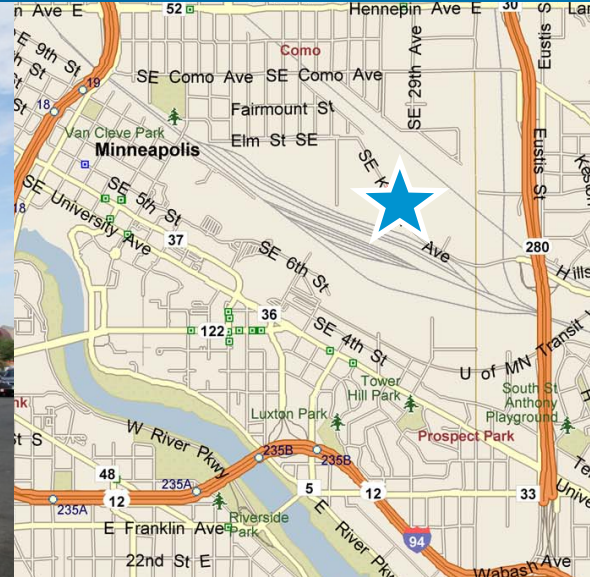


FOR LEASE > OFFICE/WAREHOUSE SPACE



Kasota Business Center I

701 KASOTA AVENUE, MINNEAPOLIS, MN 55414



Building Amenities

- > 196,707 total square feet
- > Available Space:
 - Suite 729:** 32,080 total SF
 - 3,426 SF office
 - Features three (3) dock doors, two (2) UPS-height dock doors, and two (2) oversized grade level drive-in doors
 - Suite 723B:** 9,568 total SF
 - 4,282 SF office
 - 3,875 SF tech/lab space
 - 1,411 SF warehouse
 - Former lab space, with (1) one dock
 - Available 9/1/2016
- > 20' clear height, 40' by 30' column spacing
- > Locally owned and professionally managed by CSM
- > Large parking and loading areas; 2.12/1,000 parking ratio
- > Highly Visible to Kasota Ave with tenant and monument signage
- > 2016 Estimated Operating Expense: \$3.29 PSF
- > Rental Rates:
 - \$9.50 office
 - \$7.00 lab
 - \$4.75 warehouse

High quality office/whse/flex building located in SEMI Industrial Park, adjacent to U of M with direct access to Hwy 280, I-94, and I-35W. Fifty-yard line of the Twin Cities metro area.

