

FOR SUBLEASE 67,438 SF



13300 PIONEER TRAIL

EDEN PRAIRIE, MINNESOTA



SUBLEASE INFORMATION

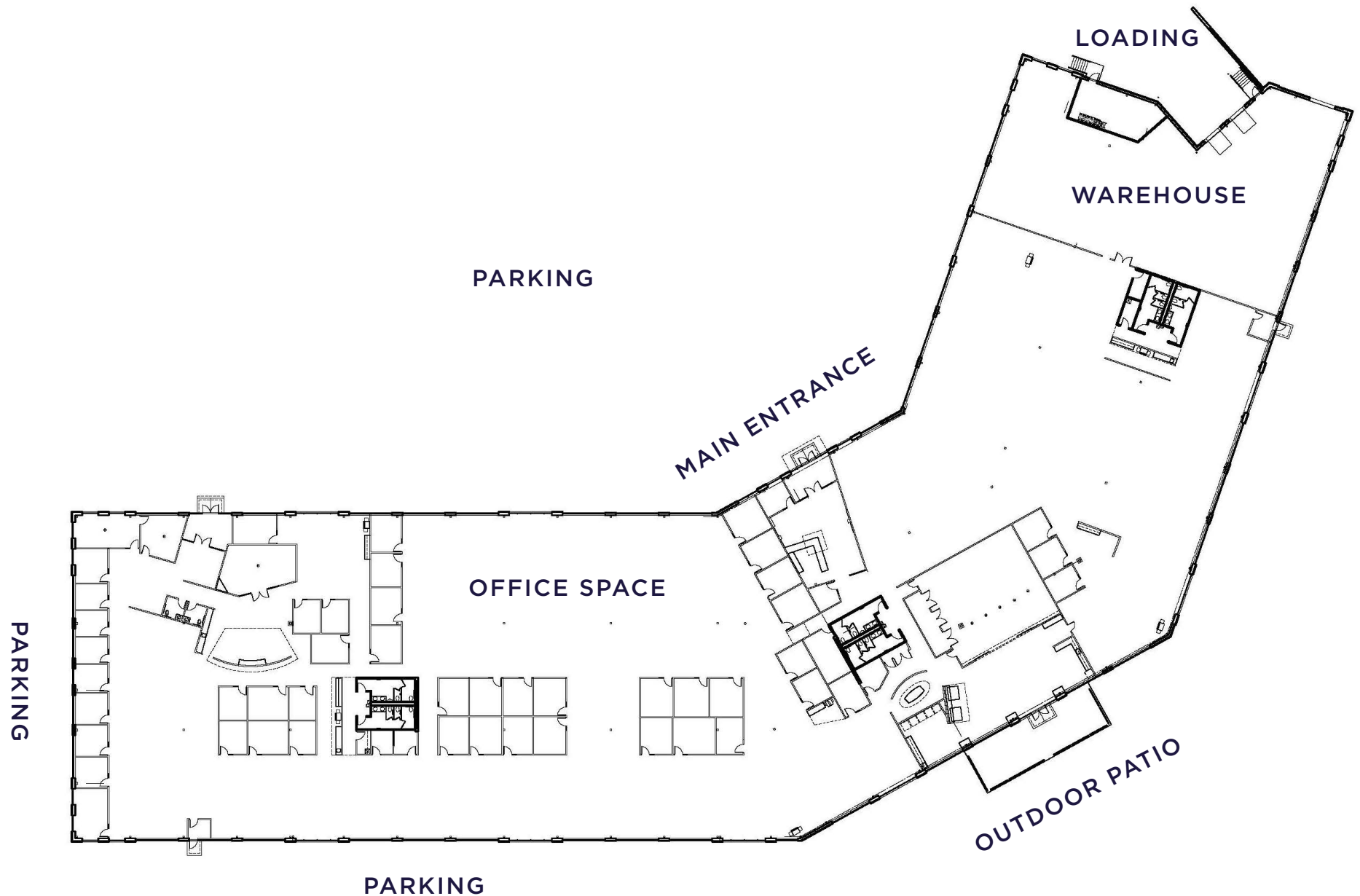
- Remaining Lease Term: 12/31/2027
- Rate: \$18.00 Gross
- Furniture: Included
- Parking: 311 Stalls
- Kitchen and Mail Room
- Offices: 31
- Cubicles: 263
- Restrooms: 4 sets
- Conference and Huddle Rooms: 19



