

FOR LEASE

Flex Building Minnetonka, Minnesota



CONTACTS:

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RMC CORPORATE CENTER

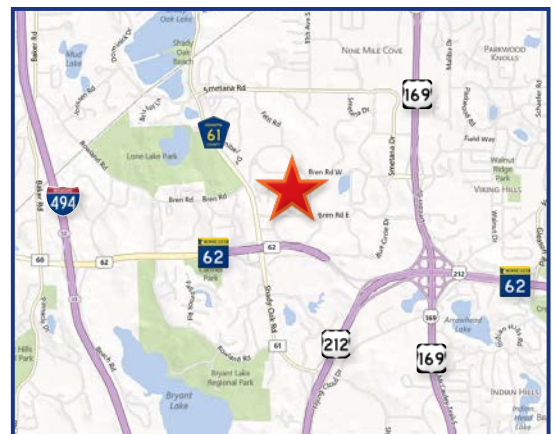
10901-10955 Bren Road East
Minnetonka, Minnesota

FEATURES:

- ▶ Easy freeway access to Highway 169, Crosstown 62 and I-494
- ▶ Extensive glass lines
- ▶ Overlooking wetlands and adjacent to walk/bike path
- ▶ All office, office/showroom and office/warehouse suites
- ▶ Many nearby amenities, including restaurants and hotels

BUILDING SPECIFICS:

- ▶ 73,529 square foot flex facility
- ▶ Divisible for multiple tenants
- ▶ 14' clear height
- ▶ 177 parking stalls (2.4/1000)
- ▶ Fully sprinklered
- ▶ Local ownership and responsive, professional property management



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RMC CORPORATE CENTER

10901-10955 Bren Road East | Minnetonka, MN

PARAMOUNT
REAL ESTATE CORPORATION

TCN
WORLDWIDE
REAL ESTATE SERVICES

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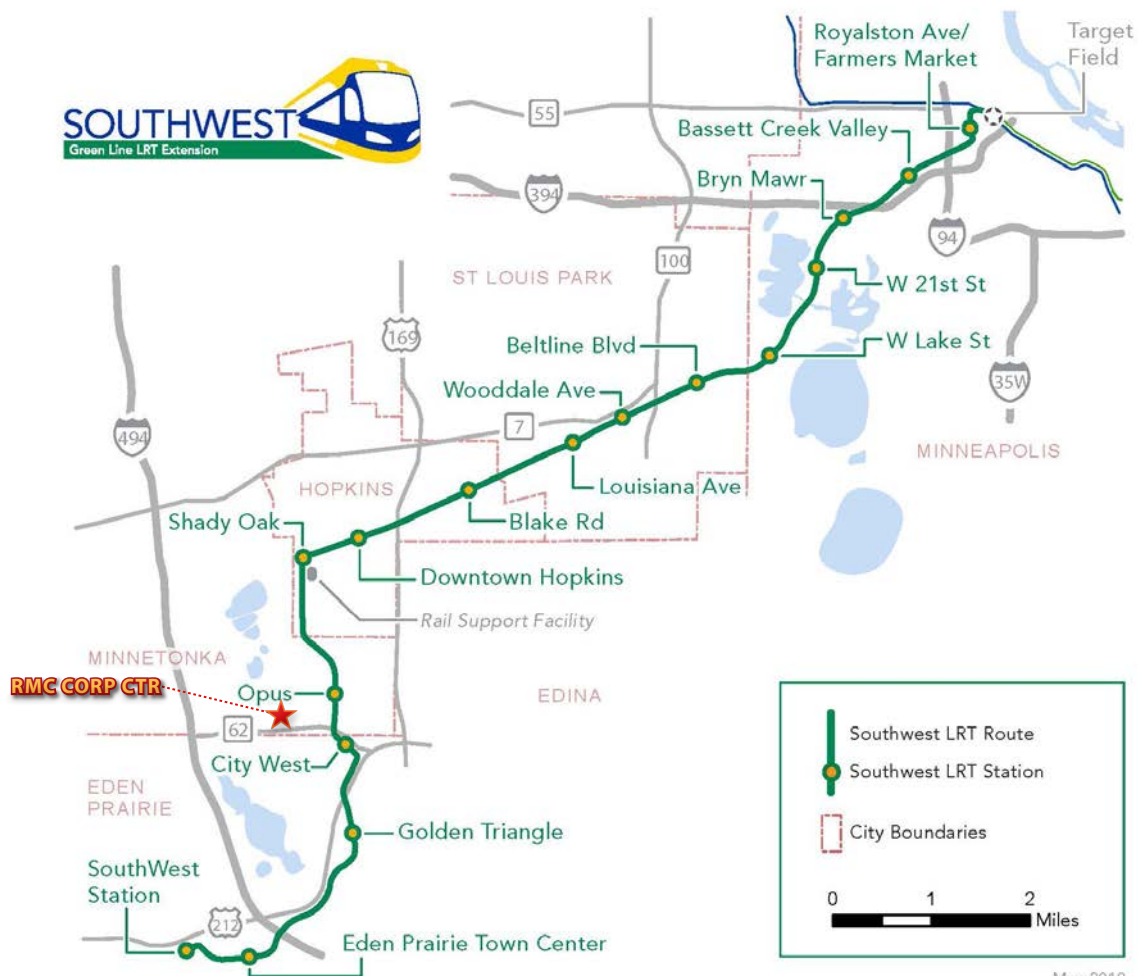
TRUSTED. DEDICATED. EXPERIENCED.

