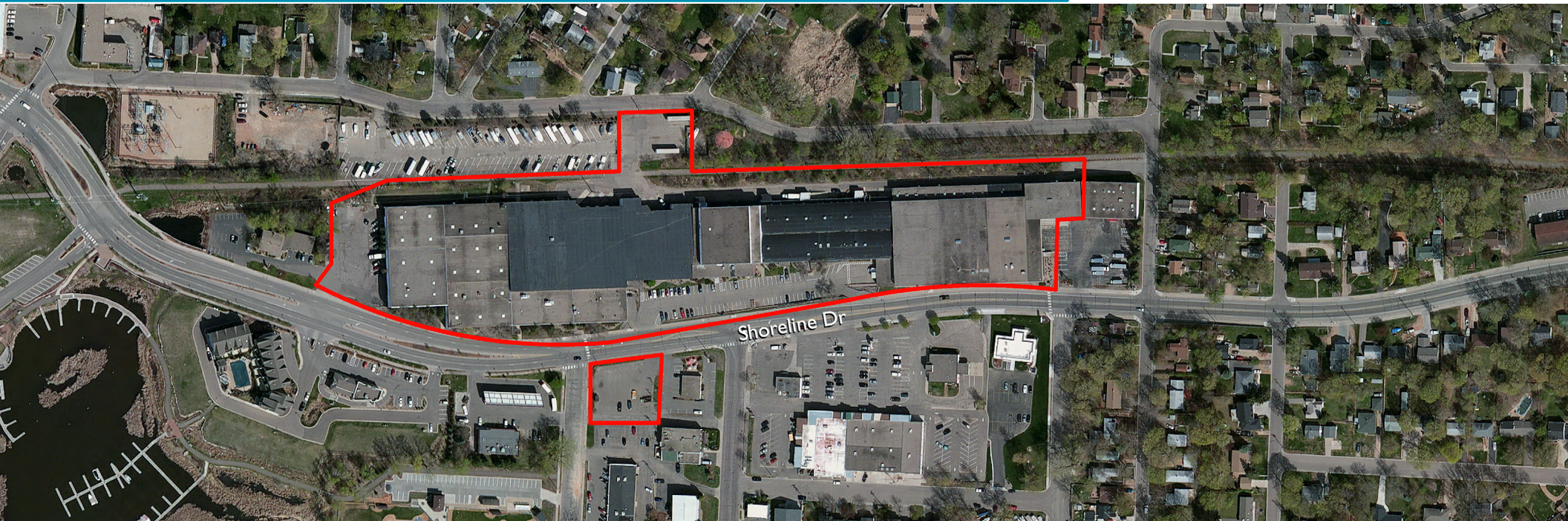


Balboa Business Center

5300 Shoreline Blvd, Mound, MN

FOR LEASE



9,039 - 18,584 SF Available FOR LEASE

Lowest rates in town!



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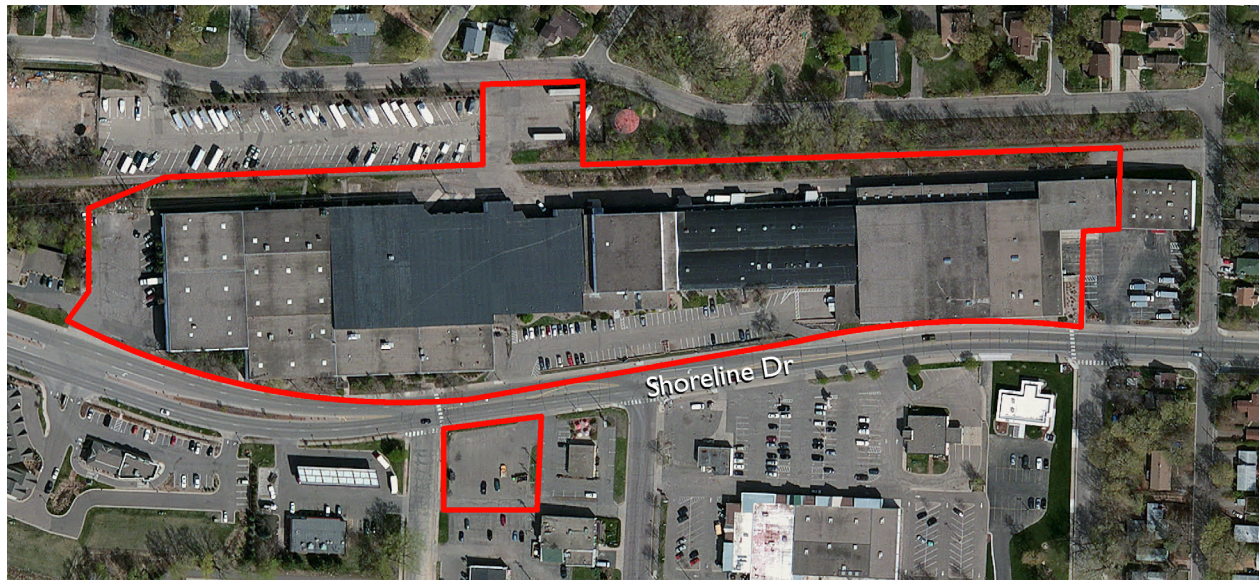


