

GOLDEN TRIANGLE BUSINESS CENTER

SOUTHWEST MARKET
I-494 CORRIDOR

9625-9675 W 76th Street
Eden Prairie, MN 55344



FOR LEASE

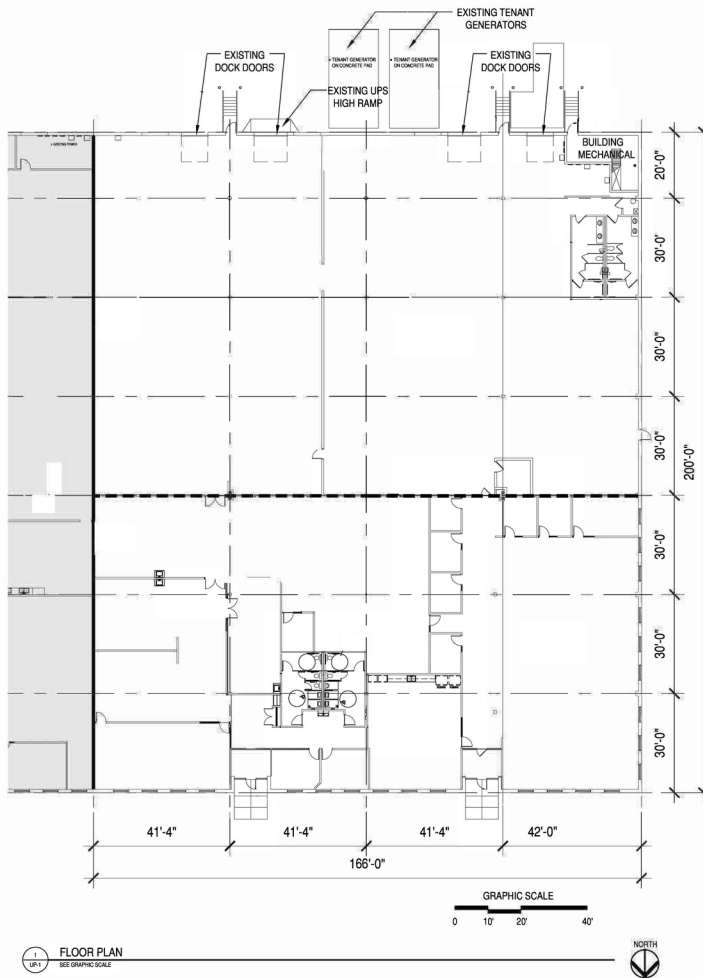
Suite 150

32,919 SF



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NEWMARK



AS-BUILT UNIT PLAN

UNIT	AS OF	VERSION
150	1/06/15	UP - 1

TENANT SUMMARY	
OFFICE	14,839 SF
WAREHOUSE	18,080 SF
TOTAL	32,919 SF

----- DASHED LINE INDICATES OFFICE/WAREHOUSE SEPARATION

FLOOR PLAN
SEE GRAPHIC SCALE

GRAPHIC SCALE
0 10' 20' 40'



GOLDEN TRIANGLE BUSINESS CENTER - BUILDING 'A' - UNIT 150

BUILDING 'A'
5505 WEST 70TH STREET
EDEN PRairie, MN 55133

DATE:
DRAWN BY:

JANUARY 06, 2015
JASON SPANER



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BUILDING AND SITE HIGHLIGHTS

Building Size: 153,349 SF

Available SF: 32,919 SF

Rental Rates: Negotiable

2026 Tax & CAM: \$5.50 PSF

Clear Height: 18'

