

FOR SALE & LEASE

TECHNOLOGY PARK I

9600 West 76th Street, Eden Prairie MN 55344



*Premiere flex/manufacturing facility in
the heart of the golden triangle*

CBRE

PROPERTY OVERVIEW

Sale Price: Negotiable

Lease Rate: \$7.00/\$14.00/SF

Square Footage: 20,000 - 81,546 SF

2025 Tax/Cam: \$5.79/SF

PROPERTY SPECIFICATIONS

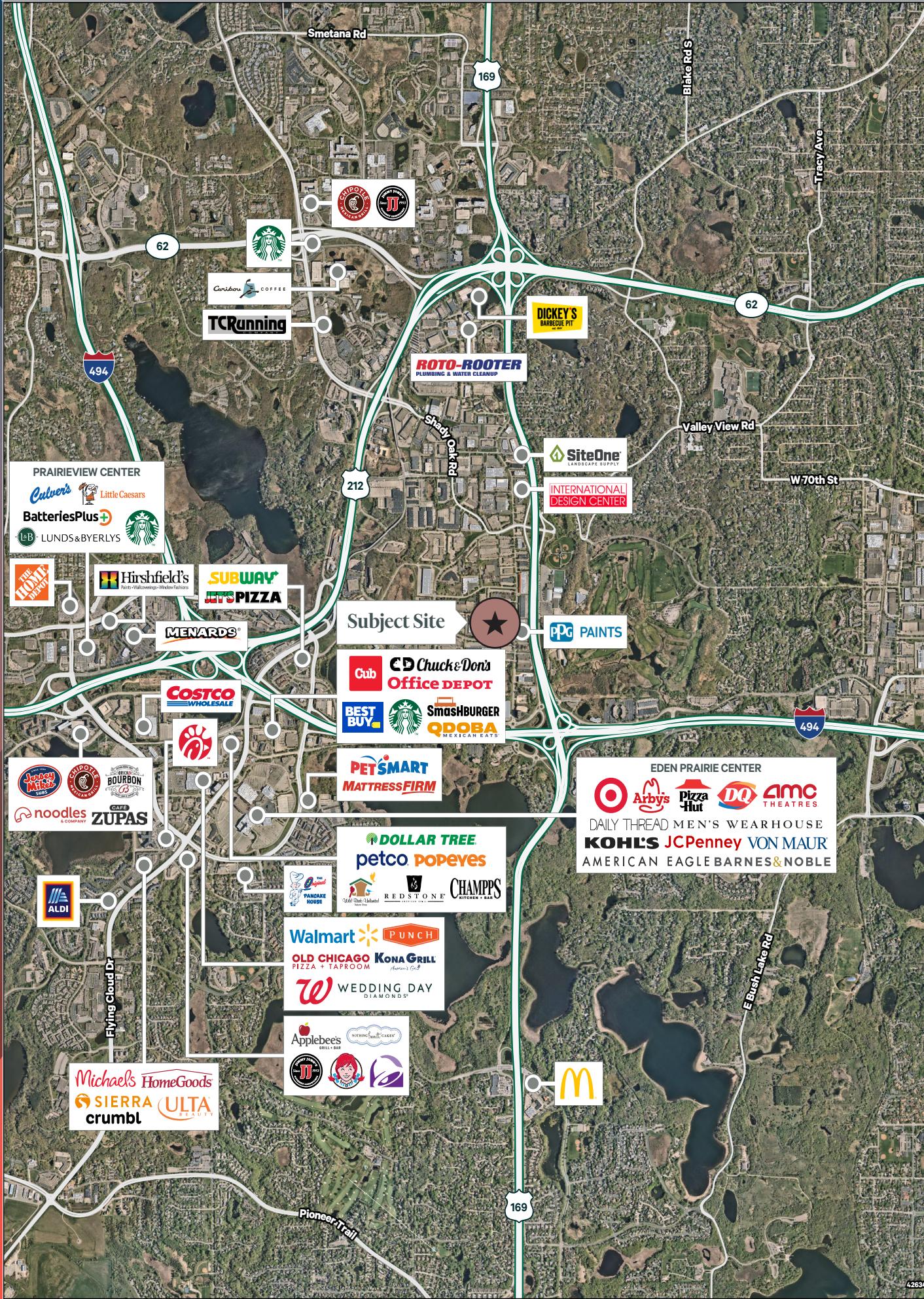
- 81,546 SF Total (BTS Office/Tech/Warehouse)
- 7 Dock Doors / 4 Drive-Ins
- 14' Clear Height
- Available for Occupancy 12/1/2024
- 2,000+ amps / 480v power
- 3.5/1,000 SF Parking
- Ability to accommodate many sizes and configurations within the building.



FLOOR PLAN



-  Office / Showroom
-  Tech/Manufacturing
-  Warehouse



Smetana Rd

169

Blake Rd

Tracy Ave

62



62

Valley View Rd

PRAIRIEVIEW CENTER

Calver's Little Caesars

BatteriesPlus+ Starbucks

LUNDS & BYERLYS

212

Shady Oak Rd



W 70th St



Subject Site



Johnny Rockets *Chipotle* *Bourbon*

noodles & company ZUPAS



EDEN PRAIRIE CENTER

Target Arby's Pizza Hut DQ AMC THEATRES

DAILY THREAD MEN'S WEARHOUSE

KOHL'S JCPenney VON MAUR

AMERICAN EAGLE BARNES & NOBLE



Flying Cloud Dr



E Bush Lake Rd

Michaels HomeGoods

SIERRA ULTA

crumbl



Pioneer Trail

169



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PLEASE CONTACT:

Tom Hayhoe

First Vice President
+1 952 924 4804
tom.hayhoe@cbre.com

Tom Bennett

Senior Vice President
+1 952 924 4897
tom.bennett@cbre.com

Parker Rickert

Associate
+1 612 845 8022
parker.rickert@cbre.com

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9600 WEST 76TH STREET, EDEN PRAIRIE, MN 55334