




TRANSWESTERN
REAL ESTATE
SERVICES



AVAILABLE FOR LEASE

WESTECH BUSINESS CENTER

PROPERTY SUMMARY

LOCATION: 15151-15161 Technology Drive, Eden Prairie, MN
TOTAL SF: 65,375 SF Office/Showroom
YEAR BUILT: 1986
CLEAR HEIGHT: 14'
PARKING: Ample
ZONING: I-2

AVAILABILITY

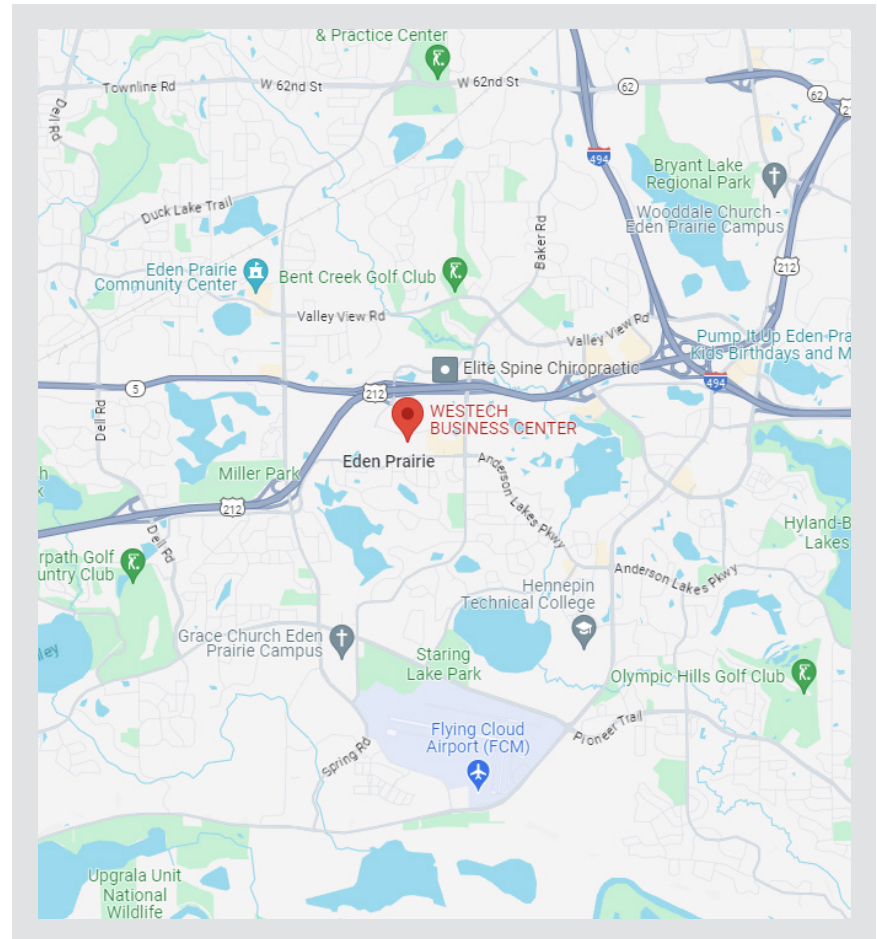
SUITE 15153 C: 4,720 SF Total
[1,436 SF Office + 3,284 SF Warehouse]
One (1) Dock Door

SUITE 15155: 13,328 SF Total
[7,634 SF Office + 734 SF Conf. + 4,960 SF Warehouse]
One (1) Dock Door
Owner willing to convert part of office space into more warehouse space

