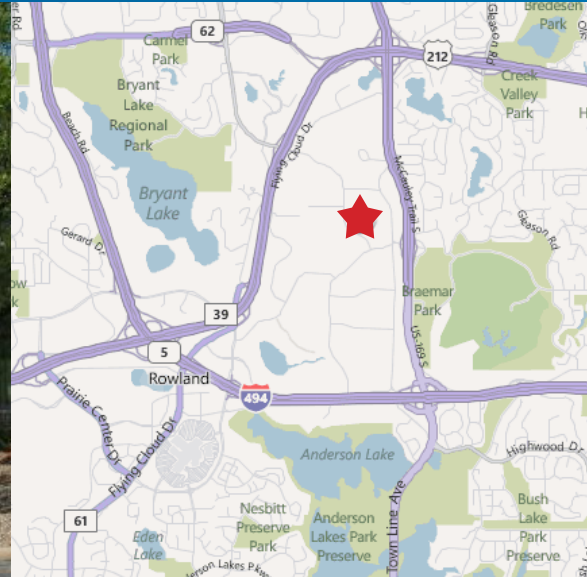


FOR LEASE > OFFICE/WAREHOUSE SPACE



Valley Oak Business Center

7115-7171 SHADY OAK ROAD EDEN PRAIRIE, MINNESOTA



Building Amenities

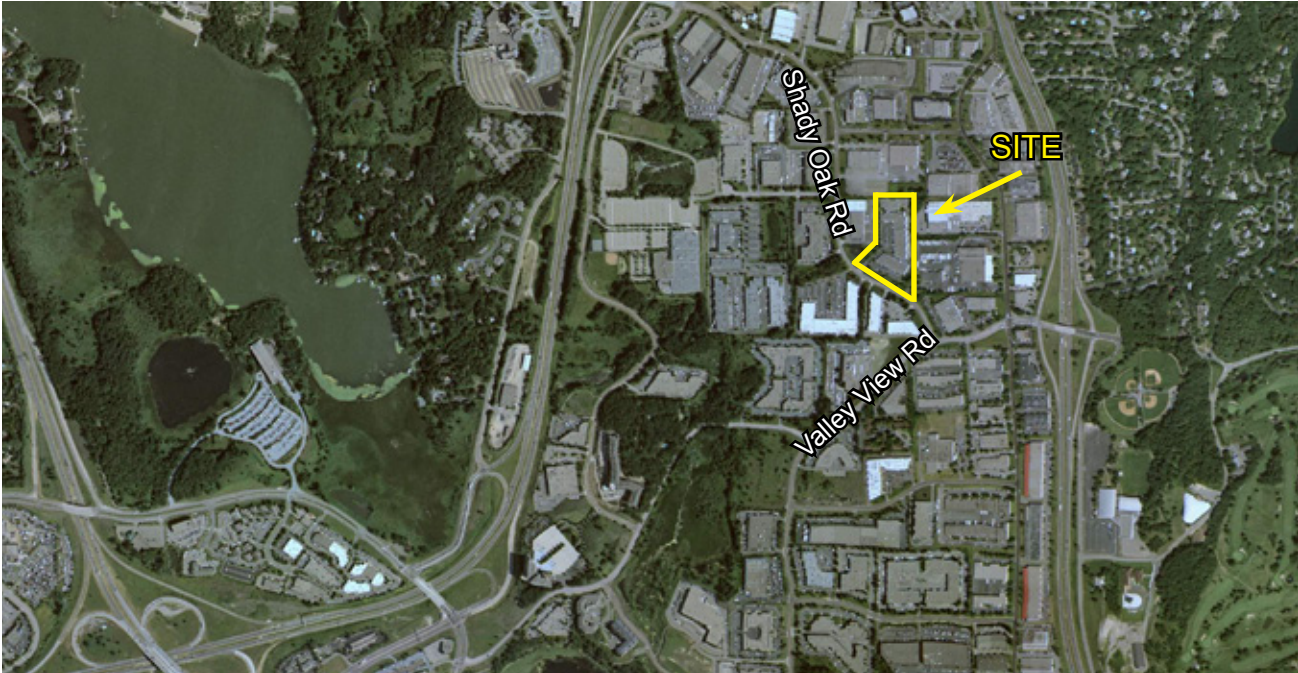
- > 78,171 square foot office/warehouse building
- > Single story building with direct access to suites
- > Located in the desirable Golden Triangle
- > Many suite options available
- > 14' clear height
- > Great parking
- > Numerous restaurants & retail within one mile
- > Easy access to Highways 169 & 212, Crosstown 62, & I-494

