



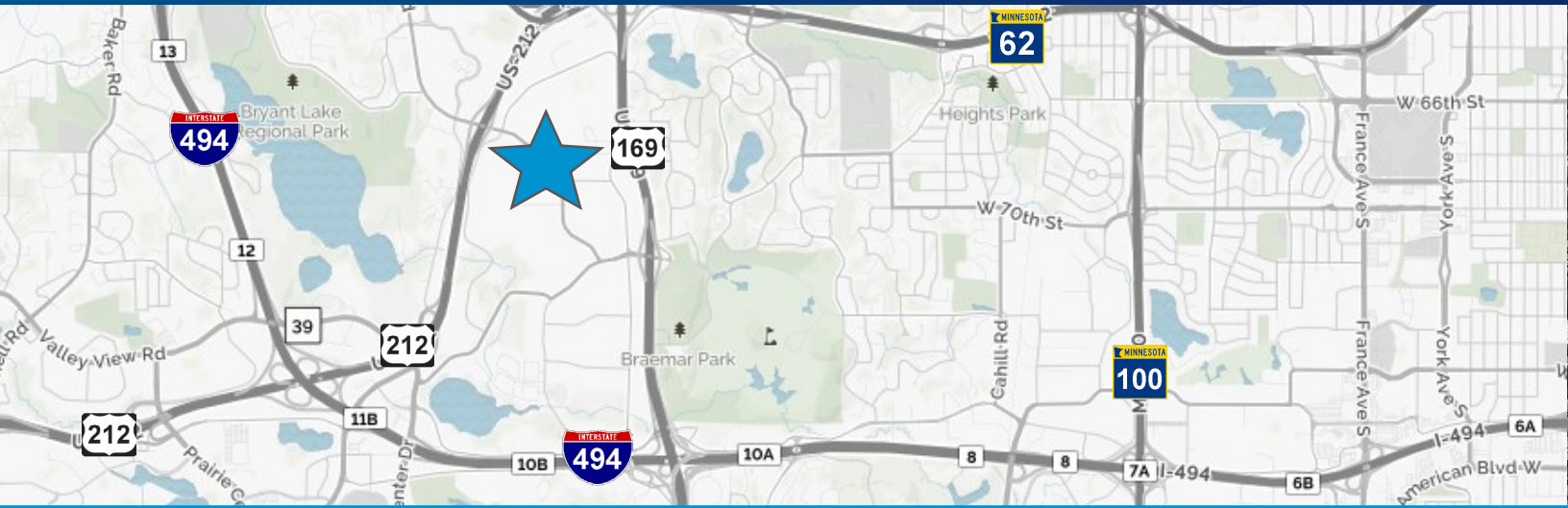
FOR SALE OR LEASE

Shady Oak I

6810 SHADY OAK ROAD, EDEN PRAIRIE, MINNESOTA 55344



CSM



Shady Oak I

BUILDING INFORMATION

- > 69,219 SF office/warehouse building
- > 18' clear height
- > 4.57 acres
- > Parking: 84 stalls (1.2/1,000)
- > Built in 1980
- > Great access to I-494, Highways 169, 212 and Crosstown 62



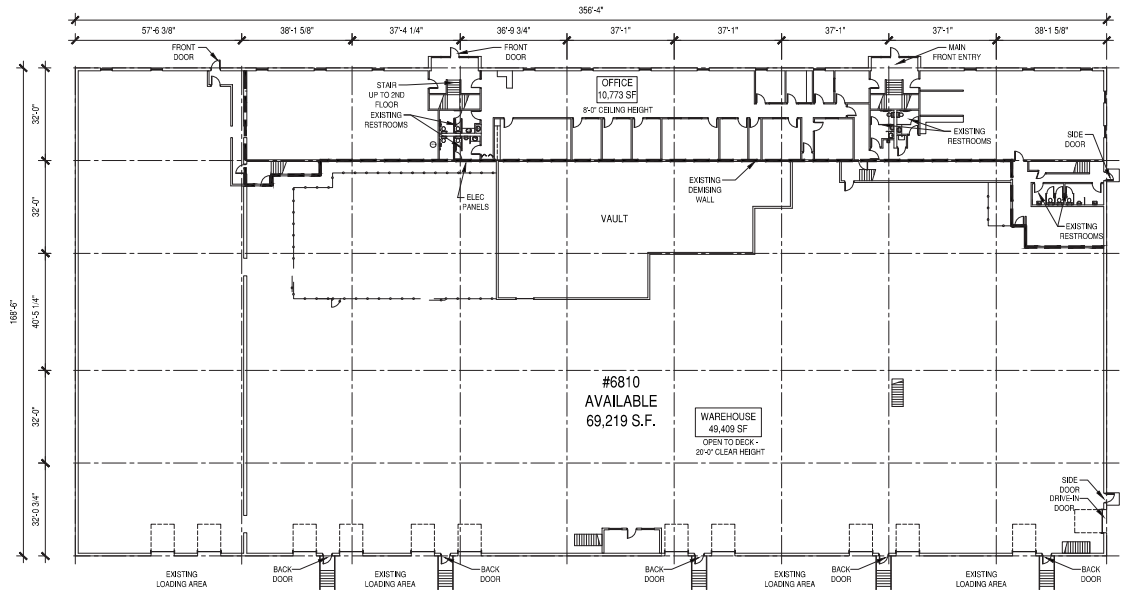


AVAILABLE VACANCY

SUITE 6810

69,219 SF | TOTAL
 10,773 SF | OFFICE MAIN
 9,037 SF | OFFICE MEZZ
 49,409 SF | WAREHOUSE
 9 DOCKS | 1 DRIVE-IN

As-Built Plan



BUILDING ADDRESS

6810 SHADY OAK ROAD
 EDEN PRAIRIE, MN

SALE PRICE

\$5,468,300.00
 (\$79.00 PSF)

BUILDING SQUARE FEET

69,219 SF TOTAL
 10,773 SF OFFICE MAIN
 9,037 SF OFFICE MEZZ
 49,409 SF WAREHOUSE

NET RENTAL RATE

\$9.50 PSF OFFICE
 \$4.50 PSF WAREHOUSE

2016 CAM/TAX EST.

\$1.53 PSF CAM
 \$1.83 PSF TAX
 \$3.36 PSF TOTAL



For more information, contact:

JOE OWEN
VICE PRESIDENT
DIRECT 952.897.7888
joe.owen@colliers.com

MAX HOLMES
ASSOCIATE
DIRECT 952.897.7798
max.holmes@colliers.com

BILL RITTER, CCIM, SIOR
SENIOR VICE PRESIDENT
DIRECT 952.897.7743
bill.ritter@colliers.com