Property Highlights

- 1 block from Lake Minnetonka
- Updated T-8 Lights
- Flexible terms (MTM - long term)



BUILDING	252,091 sf
AVAILABLE NOW	Multiple spaces from 9,039 sf
CONTIGUOUS SPACE	18,584 sf
CLEAR HEIGHT	16' - 24'
LOADING	Multiple dock doors
LEASE RATES	\$8.50 psf Office \$4.75 psf Warehouse
2024 TAX/CAM	\$1.54 psf Total



Balboa Business Center

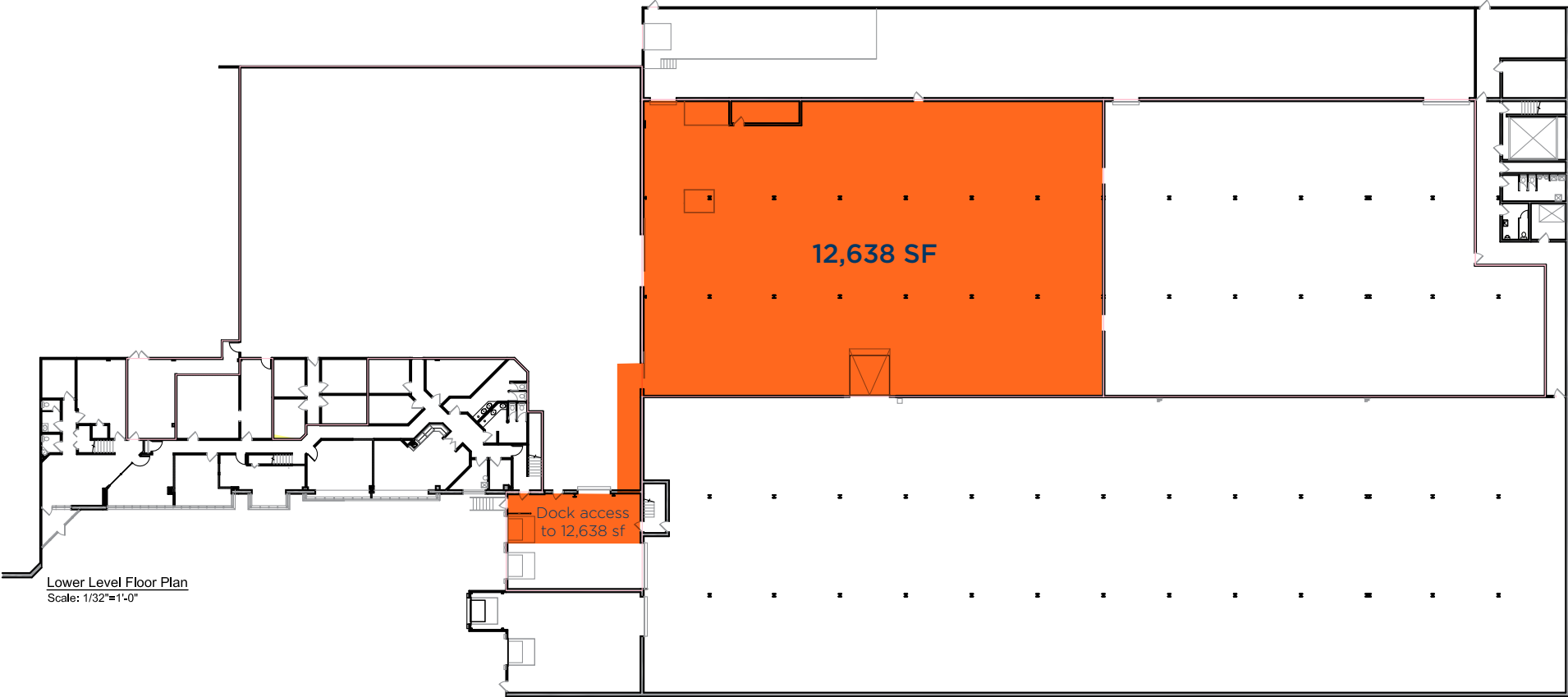
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Option 1 - Available January 1, 2024

