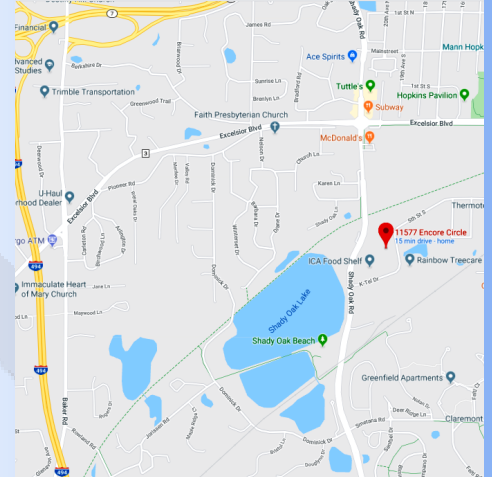


# FOR LEASE

Encore Park IIB  
11577 Encore Circle  
Minnetonka, MN 55343



**SUMMERHILL**  
Commercial Real Estate, LLC



## LEASE DETAILS:

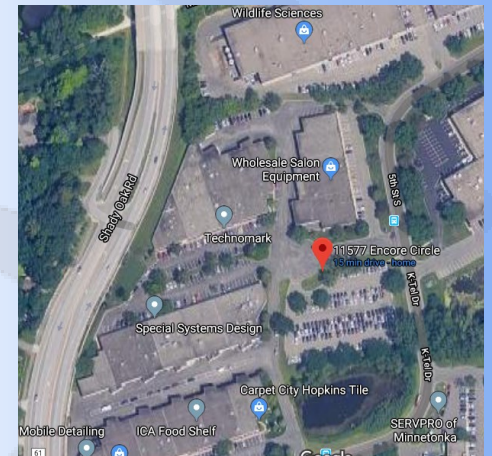
**11577 Encore Circle:** Office: +/- 600 SF  
Warehouse: 4,310 SF  
Total Office/Warehouse: 4,910 SF

**Net Rental Rates:** \$11.00 PSF Office  
\$6.00 PSF Warehouse

**Estimated CAM & Taxes:** \$3.43 PSF

## FEATURES:

- Functional office and warehouse.
- Dock door.
- 12' Clear Height.
- 3 phase power.
- On MTC Bus Line, close to the new SW Light Rail station.
- Convenient location - access to Crosstown 62, Hwy 7 and 169 minutes away.
- Convenient to the amenities of downtown Hopkins.
- Flexibility for office ranging from 0- 600 SF. Owner will demo existing office to suit.
- Multiple building business park



## CONTACT:

**Patrick Lensing, CPM**  
plensing@summerhillcommercial.com  
952-475-5121

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

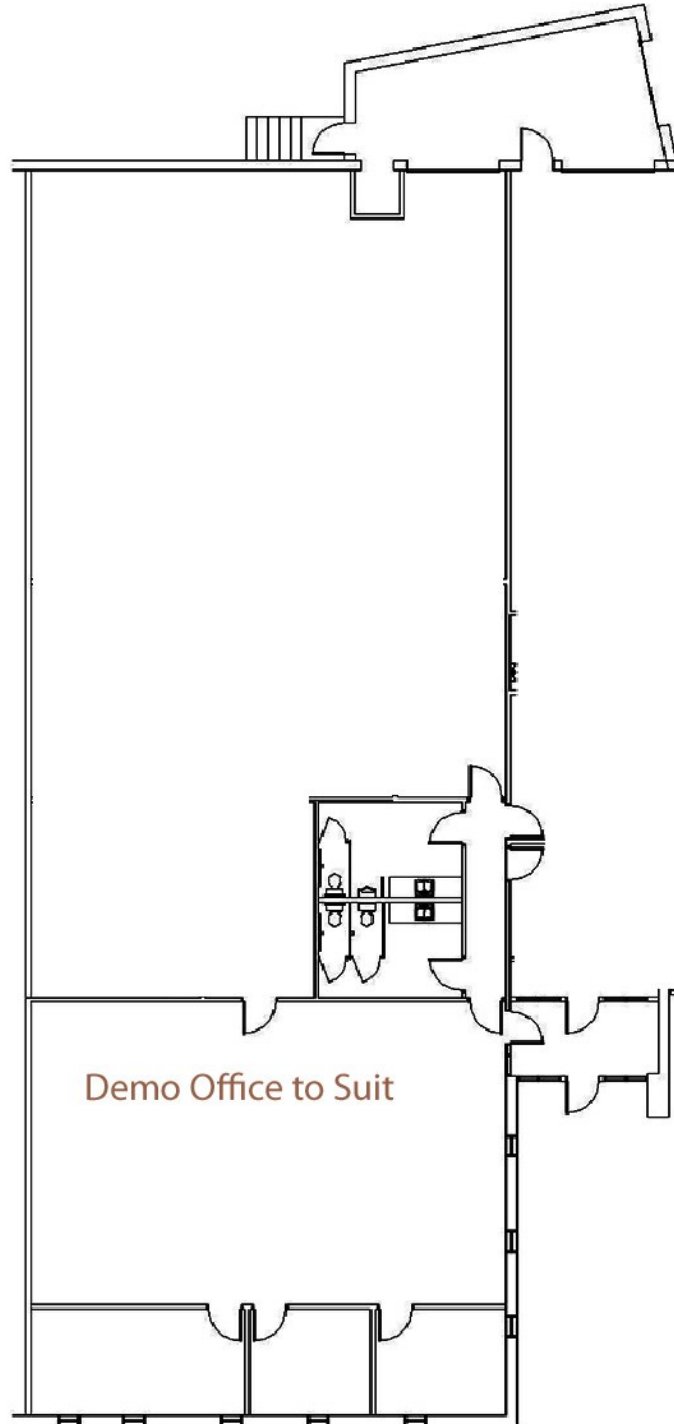
# FOR LEASE

Encore Park IIB  
11577 Encore Circle  
Minnetonka, MN 55343



**SUMMERHILL**  
Commercial Real Estate, LLC

## OFFICE/WAREHOUSE PLAN:



## CONTACT:

**Patrick Lensing, CPM**  
plensing@summerhillcommercial.com  
952-475-5121