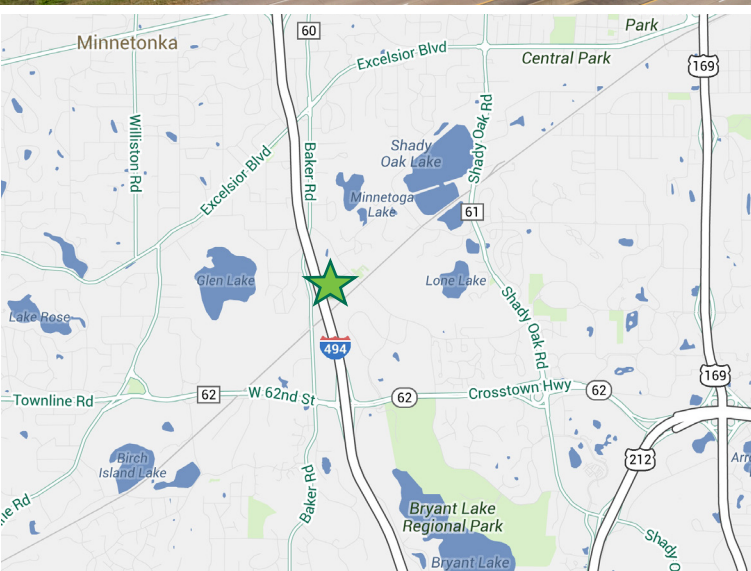


FOR LEASE



5600-5610 ROWLAND ROAD, MINNETONKA, MN



### PROPERTY DETAILS

TOTAL BUILDING SF	120,709 SF
LAND AREA	16.76 acres
CLEAR HEIGHT	13'
YEAR BUILT	1988
PARKING	3.22/1,000
TRAFFIC COUNT	186,000/day
LEASE RATES	Negotiable
2024 EST RE. TAX AND OPS	\$3.16 CAM
	\$2.81 TAX
	\$5.97 Total

### VACANCY DETAILS

<u>Suite 100</u>	<u>Suite 200</u>
5,541 SF Total	11,419 SF Total
100% SF Office	8,719 SF Office
BTS SF Warehouse	2,690 SF Warehouse
1 dock / 2 drive-ins	3 docks / 3 drive-in
<u>Suite 180</u>	
13,668 SF Total	
10,727 SF Office	
2,941 SF Warehouse	
2 dock / 2 drive-ins	
<u>Suite 180/200</u>	
25,087 SF Total	
19,456 SF Office	
5,631 SF Warehouse	
5 dock / 5 drive-ins	

For more information, please contact:

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FOR LEASE



5600-5610 ROWLAND ROAD, MINNETONKA, MN

## PROPERTY FEATURES

Excellent visibility to I-494

Strategically located for southwest and northwest users

One of the most attractive showroom buildings in the Metro

### SUITE 100

5,541 SF Total  
100% SF Office  
BTS SF warehouse  
1 dock door / 2 drive-ins



FOR LEASE



5600-5610 ROWLAND ROAD, MINNETONKA, MN

## PROPERTY FEATURES

Excellent visibility to I-494

Strategically located for southwest and northwest users

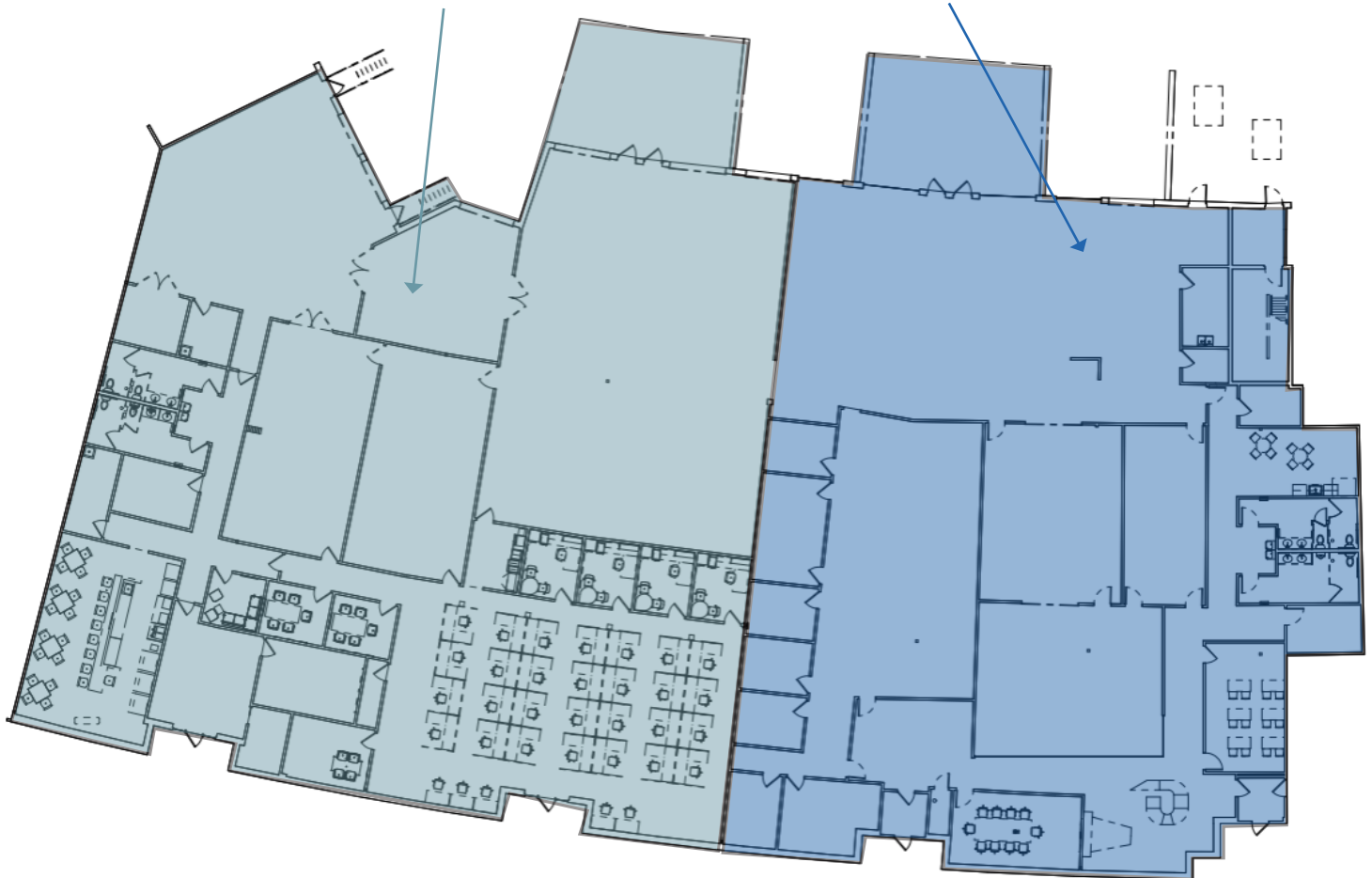
One of the most attractive showroom buildings in the Metro