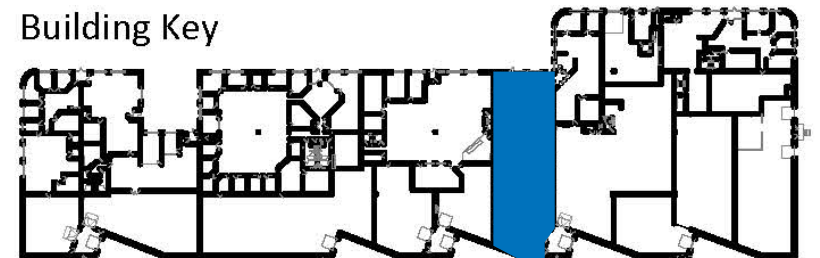
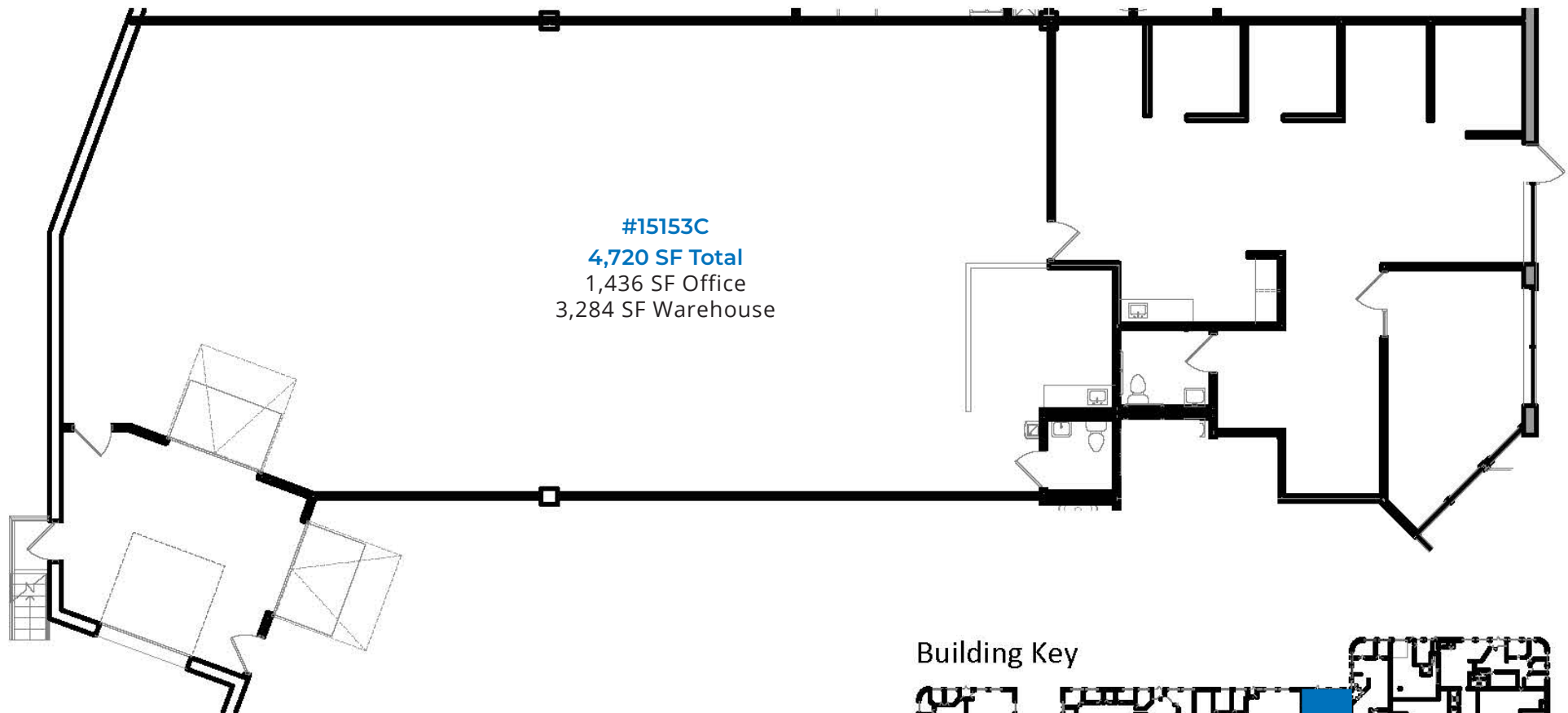
ASKING RATES: Negotiable
2025 CAM + TAX: \$5.52 PSF Total

HIGHLIGHTS

- Fantastic Eden Prairie location, just south of Hwy 5
- Local, responsive on-site management
- Numerous outside plazas for breaks/relaxation
- Easy access to Hwy 5, I-494 and Hwy 212



