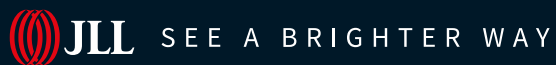
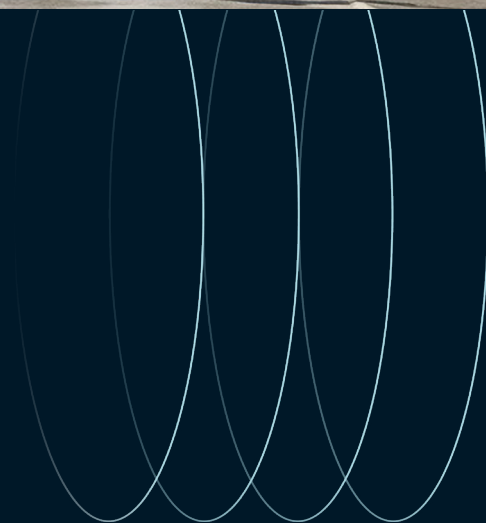


Turnkey Broadcast Production Facility | Live-to-Air Ready | \$1M+ Broadcast Infrastructure Included



For lease or sale

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



Building highlights



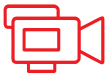
99.9% uptime infrastructure



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



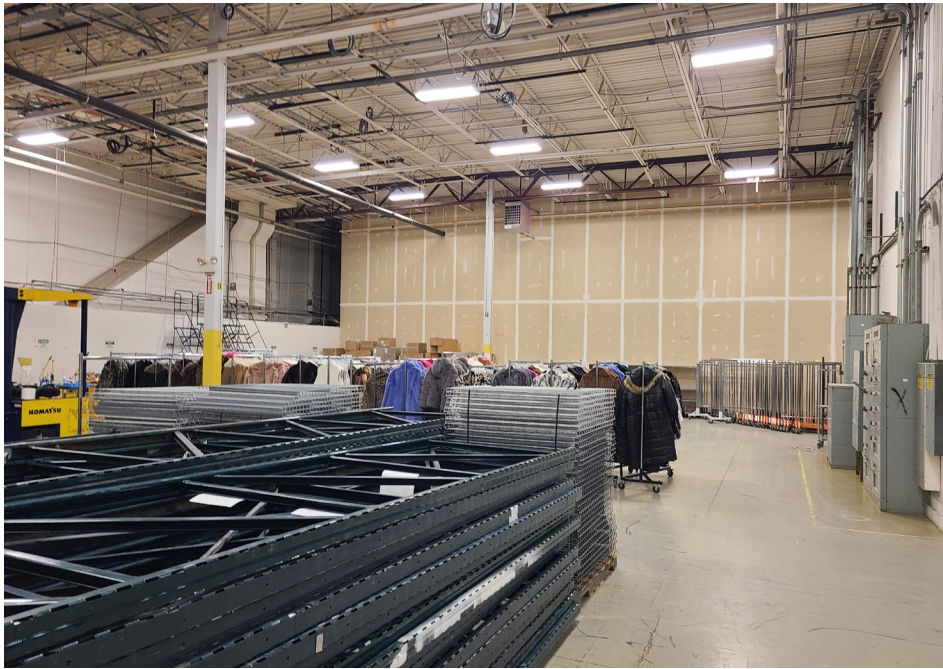
Year Built/Year Reno	1981/2021
Lot Size	11.22
Available SF	139,190 SF
First Floor Office & Broadcast SF	40,419 SF
Second Floor Office SF	25,000 SF (elevator served)
Warehouse SF	73,771 SF
Clear Height	20'

