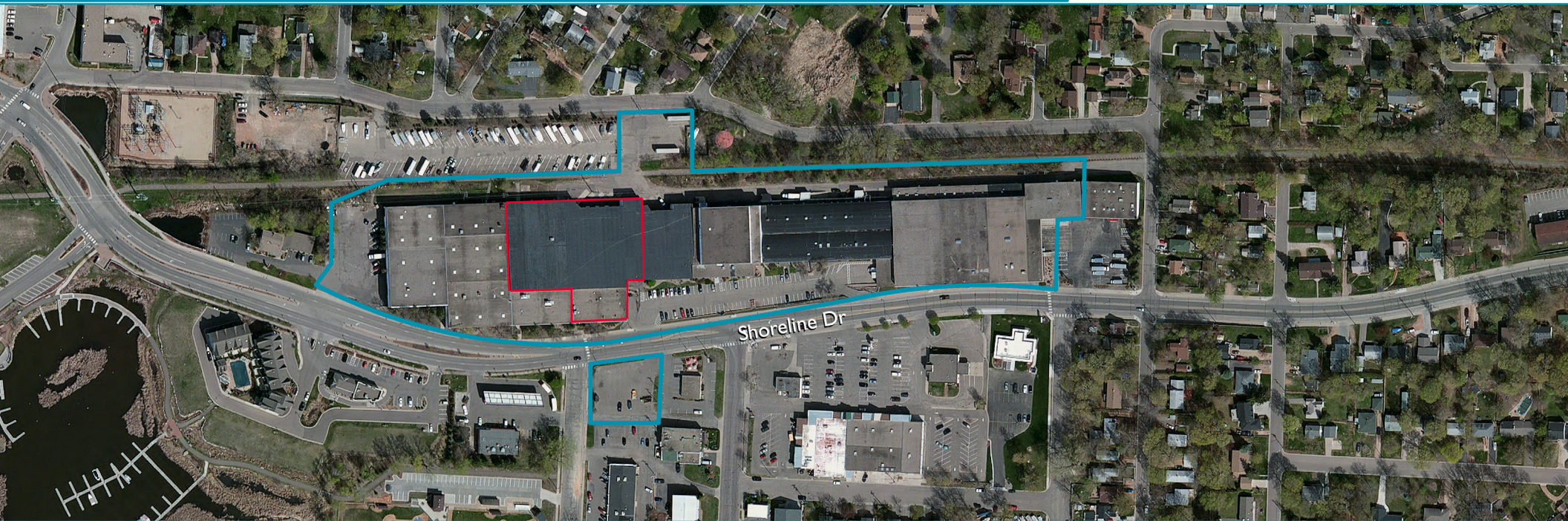


Balboa Business Center

5300 Shoreline Blvd, Mound, MN

FOR LEASE



Up to 9,039 SF OFFICE AVAILABLE

Lowest rates in town!

Brent Masica

Executive Managing Director
+1 952 893 8231
brent.masica@cushwake.com

Danny McNamara

Senior Director
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3500 American Blvd W Suite 200
Minneapolis, MN 55431
cushmanwakefield.com

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Property Highlights

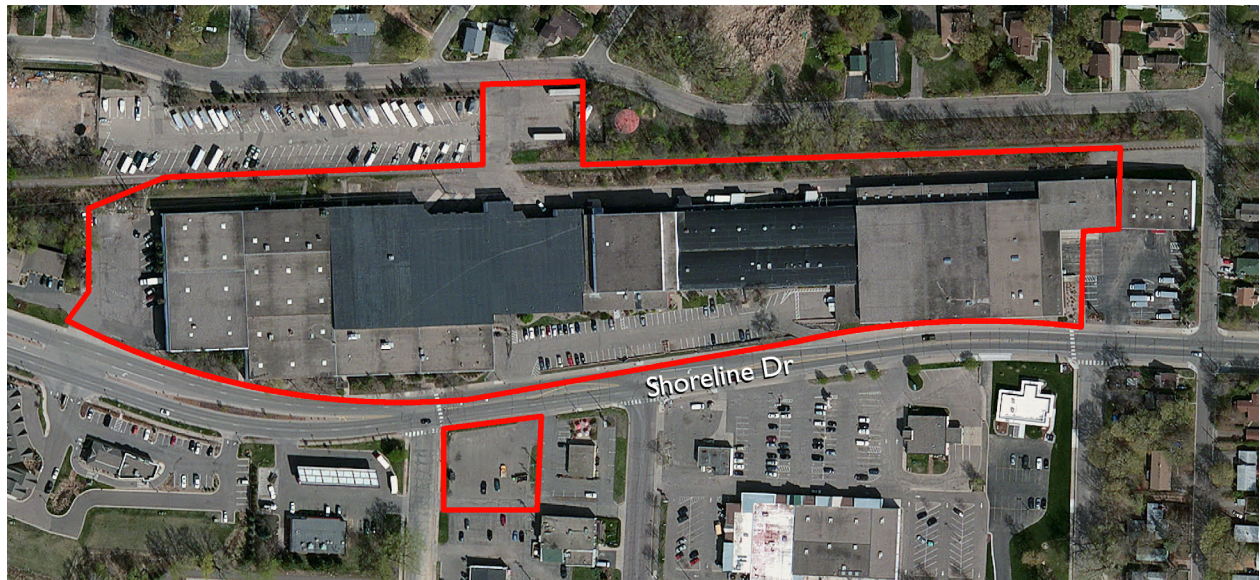
- 1 block from Lake Minnetonka
- Updated T-8 Lights
- Flexible terms (MTM - long term)