COLLIERS INTERNATIONAL
900 2nd Avenue South, Suite 1575
Minneapolis, MN 55402

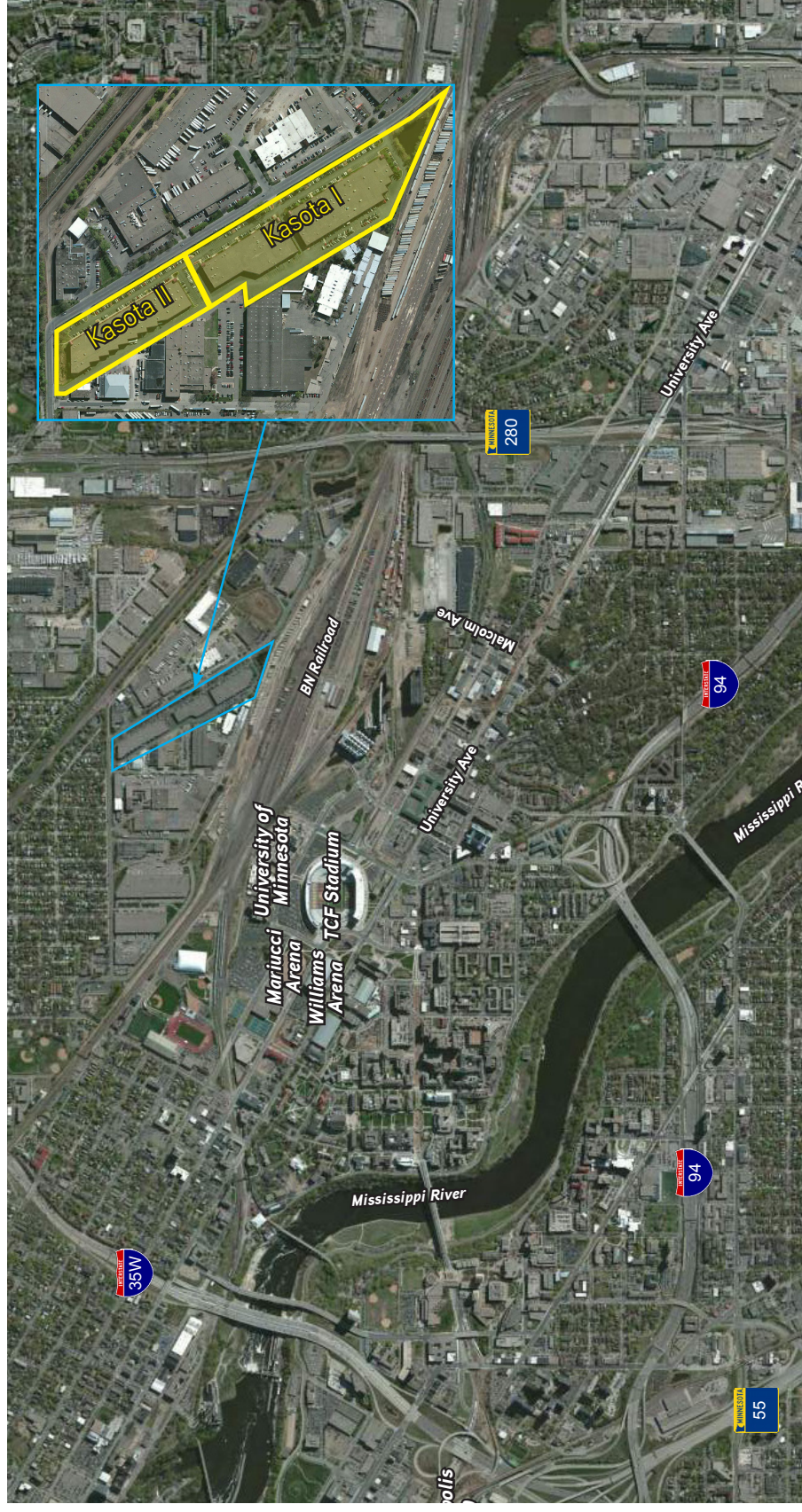
