

Turnkey Broadcast Production Facility | Live-to-Air Ready | \$1M+ Broadcast Infrastructure Included



 **JLL** SEE A BRIGHTER WAY

For lease or sale

6740 Shady Oak Lane, Eden Prairie, MN 55344
139,190 SF Available

Building highlights



99.9% uptime infrastructure



N+1 redundancy for all critical systems



24/7/365 operational readiness



Move-in Ready Broadcast Facility with stages, professional broadcast control room with master control capabilities



Fiber-ready infrastructure for live streaming and content distribution



Available today!



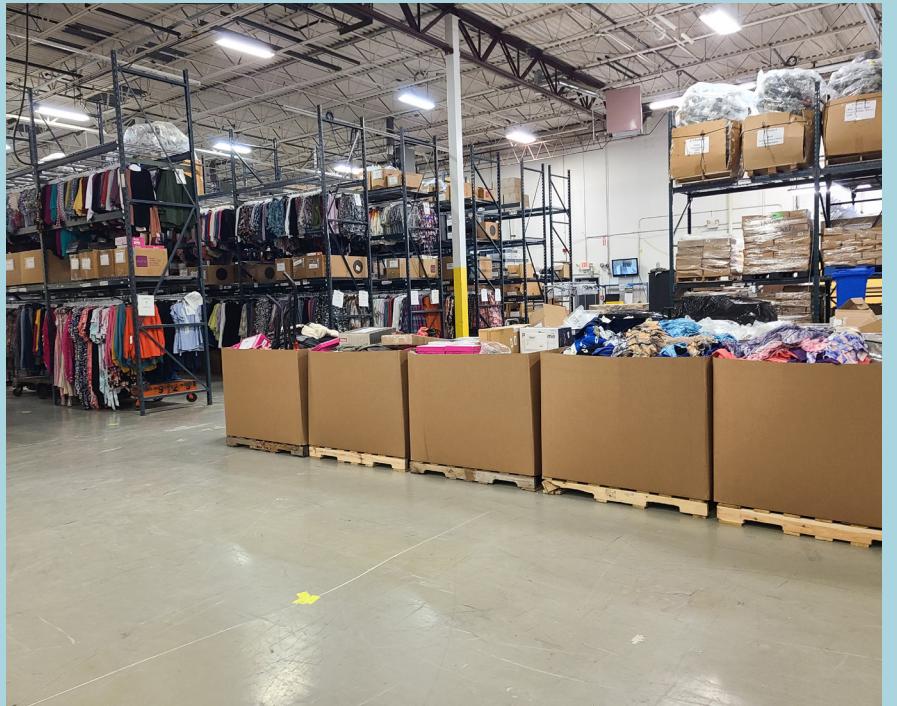
Premier Golden Triangle location - Immediate access off Hwy 212.



\$1M+ in Improvements since 2021 including new roof, parking lot and exterior paint!