JCSF



FLOOR PLAN



PROPERTY INFORMATION

- Adjacent to Staring Lake Regional Park/trails
- Expansive natural light with high ceilings
- Park-like setting with mature trees
- Excellent visibility and access from Hwy 212



BUILDING SIZE

67,438 SF



OFFICE AREA

60,438 SF



WAREHOUSE AREA

7,000 SF



LOADING

2 Docks
1 Drive-in



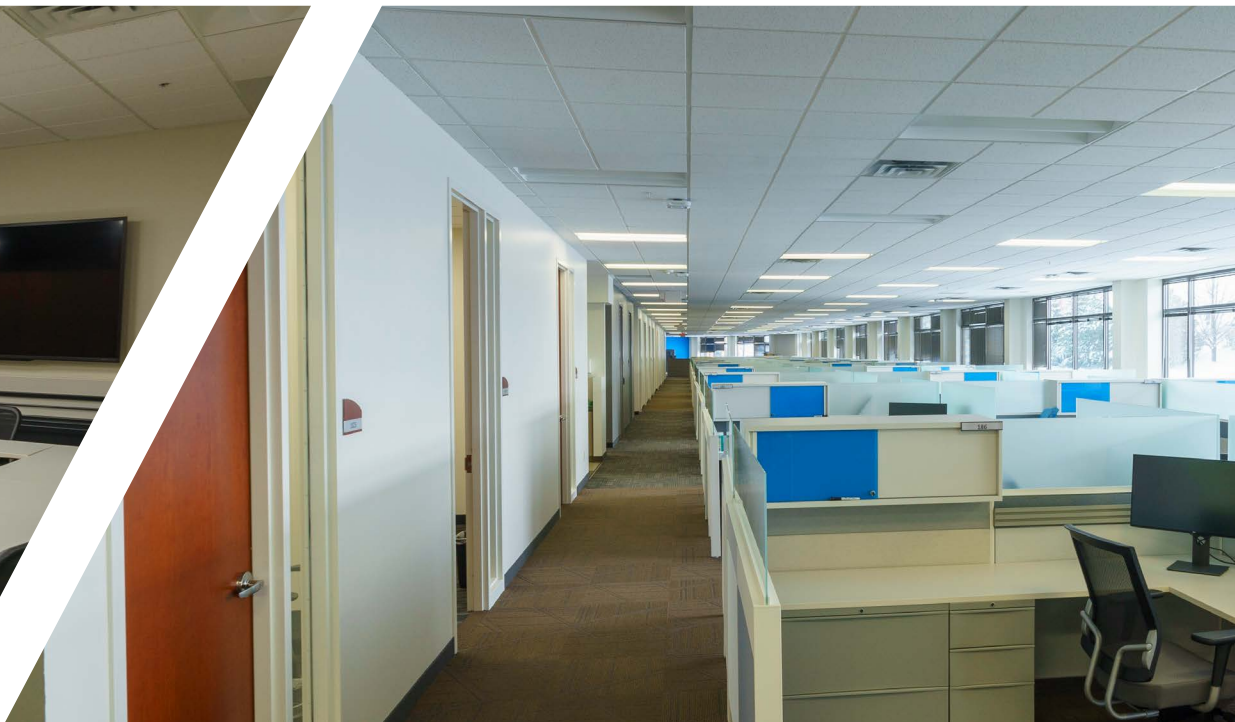
CLEAR HEIGHT

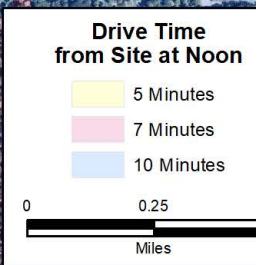
16'