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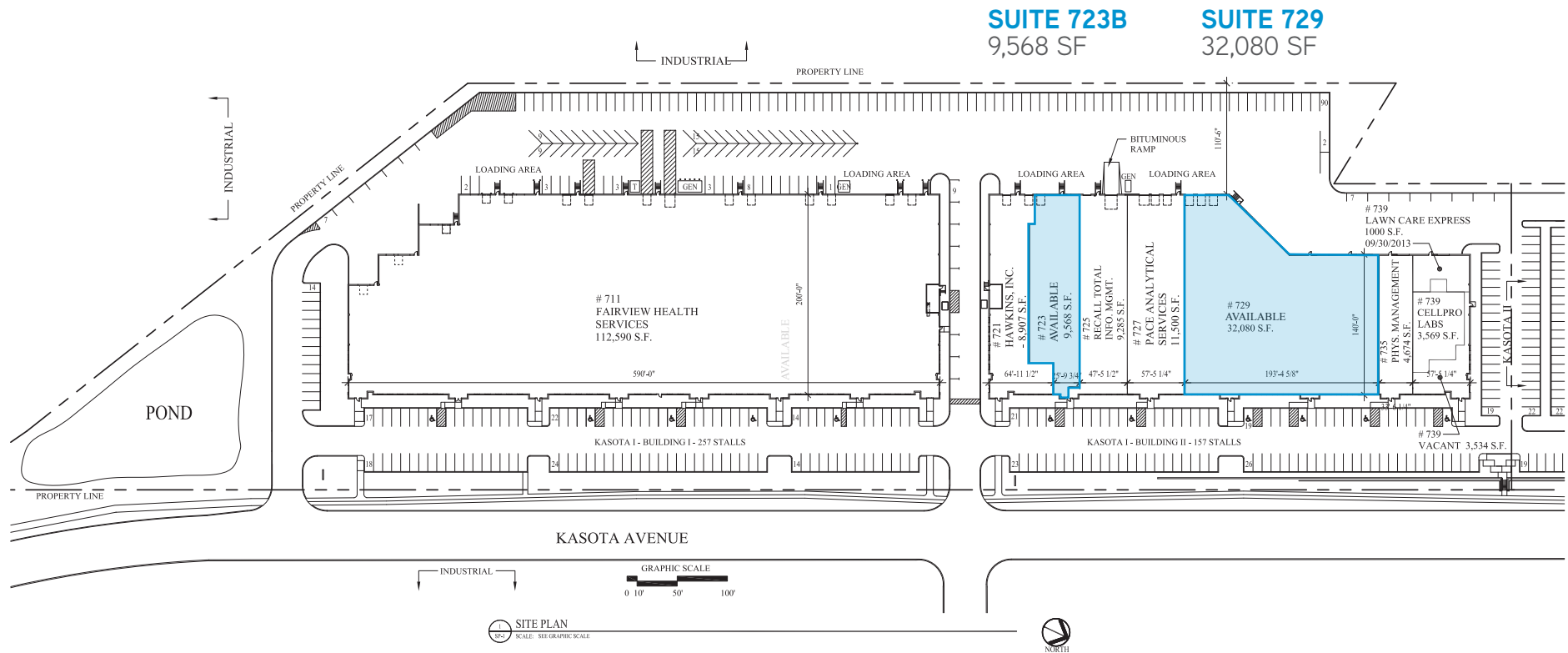