Mobile unit access and staging areas



Building specifications



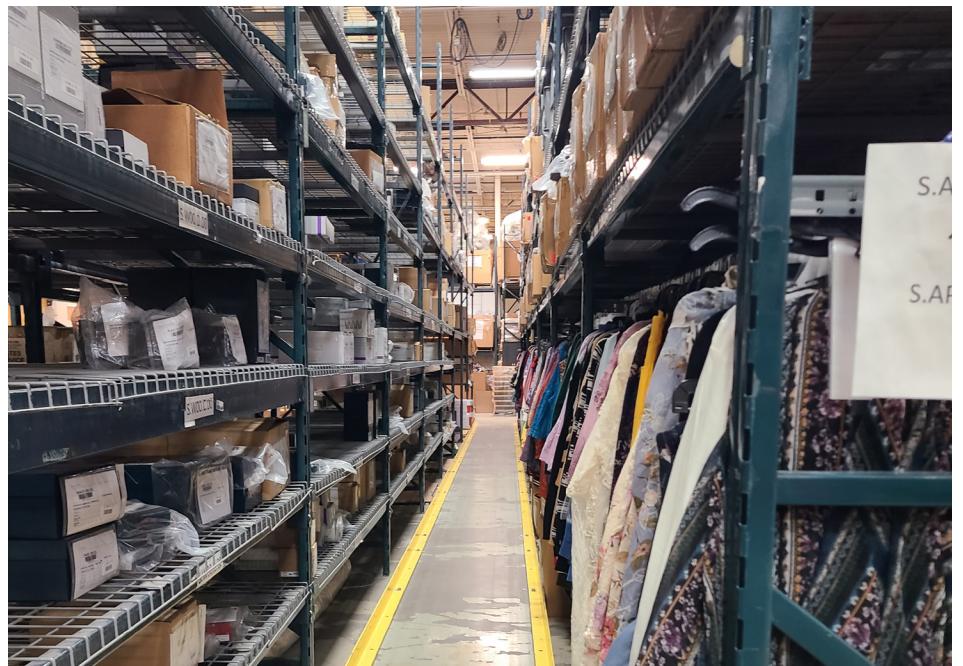
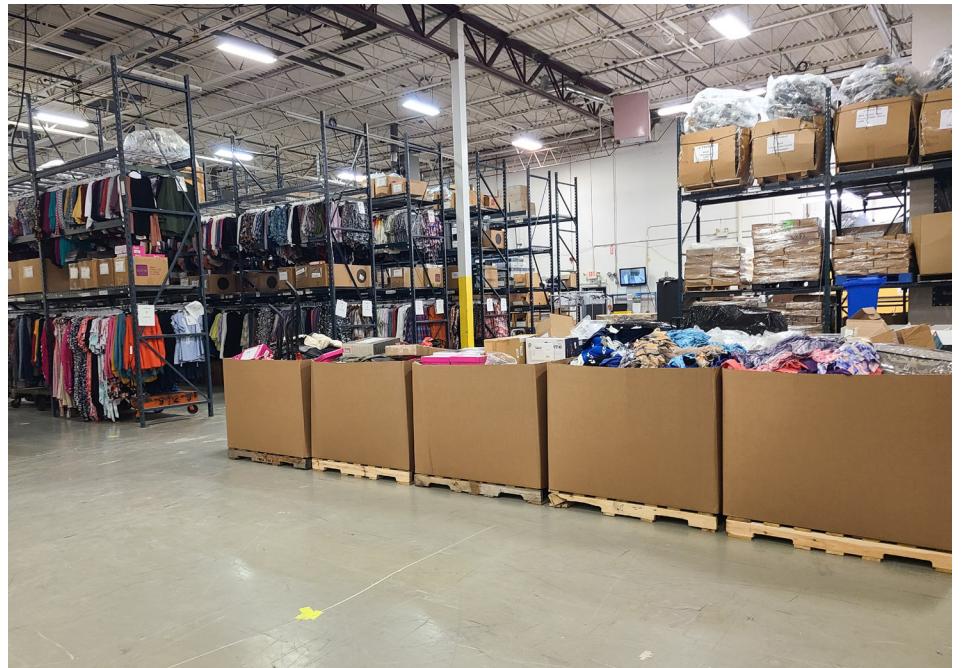
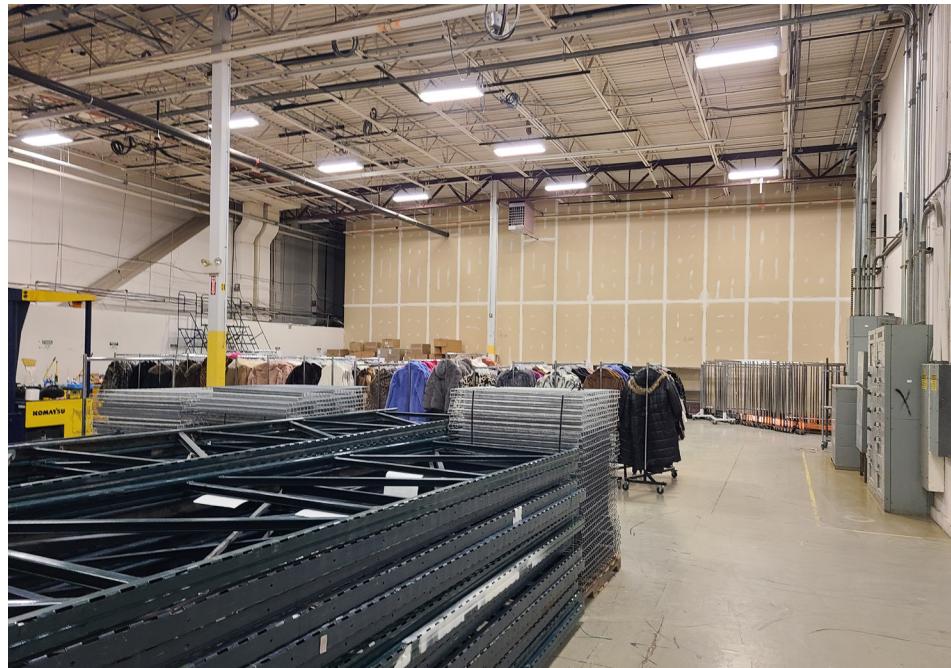
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|--|-----------------------------|
| Year Built/Year Reno | 1981/2021 |
| Lot Size | 11.22 |
| Available SF | 139,190 SF |
| First Floor Office & Broadcast SF | 40,419 SF |
| Second Floor Office SF | 25,000 SF (elevator served) |
| Warehouse SF | 73,771 SF |
| Clear Height | 20' |

