Real Estate Tax
\$4.26 total per square foot

AMENITIES:

- Near many restaurants & shopping
- Easy access to Highway 169, Highway 212 & I-494
- Excellent Eden Prairie location!



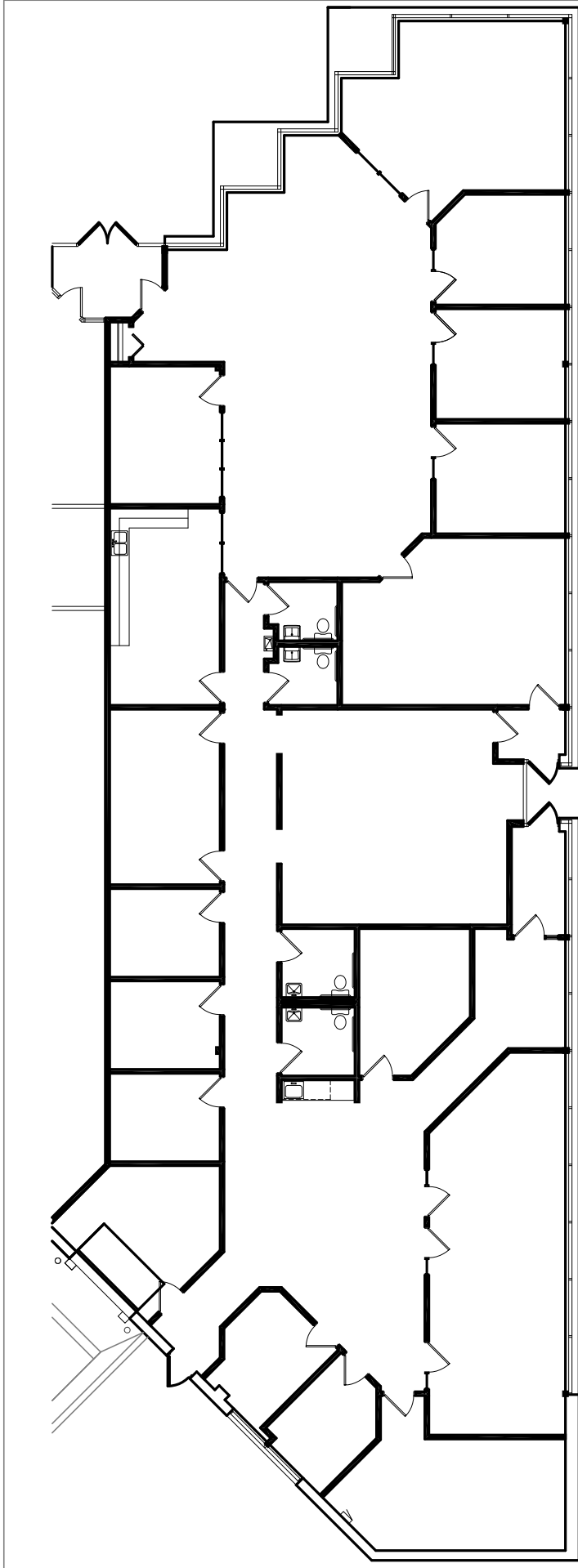
For Leasing Information, Contact:

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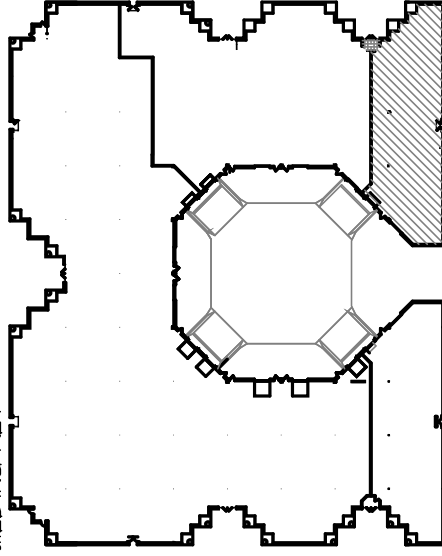
www.colliers.com



Floor Plan
 Scale: 1/16" = 1'-0"

Office = 6,746 s.f.
 Warehouse = 2,055 s.f.
 Total = 8,801 s.f.

BUILDING KEY:



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GENESIS
ARCHITECTURE

4350 Baker Road
 Minnetonka, MN 55343
 952.897.7874 Fax: 952.897.7740

SCALE: 1/16" = 1'-0"
 JOB: _____
 REVISION: _____
 DATE: _____

DRAWN BY: _____
 DATE: _____

Technology Park VIII
 1646 Golden Triangle Drive
 Eden Prairie, MN 55344

A-1