Southwest Light Rail

Groundbreaking 12/3/2018
Construction 2019-2022

The Southwest Light Rail Transit (LRT) project (METRO Green Line Extension) will operate on a route from downtown Minneapolis through the communities of St. Louis Park, Hopkins, Minnetonka, and Eden Prairie, passing in close proximity to Edina. The line will include 16 new stations and will be part of an integrated system of transitways, including connections to the METRO Blue Line, the Northstar Commuter Rail line, many bus routes, and proposed future transitways.

Southwest LRT (METRO Green Line Extension)

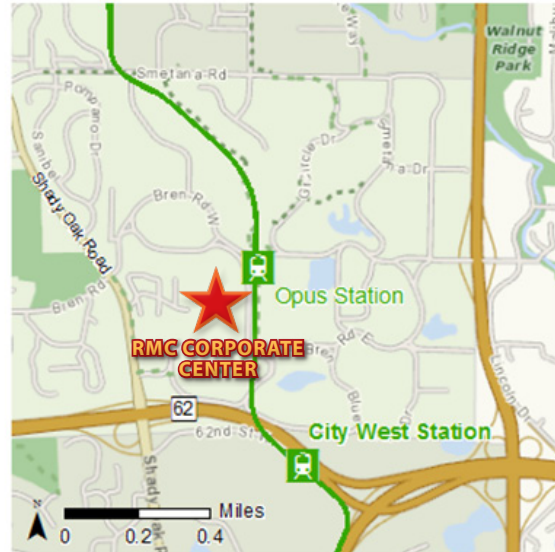


Opus Light Rail Station

Groundbreaking 12/3/2018
Construction 2019-2022



The proposed Opus Station would be located in Minnetonka.



The Opus business development surrounding the proposed Opus Station is a regional employment center. The station site is just north of Hwy. 62.

The Southwest LRT Project is currently in the Engineering phase of the Federal Transit Administration's New Starts funding process. All five cities along the proposed alignment and Hennepin County have approved preliminary design plans for Southwest Light Rail Transit. Heavy construction is scheduled to take place between 2019 and 2022. The Project will begin passenger service as an extension of the METRO Green Line in 2023.



The planned Opus Station, above, would be located in the Opus business development and connected to the area's extensive network of bicycle and pedestrian trails.