| | |
|---|---|
| Loading | Five (5) dock doors |
| Power | 1200 amps |
| Electric | Xcel Energy |
| Connectivity | Fiber |
| Natural Gas | Centerpoint |
| Water/Sewer | City of Eden Prairie |
| Generators | Redundant power systems with automatic failover |
| Sprinkler | NFPA-25 wet-pipe system |
| Data Center/Control Room Sprinkler | FM200 Fire Suppression System |
| Roof | New roof in 2024 |
| Parking | 567 stalls |
| Parking Lot | Asphalt replaced in 2021 |
| Zoning | I-2 Industrial Park |
| Lease Rate | Negotiable |
| Sale Price | Negotiable |

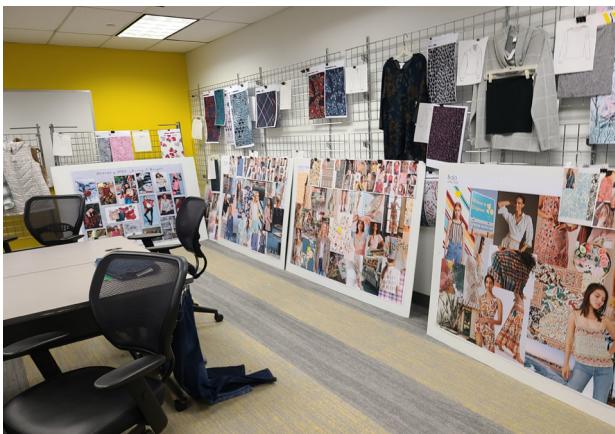
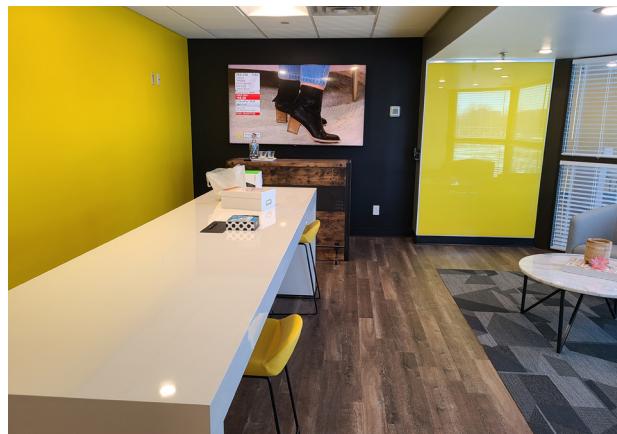
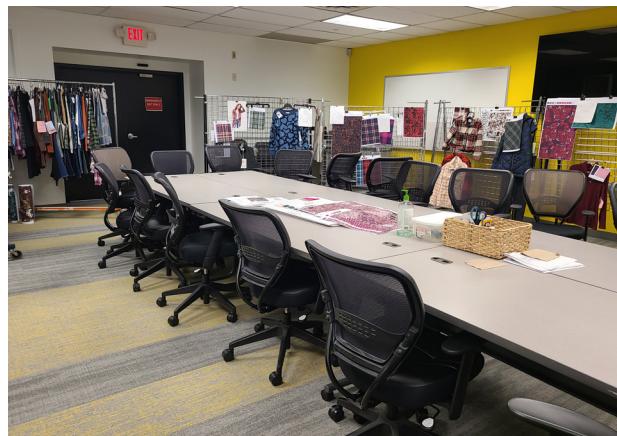
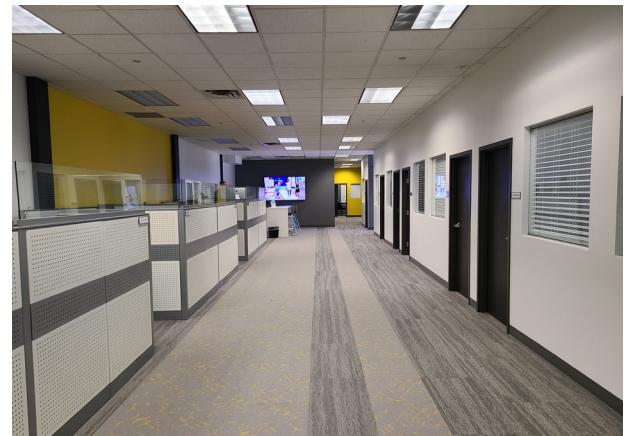
Broadcasting studio