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

JEFF GIOVANAZZO
952 897 7878
jeff.giovanazzo@colliers.com

JUDD WELLIVER
952 897 7854
judd.welliver@colliers.com

Valley Oak Business Center > Aerial View



Valley Oak Business Center > Birds Eye View



PROPERTY FACT SHEET

Valley Oak Business Center



PROPERTY ADDRESS:

7115-7171 Shady Oak Road
Eden Prairie, Minnesota

BUILDING SQUARE FEET:

78,171 square feet total

CURRENTLY AVAILABLE:

Suite 7131:

3,735 square feet total
1,461 square feet of office
2,274 square feet of whse

Suite 7133:

3,106 square feet total
681 square feet of office
2,425 square feet of whse

Suite 7135:

5,133 square feet total
2,762 square feet of office
2,371 square feet of whse

Suite 7141:

6,615 square feet total
2,500 square feet of office
4,115 square feet of whse

LOADING:

One (1) dock door per suite

CLEAR HEIGHT:

14'

RENTAL RATES:

\$9.00 psf office
\$4.50 psf warehouse

2012 EST. CAM & REAL ESTATE TAX:

\$1.97 psf CAM
\$1.82 psf Real Estate Taxes
\$3.79 psf Total

AMENITIES:

- Located in the desirable Golden Triangle
- Great Eden Prairie location with easy access to Highways 169 & 212, Crosstown 62, and I-494
- Numerous restaurants and retail within one mile



For Leasing Information, Contact:

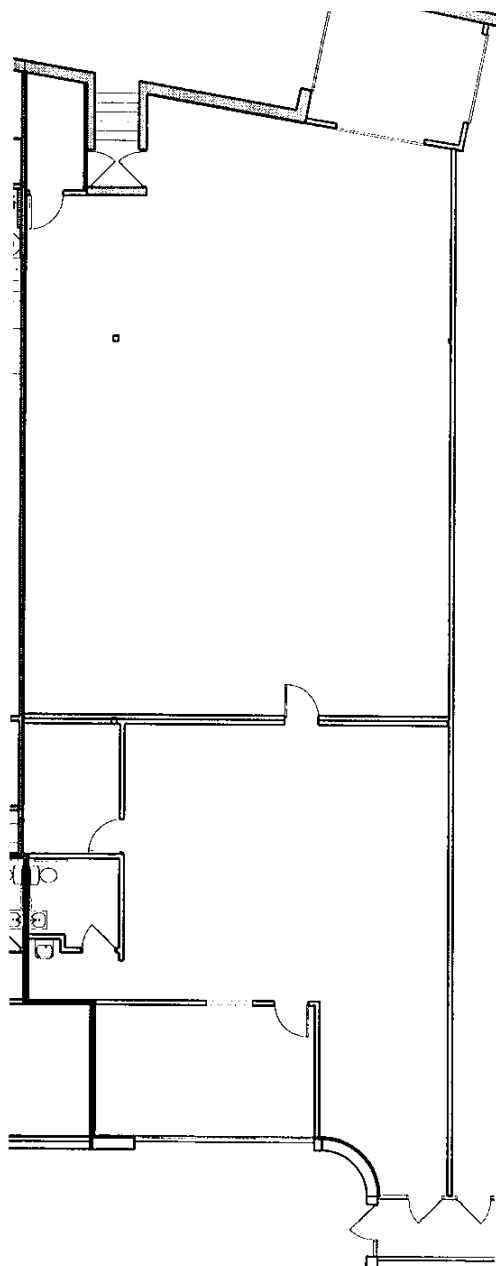
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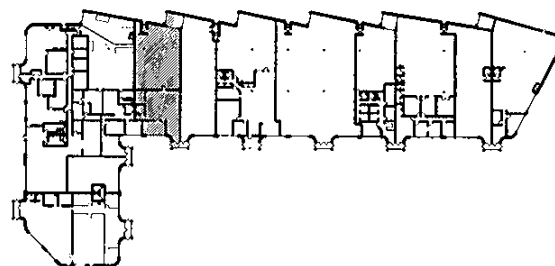
SUITE 7131