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10901-10955 Bren Road East
Minnetonka, MN

AVAILABLE SQ FT:	<u>OFFICE</u>	<u>WAREHOUSE</u>	<u>TOTAL</u>
Suite 10951:	1,914 sq. ft.	900 sq. ft.	2,814 sq. ft.
Suite 10901/10905/10909:	15,675 sq. ft.	1,594 sq. ft.	17,269 sq. ft.
Suite 10901/10905:	12,635 sq. ft.	1,594 sq. ft.	14,229 sq. ft.
Suite 10905/10909:	10,232 sq. ft.	1,594 sq. ft.	11,826 sq. ft.
Suite 10901:	5,443 sq. ft.		5,443 sq. ft.
Suite 10909:	3,040 sq. ft.	1,594 sq. ft.	4,634 sq. ft.

BUILDING SIZE: 73,529 square feet total

NET RENTAL RATES: \$10.00 per sq. ft. for Office
\$5.00 per sq. ft. for Warehouse

2019 EST. OPERATING EXPENSES & TAX: \$4.19 per square foot

LOADING: Suite 10901-10909 – Two (2) docks, one (1) drive-in (ramped)
Suite 10951 – One (1) drive-in (ramped)

PARKING: 177 stalls (2.41/1000)

CLEAR HEIGHT: 14'

COMMENTS:

- ▶ Easy freeway access to Highway 169, Crosstown 62 and Interstate 494
- ▶ Extensive glass lines
- ▶ Park like setting near walking path
- ▶ Many nearby amenities
- ▶ Proposed Opus LRT station to be completed by 2023
- ▶ Will pull back office finish

For further information contact:
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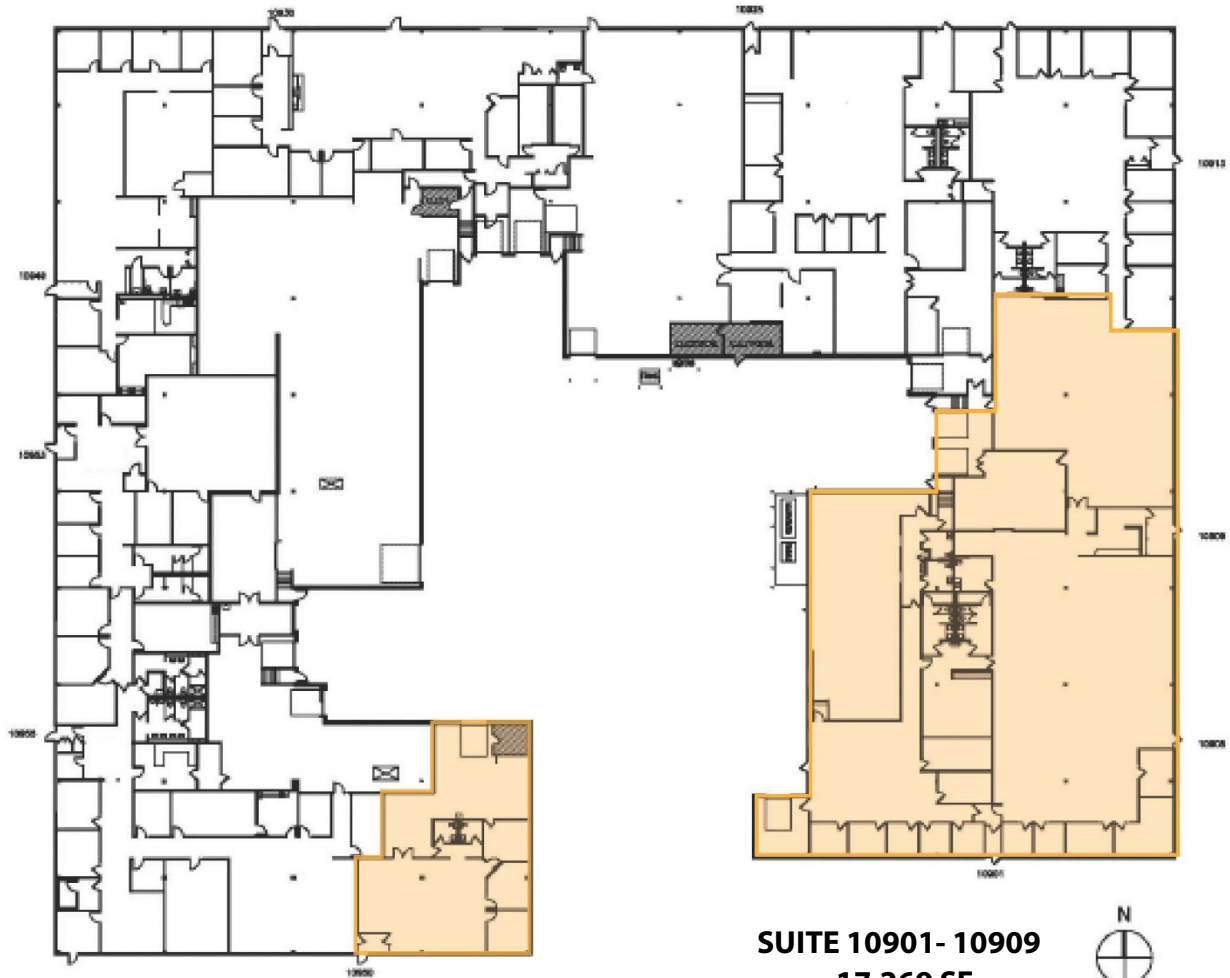
◆ 3601 Minnesota Drive, Suite 925, Bloomington, MN 55435 ◆

Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness.
Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice

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10901-10955 Bren Road East
Minnetonka, MN



SUITE 10951
2,814 SF

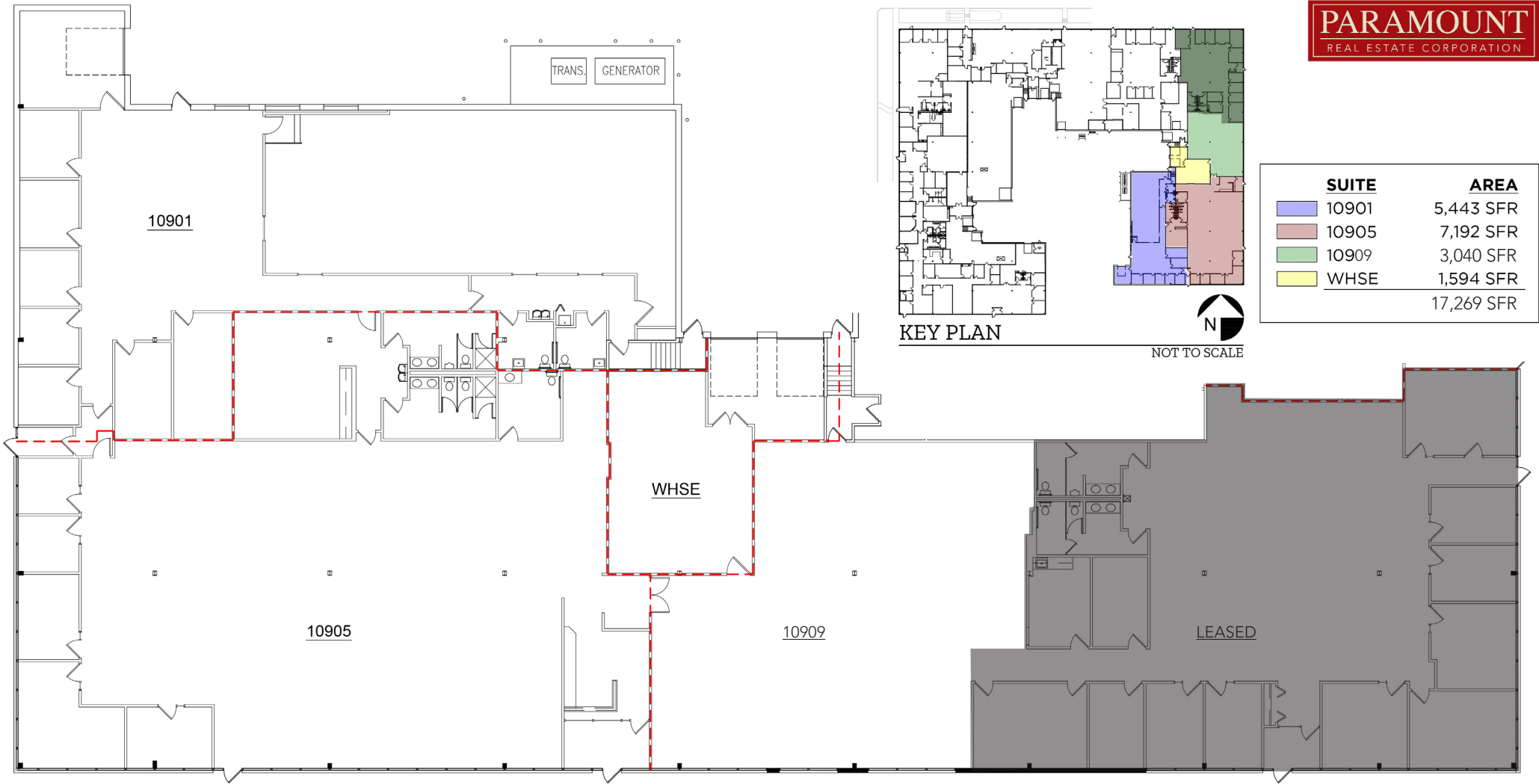
SUITE 10901 - 10909
17,269 SF