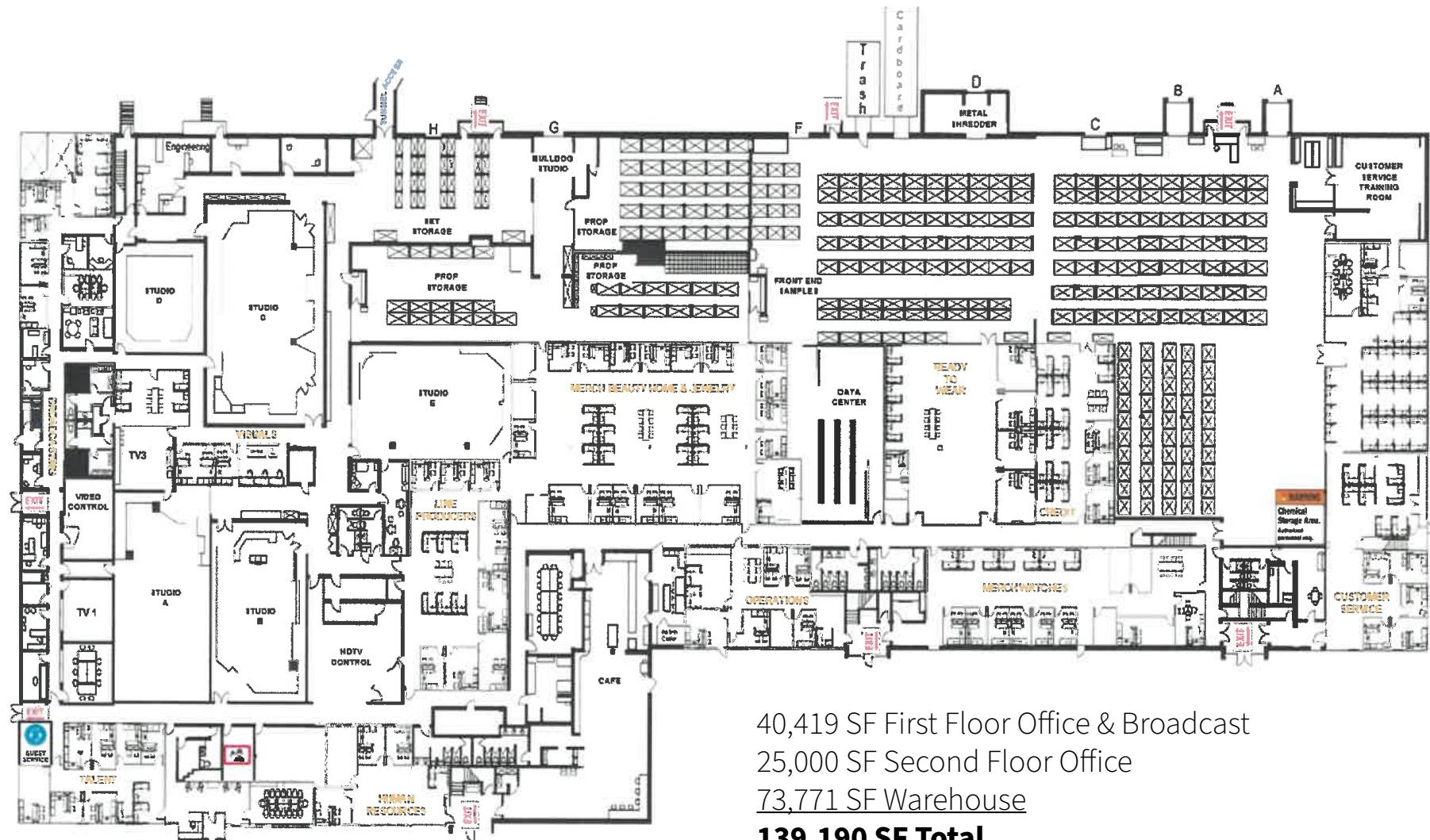
Warehouse



Office



Floor plan



40,419 SF First Floor Office & Broadcast