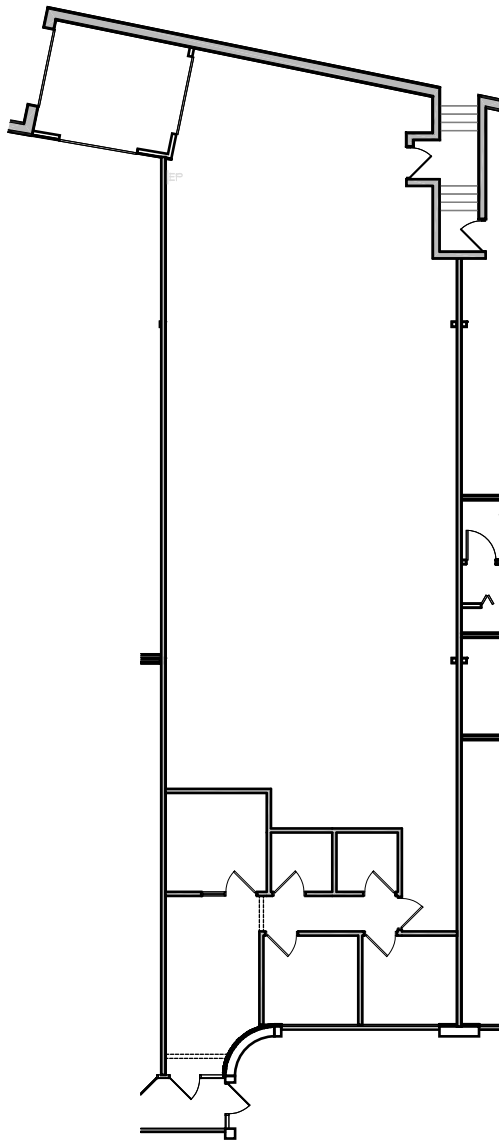
SQUARE FOOTAGES - SUITE 7131

OFFICE	=	1,461 SF
WAREHOUSE	=	2,214 SF
TOTAL	=	3,735 SF

BUILDING KEY PLAN



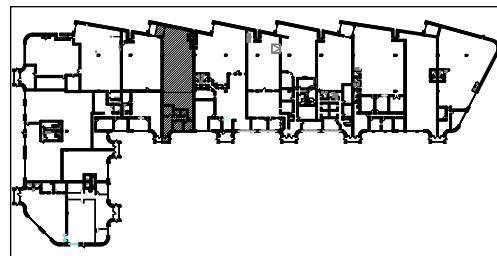
SUITE 7133



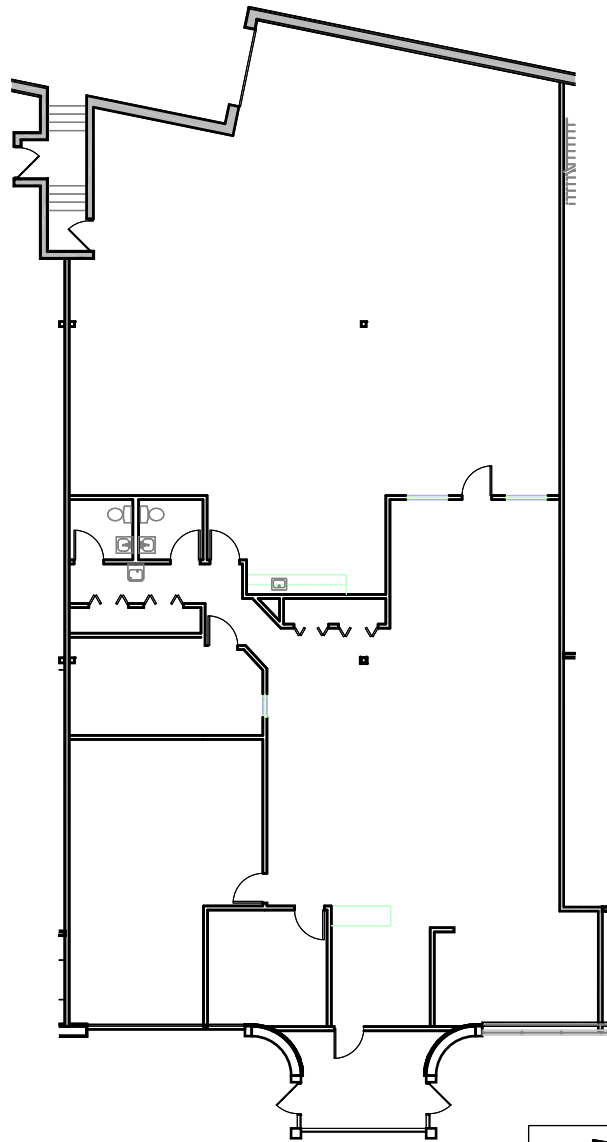
Square Footage Breakdown:

