

EXCELSIOR BOULEVARD
PROPOSED
MEDICAL
DEVELOPMENT
FOR LEASE

14317 Excelsior Blvd
Minnetonka, MN 55345

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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

1601 Utica Avenue South, Suite 375
Minneapolis, MN 55416
www.lee-associates.com/twincities



14,000 SF

OVERVIEW

- ▶ Proposed Bldg: 14,000 SF
- ▶ Lot Size: .98 Acres
- ▶ For Lease: Build to Suit
- ▶ Lease Rate: Negotiable
- ▶ Parking: 42 Spaces with Underground Parking
- ▶ PID: 27-117-22-33-0034

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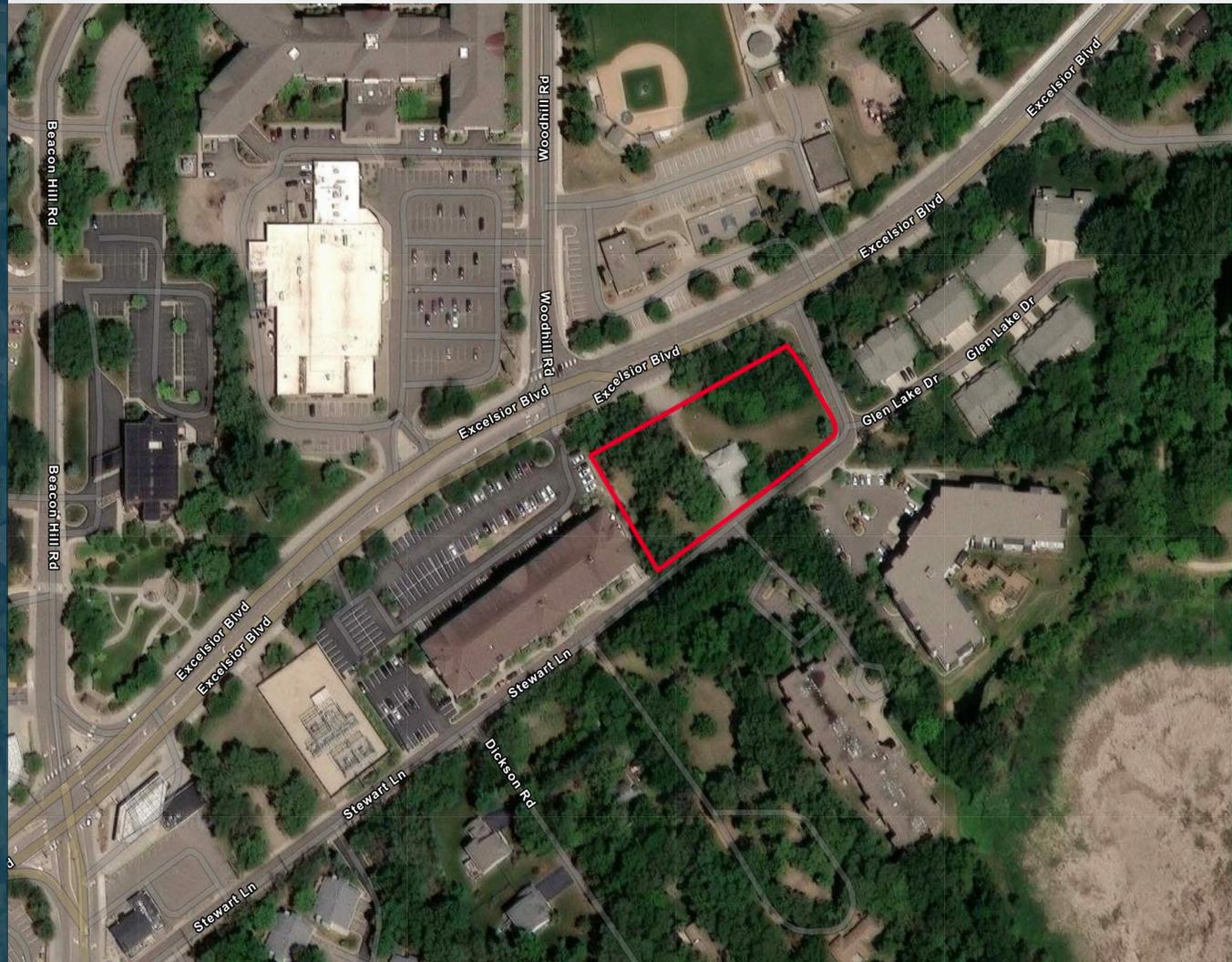


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The Excelsior Boulevard Proposed Medical Development at 14317 Excelsior Blvd, Minnetonka, will include a 14,000 SF proposed medical building with 9,000 SF on the main level and 5,000 SF on the lower level with underground parking, and will accommodate one to three medical tenants. It is located in the Glen Lake area of Minnetonka three miles to the east of Minnetonka High School. The area has strong demographics and is surrounded by neighborhood retailers such as Lund's & Byerly's, Gold Nugget, Tide Dry Cleaners, Unmapped Brewery and Del Sur.