SUITE 15153C FLOOR PLAN

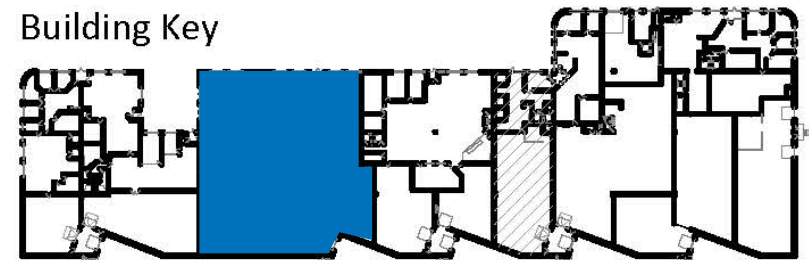
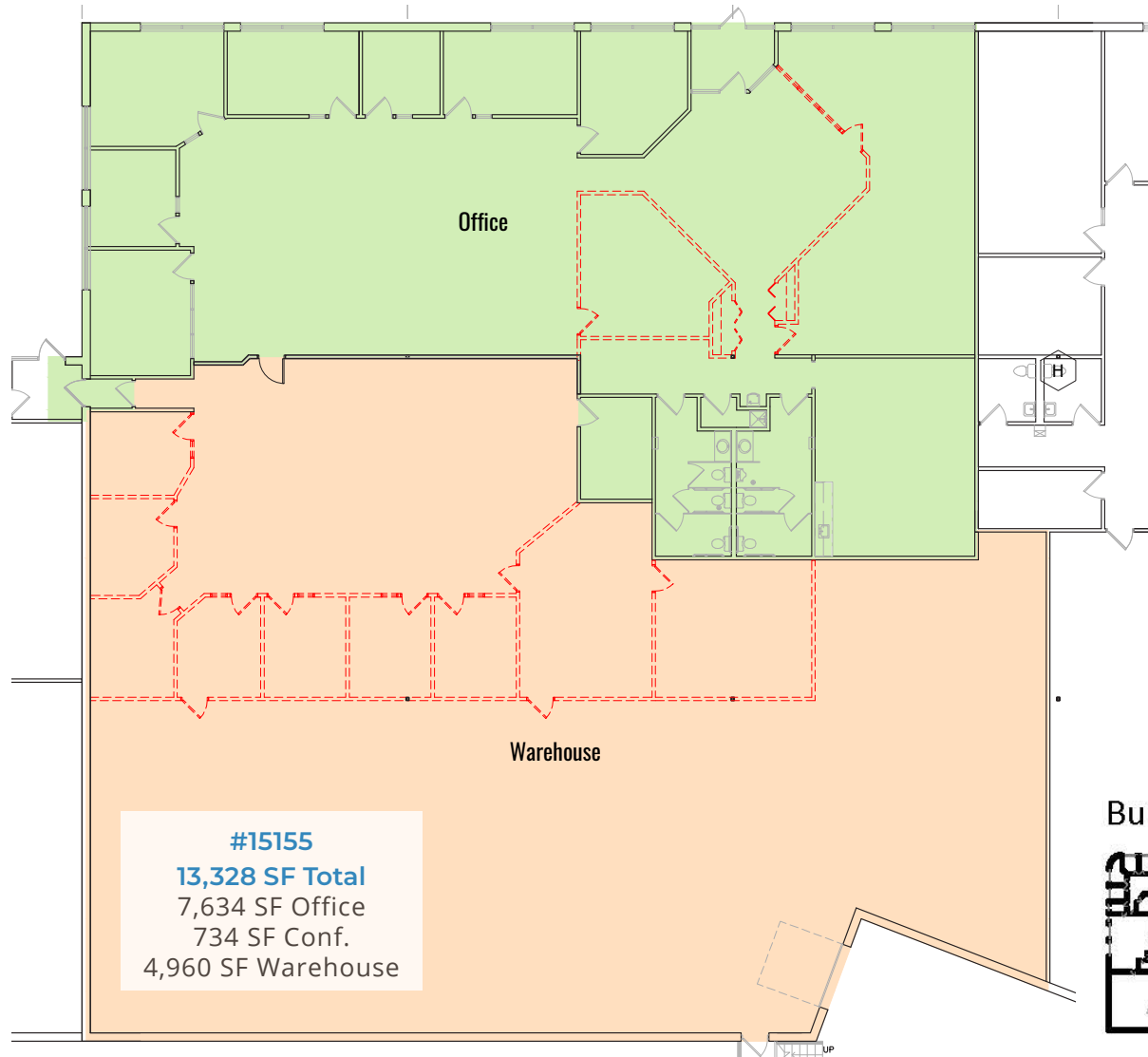