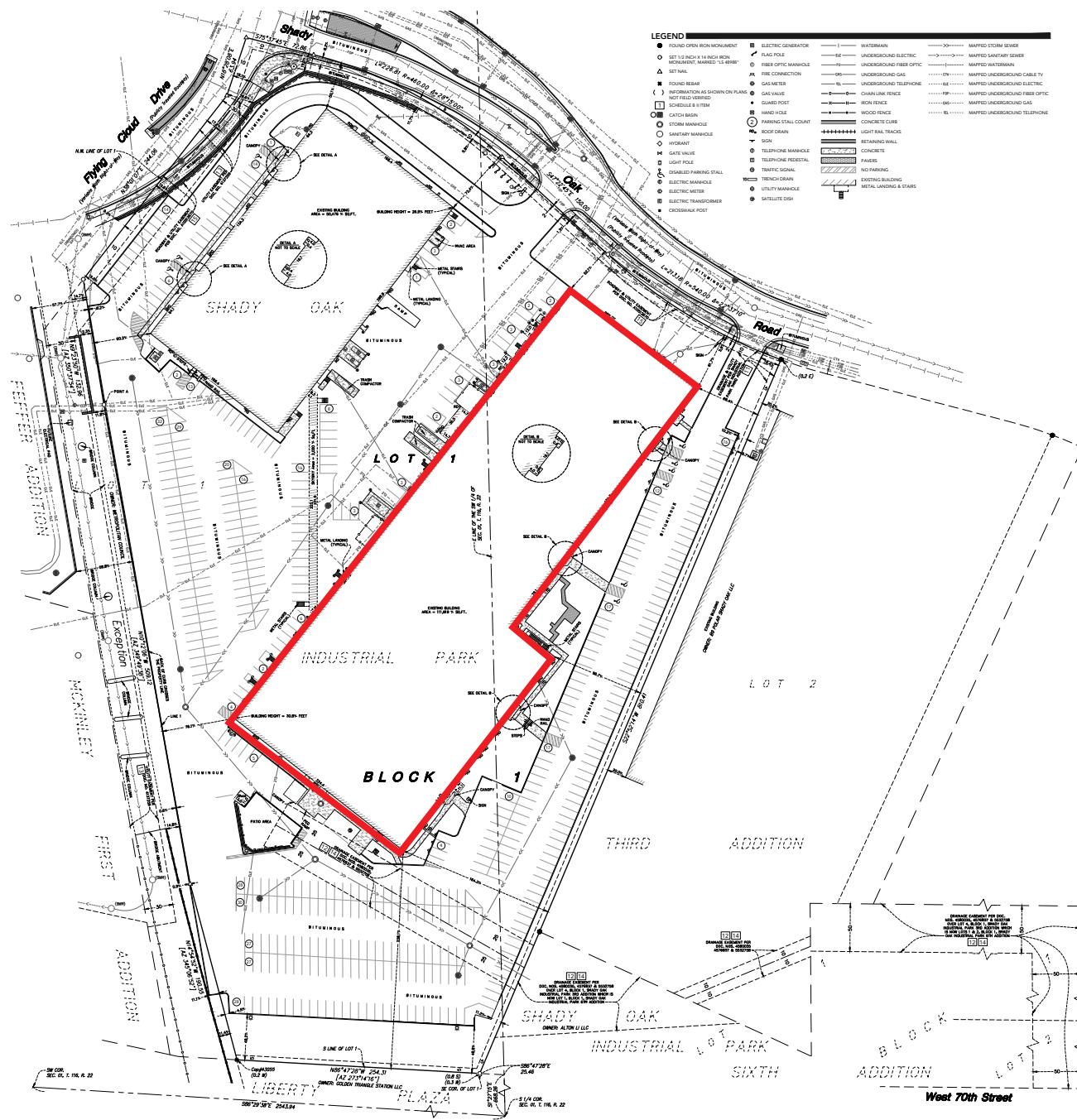
25,000 SF Second Floor Office

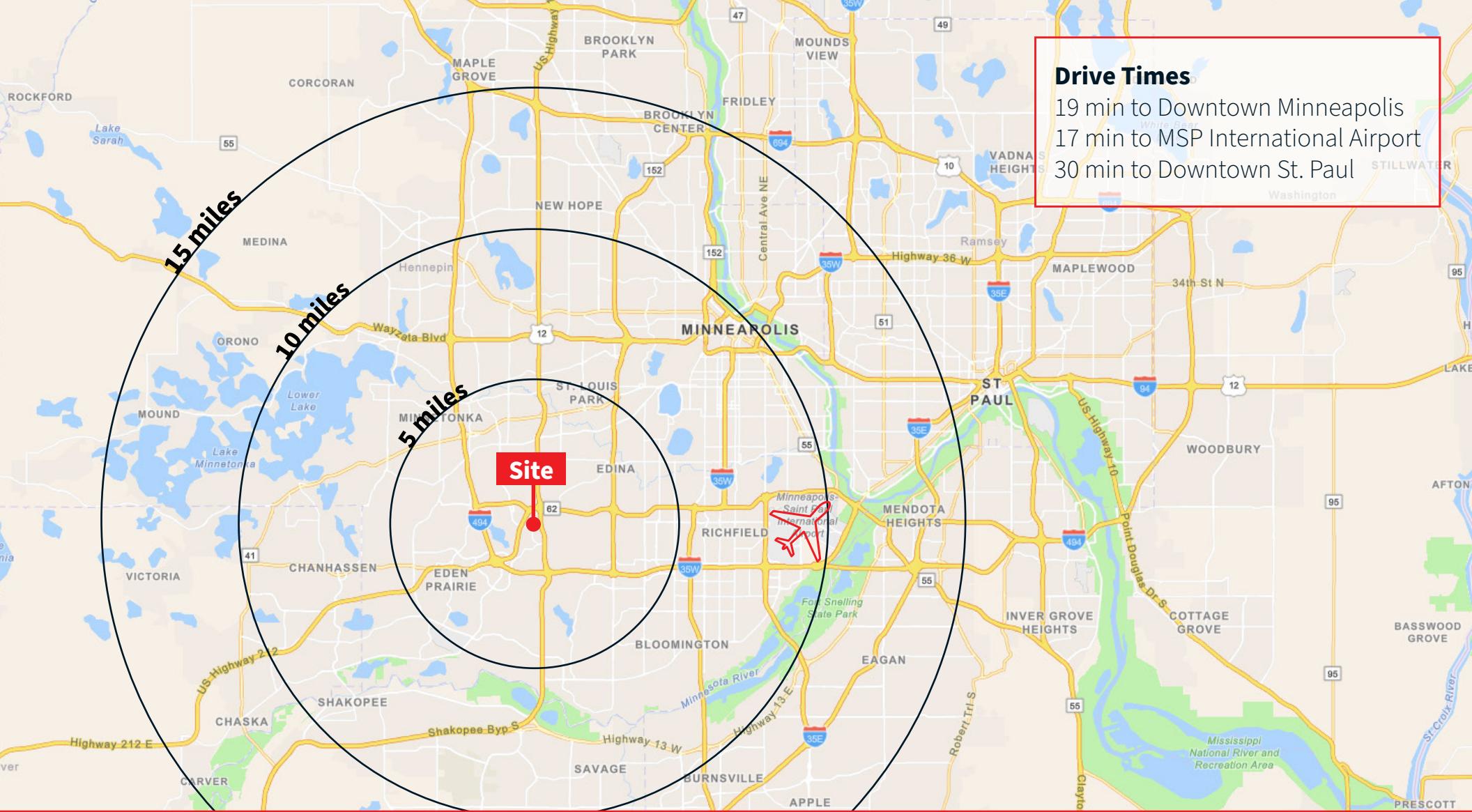
73,771 SF Warehouse

139,190 SF Total

Five (5) dock doors

Site plan





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