AMENITIES



Woodhill Rd

Winston Rd

Eden Prairie Rd

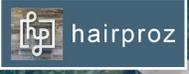
Excelsior Blvd

Woodhill Rd

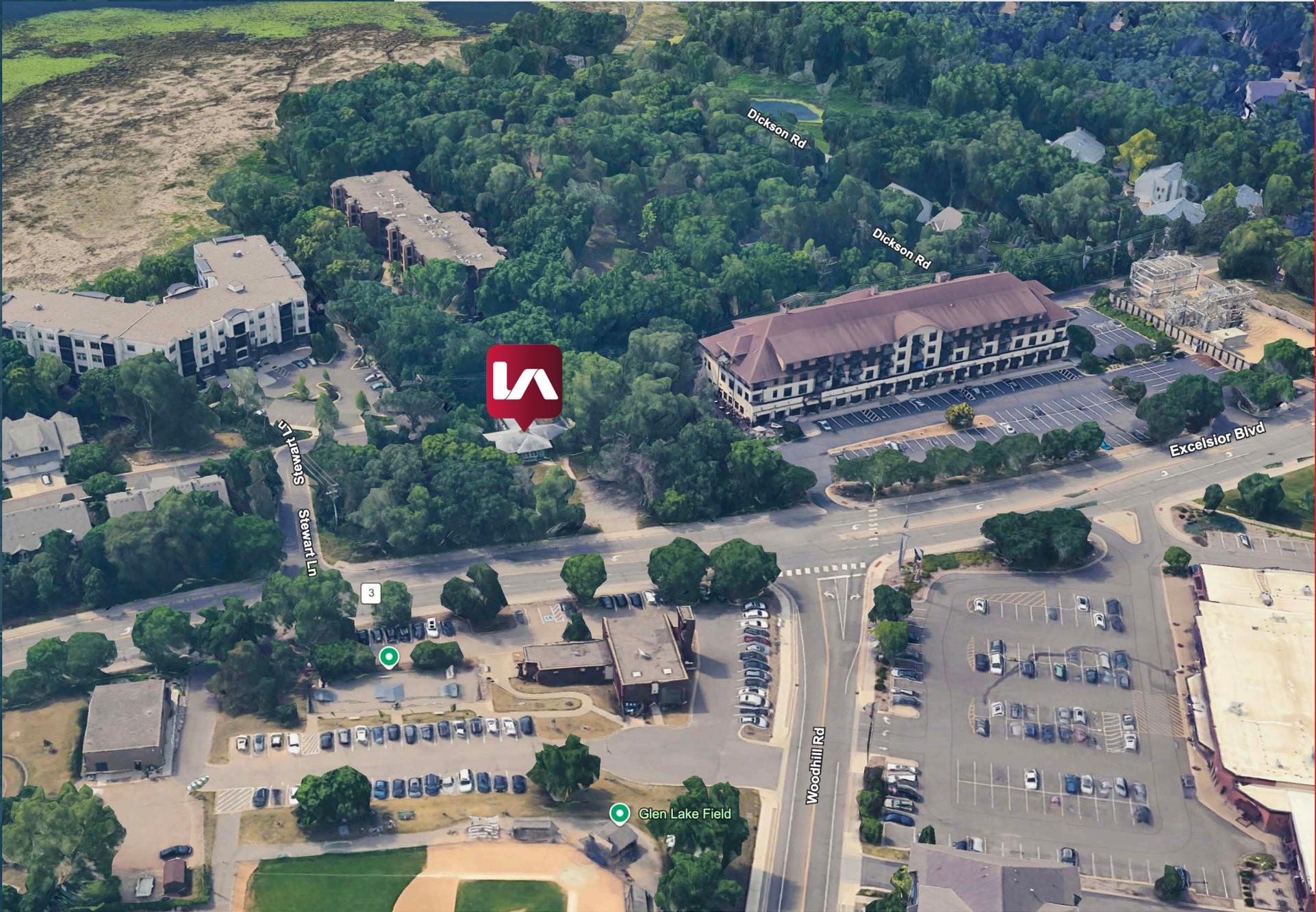
Stewart Ln

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PROPERTY VIEW LOOKING SOUTH



Woodhill Rd

SCHEMATIC PLAN

PARKING CALCULATIONS

TOTAL PARKING = 42 STALLS 4.2/1000

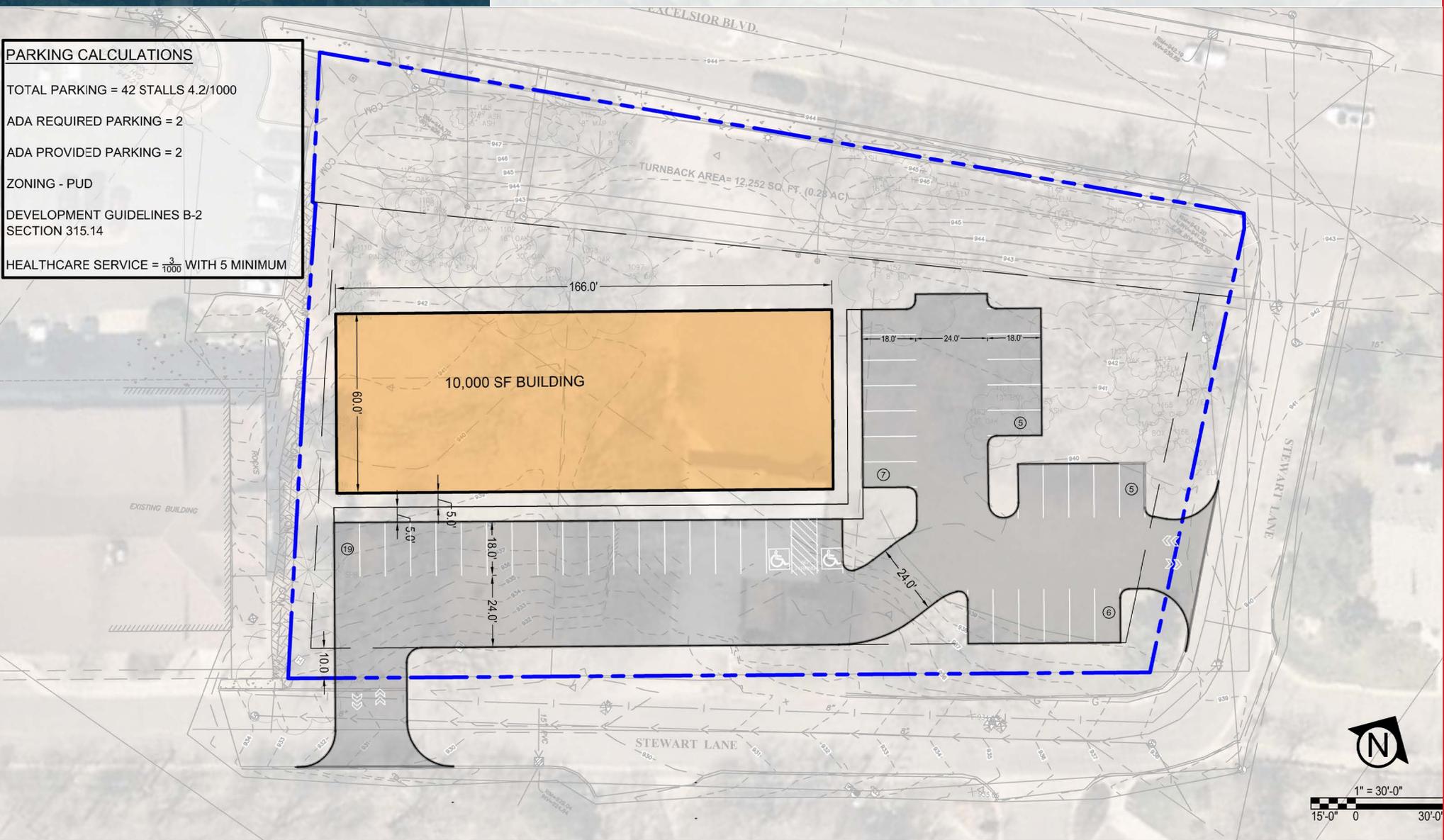
ADA REQUIRED PARKING = 2

ADA PROVIDED PARKING = 2

ZONING - PUD

DEVELOPMENT GUIDELINES B-2 SECTION 315.14

HEALTHCARE SERVICE = $\frac{3}{1000}$ WITH 5 MINIMUM



SCHEMATIC PLAN

5000 GLENWOOD AVE
GOLDEN VALLEY, MN 55422
Office: 612.615.0060
www.CivilSiteGroup.com

14317 EXELSIOR BLVD.

14317 EXELSIOR BLVD, MINNETONKA MN, 55345

Project Number:	21476	Revision Number:	.
Issue Date:	.	Revision Date:	.

EX 1

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