Kasota Business Center I > Aerial Photograph



Kasota Business Center I - Site Plan

701 KASOTA AVENUE, MINNEAPOLIS, MN

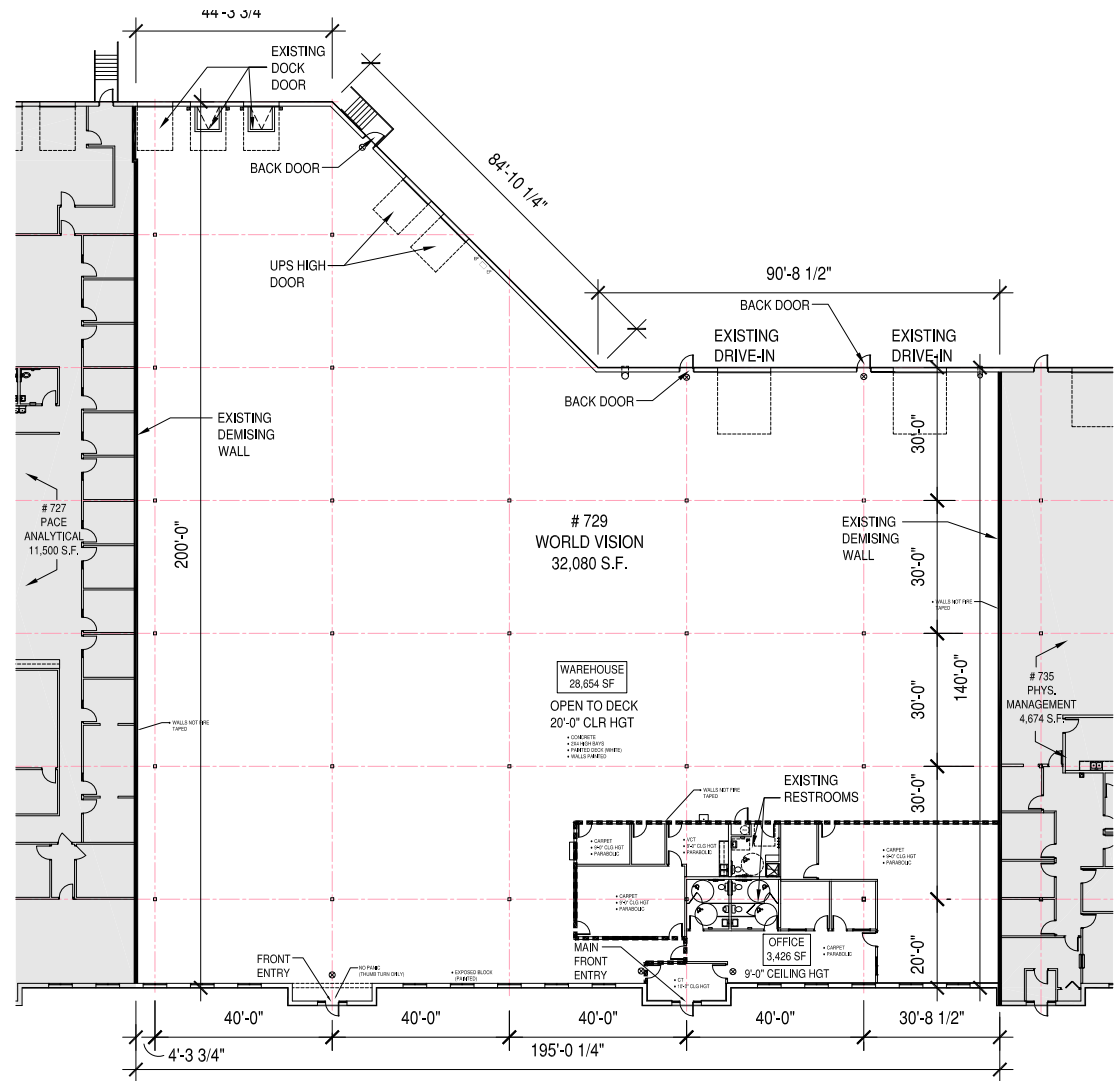


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Kasota Business Center I - Suite 729 Floor Plan

701 KASOTA AVENUE, MINNEAPOLIS, MN



AS-BUILT UNIT PLAN

UNIT	AS OF	VERSION
729	5/28/13	UP - 1

TENANT SUMMARY	
OFFICE	3,426 SF
WAREHOUSE	28,654 SF
TOTAL	32,080 SF

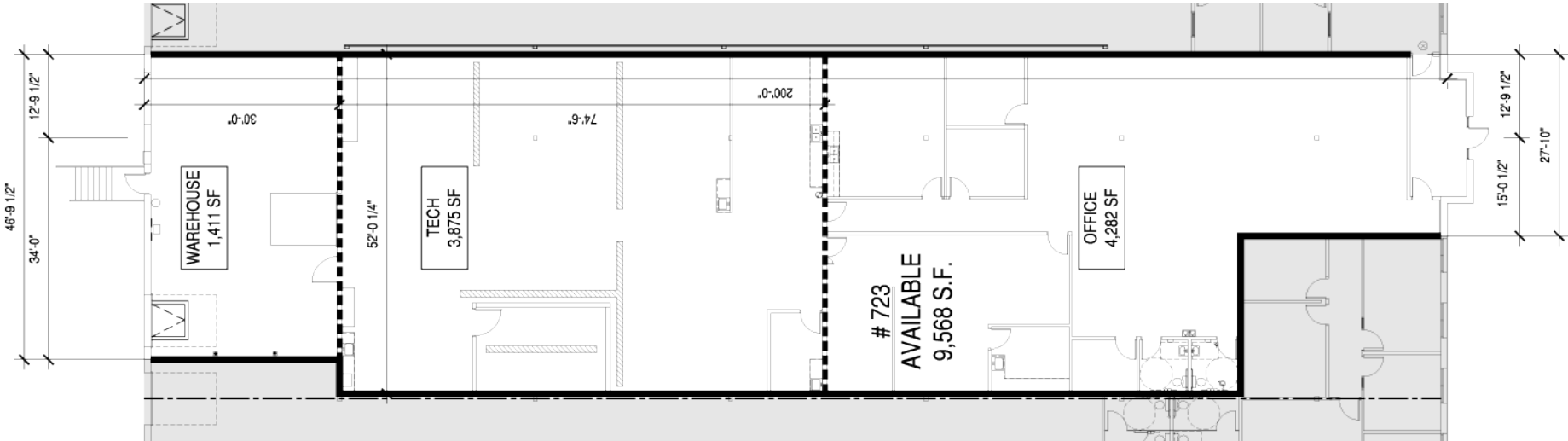
..... DASHED LINE INDICATES OFFICE/WAREHOUSE SEPARATION

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Kasota Business Center I - Suite 723B Floor Plan

701 KASOTA AVENUE, MINNEAPOLIS, MN



TENANT SUMMARY - AVAILABLE	
OFFICE	4,282 SF
TECH	3,875 SF
WAREHOUSE	1,411 SF
TOTAL	9,568 SF

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