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FLOOR PLAN

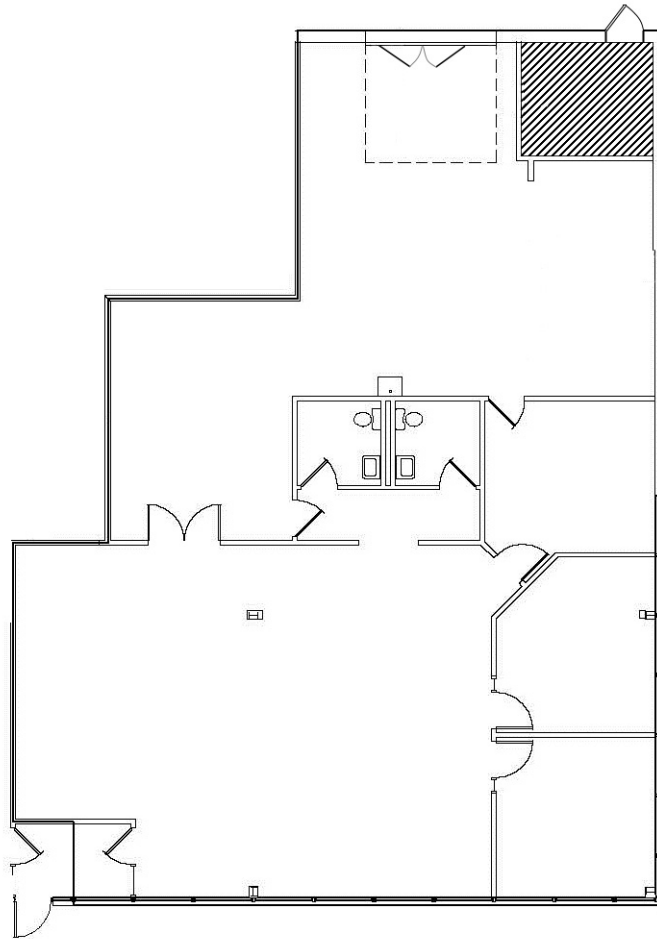


SCALE: 1/16" = 1'-0"

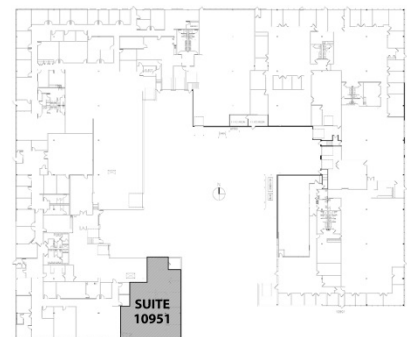
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Suite 10951
1,914 SF Office
900 SF Warehouse
2,814 SF Total



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