BUILDING 252,091 SF

AVAILABLE NOW Office: 9,039 SF

LEASE RATES \$8.50 psf Office
\$4.75 psf Warehouse

2025 TAX/CAM CAM: \$2.02 psf
Tax: \$0.29 psf
Total: \$2.31 psf



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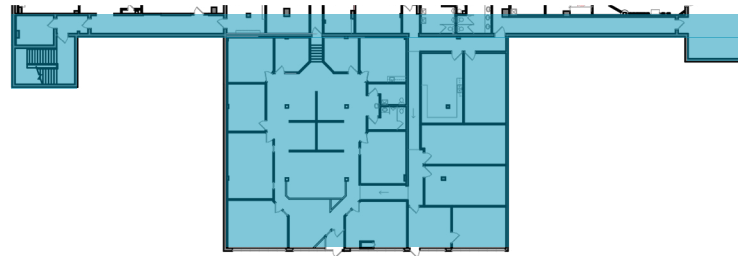
FOR LEASE



Office Space

9,039 SF

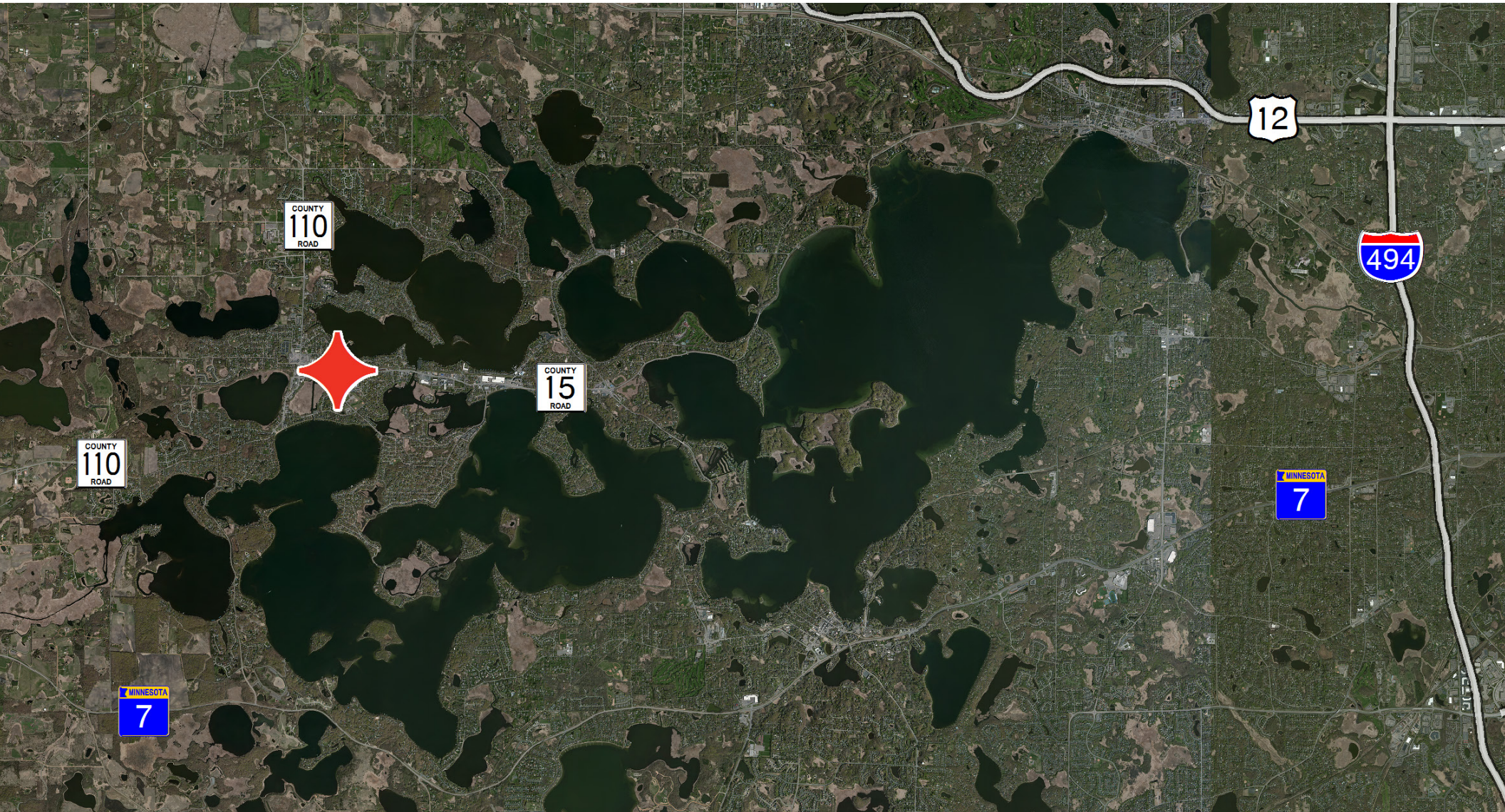
\$2.31 Tax/CAM



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