



Available For Lease

Cedar/73 Business Center
Bldg 3 - 2800-2814 Hedberg Drive
Minnetonka, MN 55305

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Building Specifications

Additional features

- Office/warehouse building totaling 130,000 square feet
- Unique color-coded building and signage for easy tenant identification
- Excellent suburban location with great access to I-494, I-394, Hwy 169, Minnetonka Blvd and Hwy 7
- 12' clear height

Property Information

Building Address	2800-2814 Hedberg Dr Bldg 3 Minnetonka, MN 55305
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Building Square Feet	29,038 square feet
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Available	Suite 2806 Available 8/1/2024 3,550 SF Whse Total • 100% A/C
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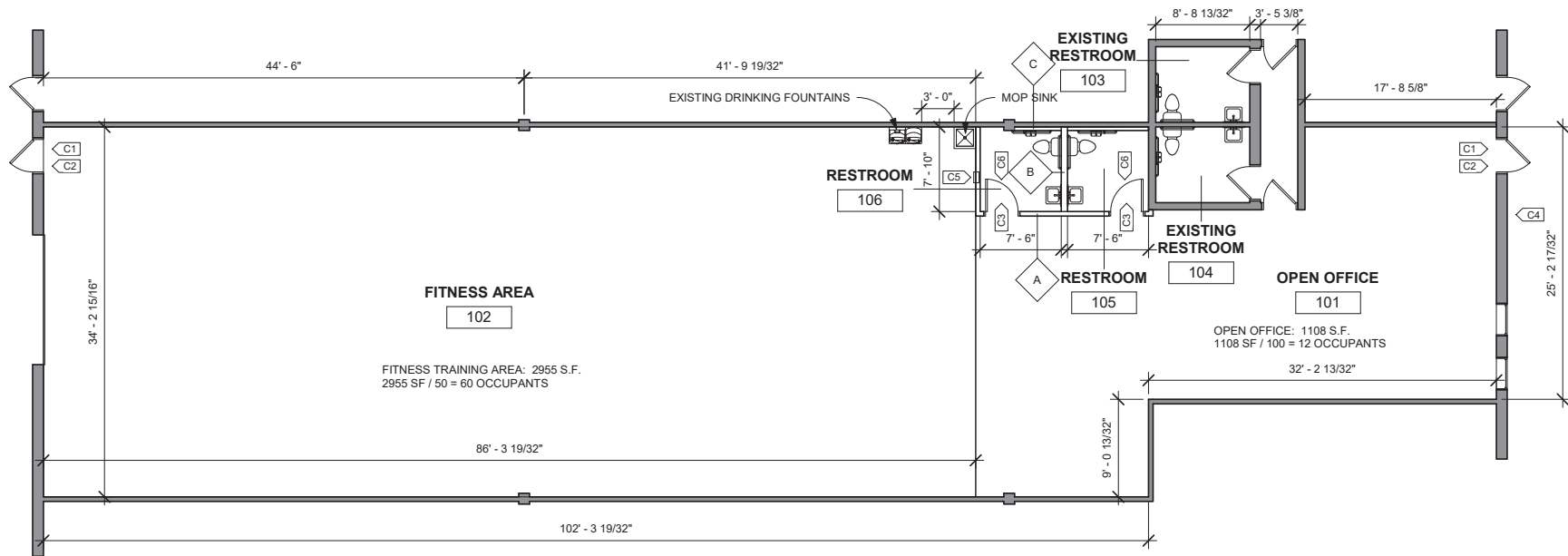
Loading	One (1) drive-in door
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Net Rental Rate	\$ 8.00 PSF Warehouse
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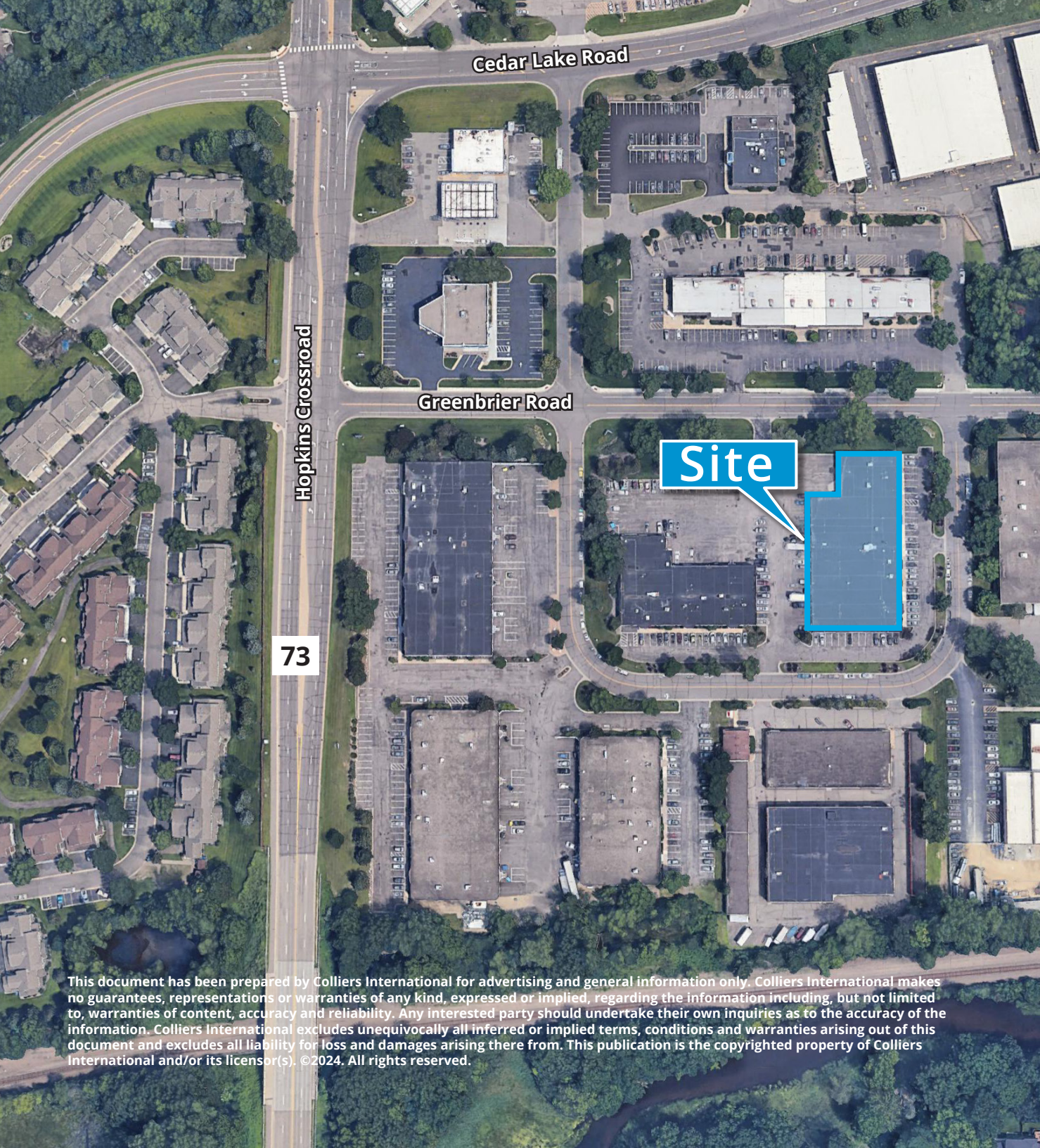
Ceiling Height	12' clear
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2024 CAM & RE Taxes	\$2.41 CAM <u>\$2.67 RE Taxes</u> \$5.08 Total
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Floor Plan



Suite 2806
 Available 8/1/2024
 3,550 SF Total
 3,550 SF Warehouse
 • One (1) drive-in door
 • 100% A/C



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Site

73

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