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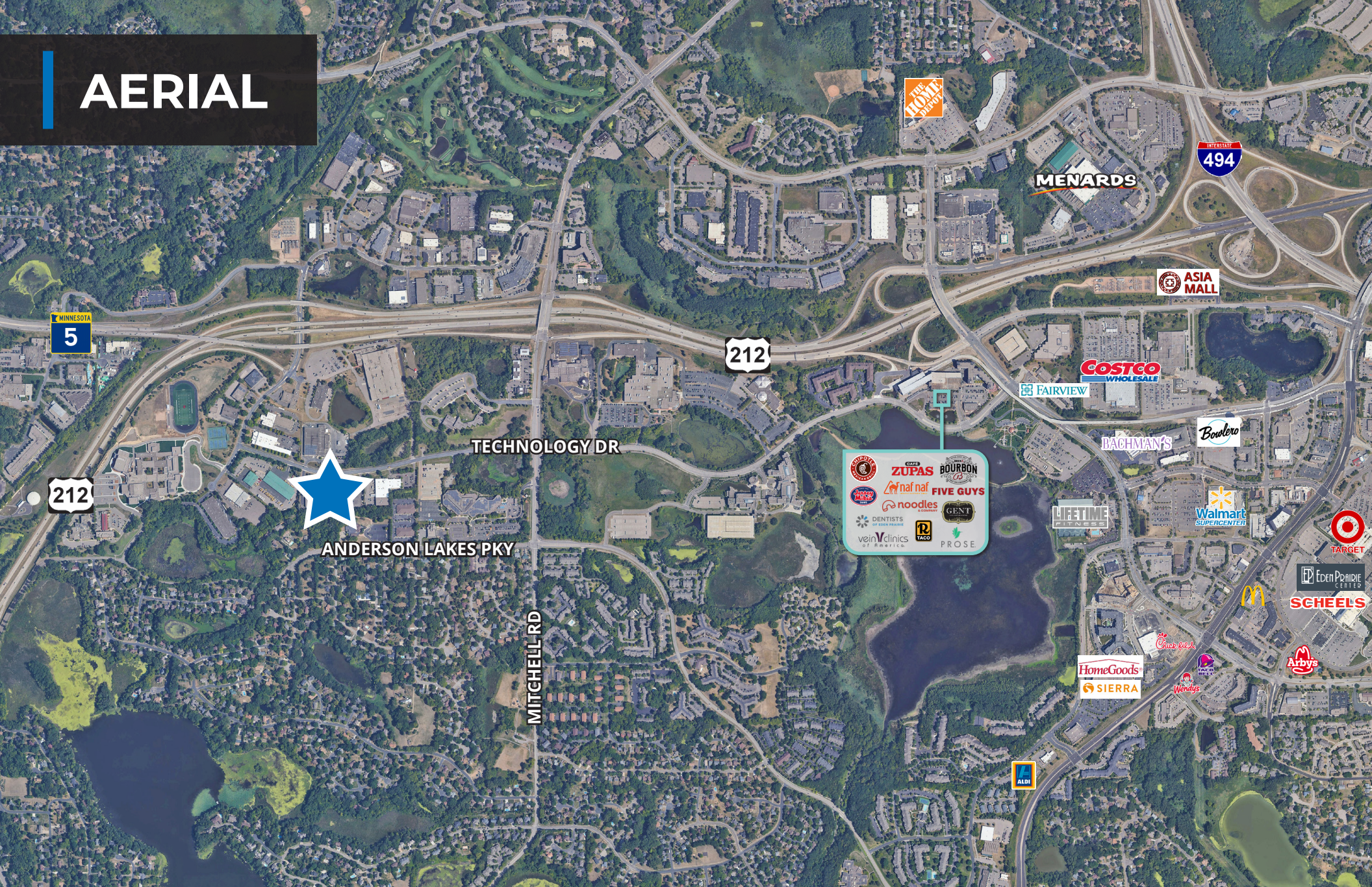


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FOR MORE INFO CONTACT:

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