12,638 SF
with shared docks



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Option 2

9,039 SF of Office



Balboa Business Center

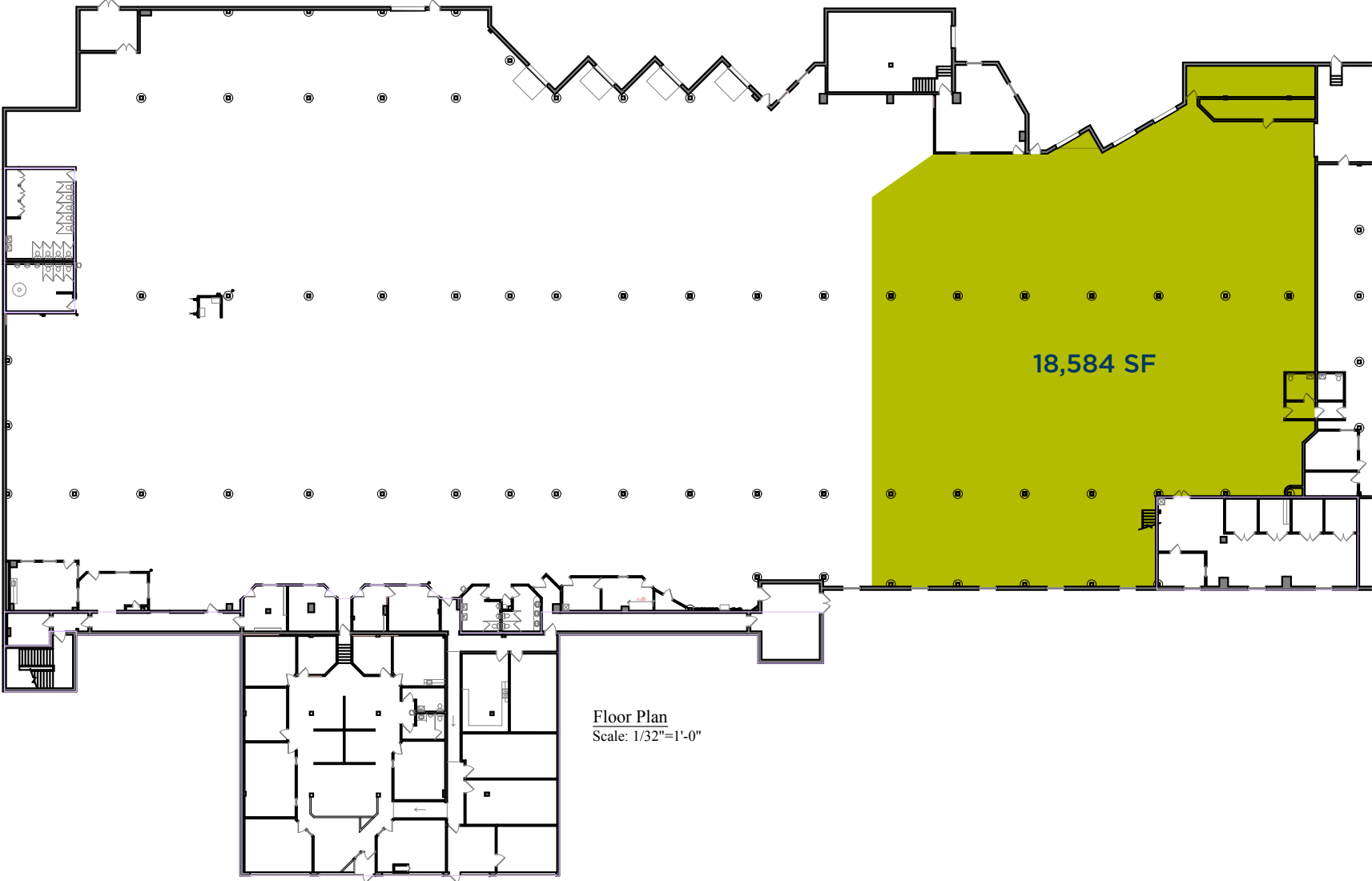
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Option 3 - Available March 1, 2024

18,584 SF



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