Office	=	681 SF
Warehouse	=	2,425 SF
Total	=	3,106 SF

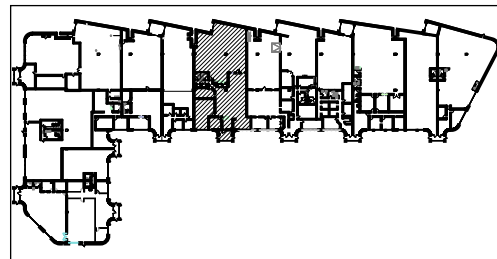
BUILDING KEY PLAN



SUITE 7135



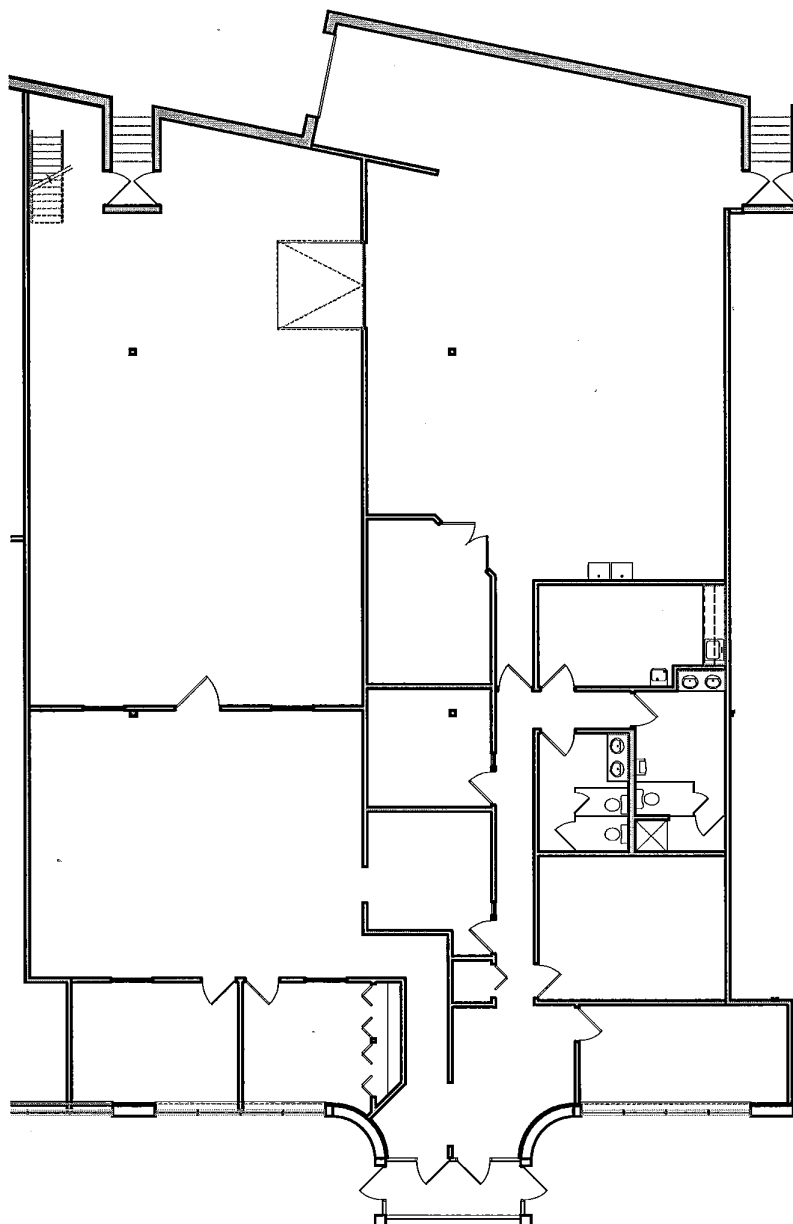
BUILDING KEY PLAN



Square Footage Breakdown:

Office	=	2,762 SF
Warehouse	=	2,371 SF
Total	=	5,133 SF

SUITE 7141



BUILDING KEY PLAN