Loading: Three (3) Dock Doors & One (1) 2' UPS High Door

HIGHLIGHTS

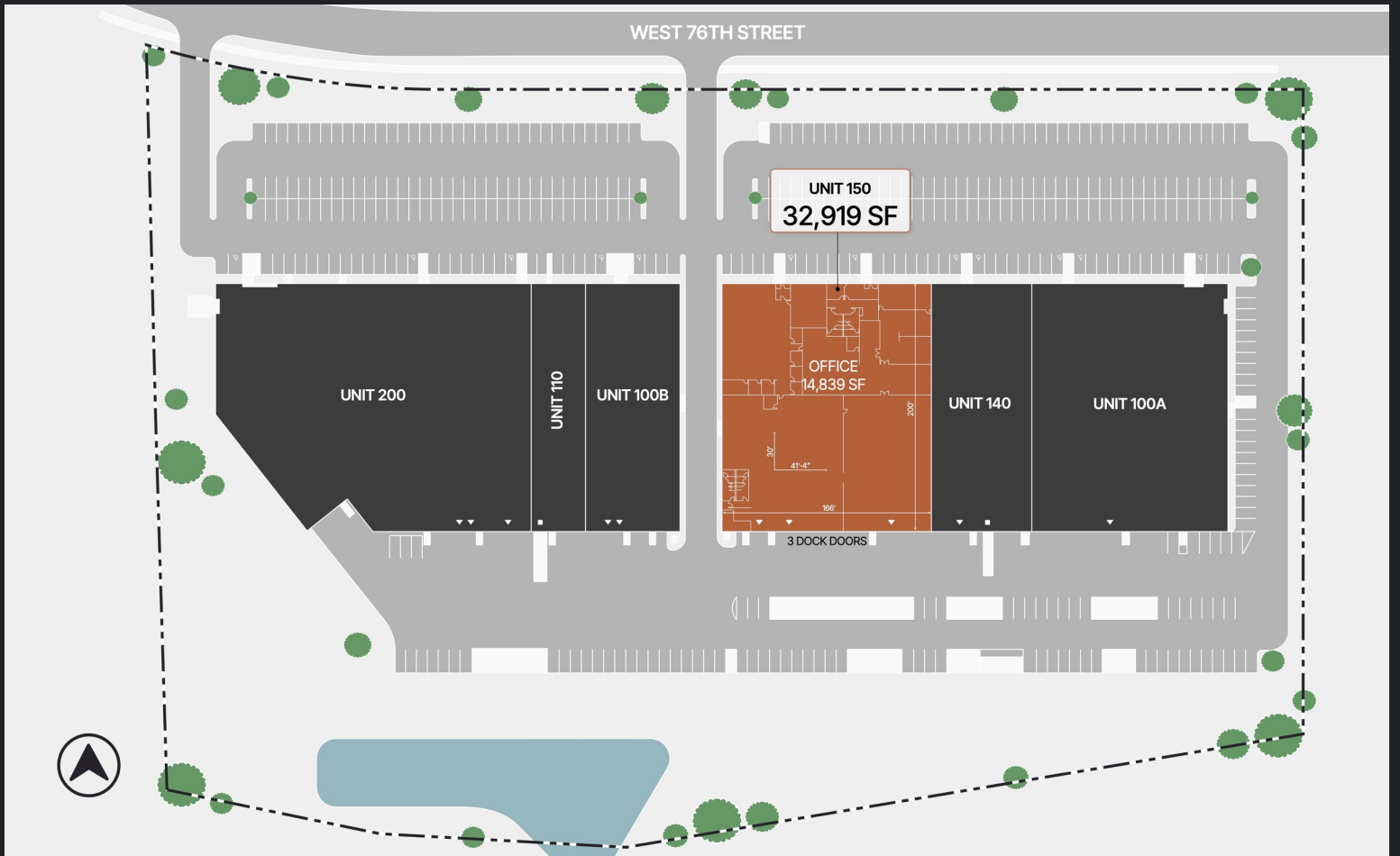
Air Conditioned Warehouse Space

Power: 600A at 480/277V

Ample Parking

Easy access to Hwys 212 & 169 and I-494

Close to Hotels and Retail



CONTACT INFORMATION

9625-9675 W 76th Street
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