### SUITE 180

13,668 SF Total  
10,727 SF Office  
2,941 SF Warehouse  
2 dock door / 2 drive-ins

### SUITE 200

11,419 SF total  
8,719 SF office  
2,690 SF warehouse  
3 dock door / 3 drive-in



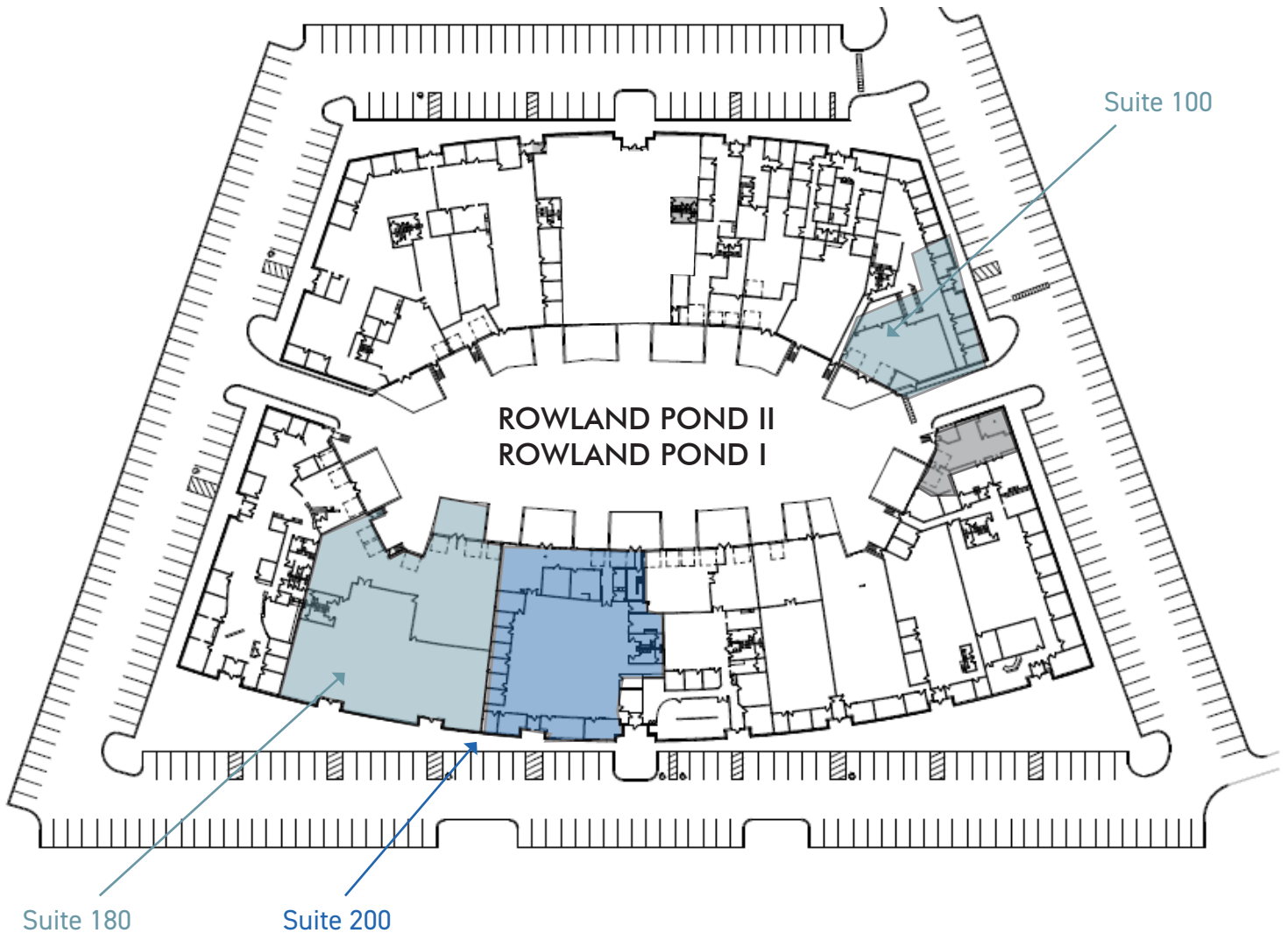
### SUITE 180/200

25,087 SF Total  
19,456 SF Office  
5,631 SF Warehouse  
5 dock door / 5 drive-ins

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