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

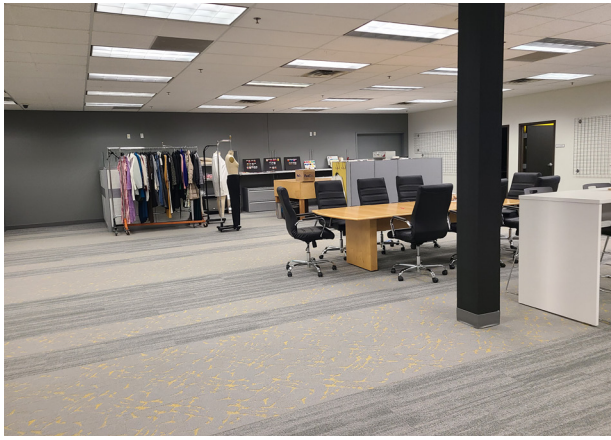
Broadcasting studio



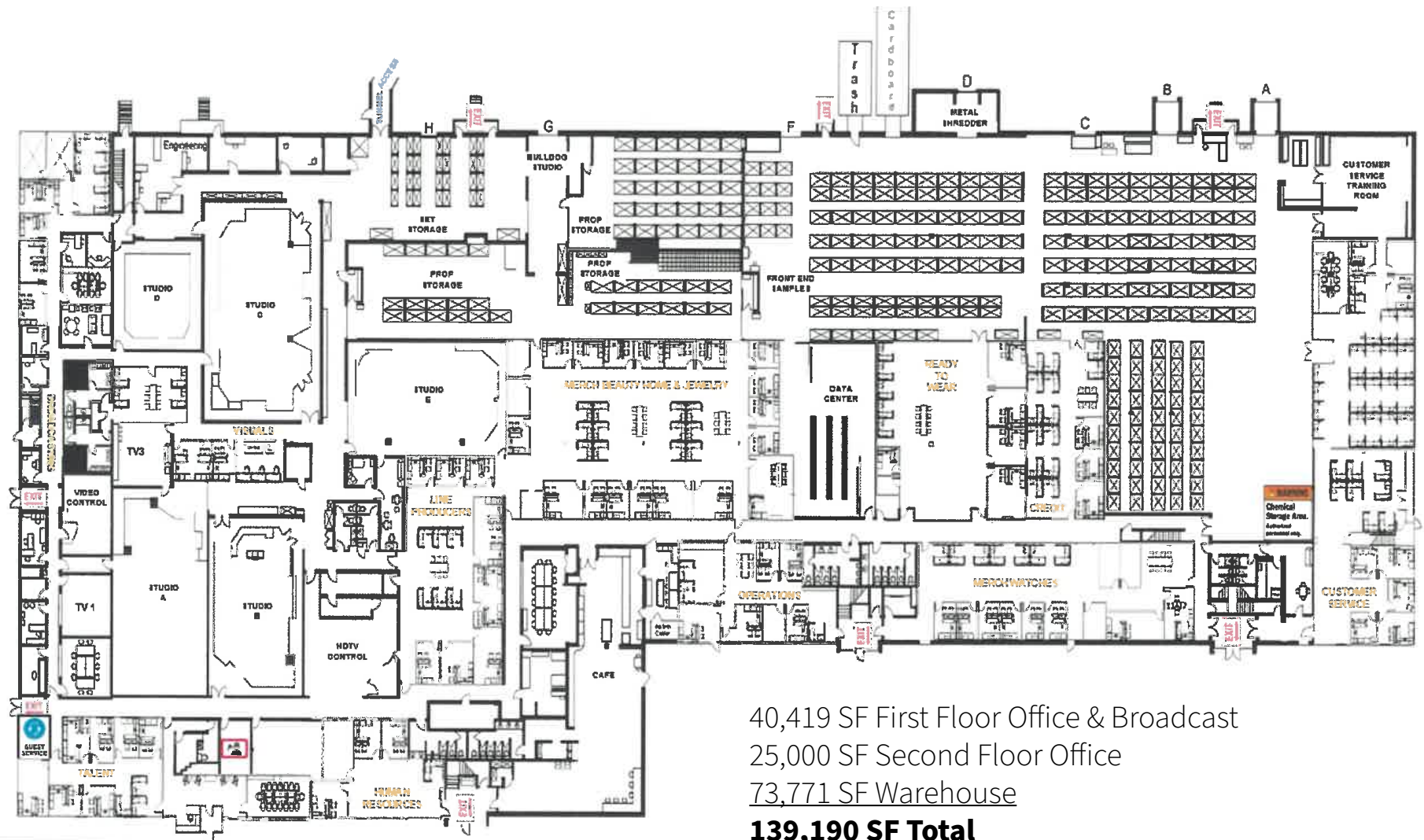
Warehouse



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