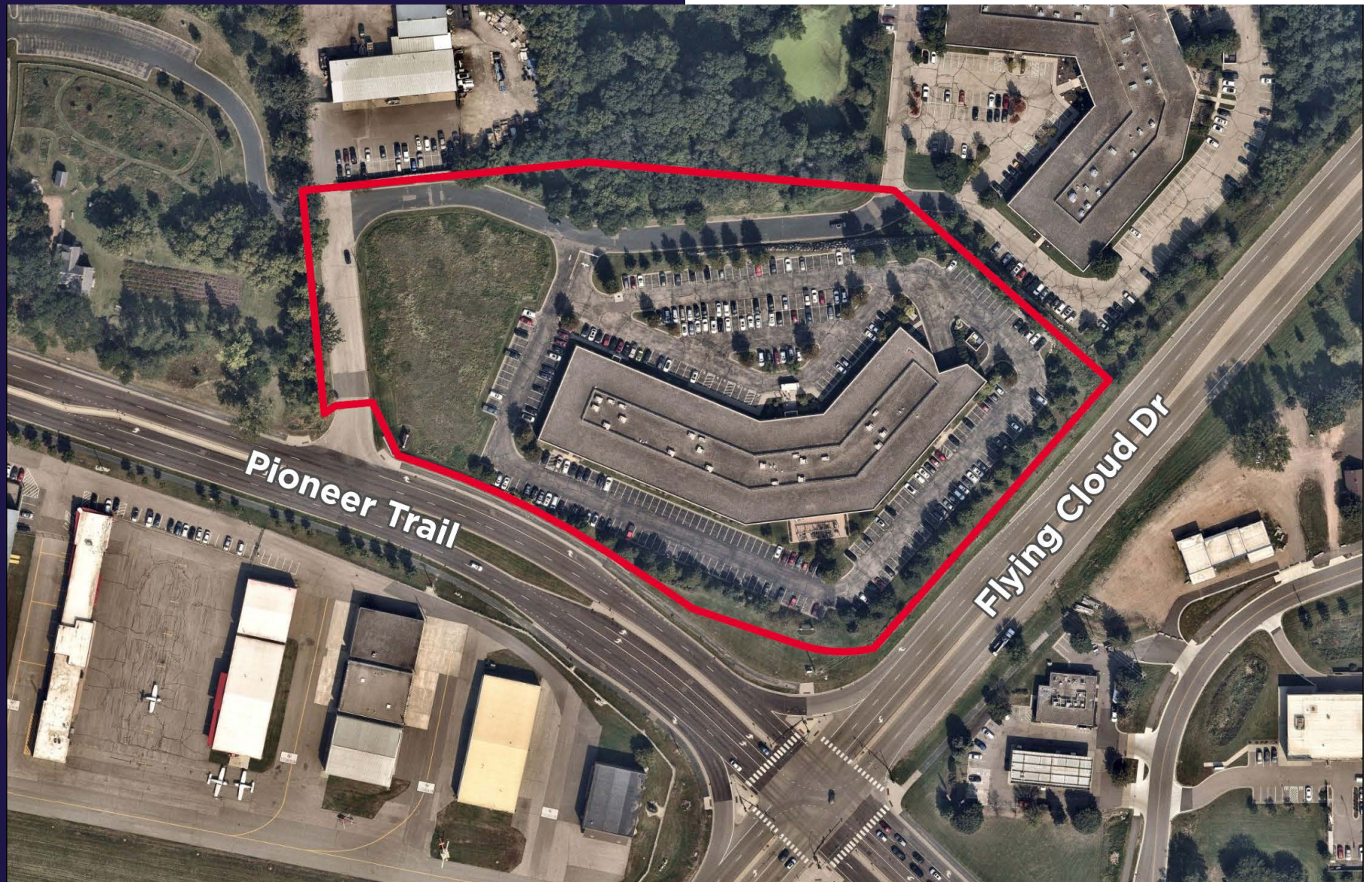
YEAR BUILT

2007





SITE PLAN



This detailed site plan for Building 1 (FFE=892.0) illustrates the layout of the parking area and its relationship to the building and surrounding infrastructure. The plan includes the following elements:

- Building 1:** A large, irregularly shaped building footprint is shown in the center, labeled "BUILDING 1" with a finished floor elevation (FFE) of 892.0.
- Parking Stalls:** The plan shows a large number of parking stalls, with a specific section labeled "325 STALLS". Other areas are marked with "126 NEW PARKING STALLS".
- Dimensions:** Numerous dimensions are provided throughout the plan, including stall widths (e.g., 9.0' (TYP.), 8.0', 6.3' (TYP.)), aisle widths (e.g., 25.0', 40.0', 35.0'), and building setbacks (e.g., 100.0', 100.0').
- Surrounding Infrastructure:**
 - Property Line (TYP.):** Indicated at the top of the plan.
 - Existing Brumious (TYP.):** Indicated on the left side.
 - County Highway No. 1 (Pioneer Trail):** Shown at the bottom left, with a "GAS SIGN" located near the intersection.
 - T.H. NC:** Labeled on the right side, likely referring to a nearby road or boundary.
- Other Features:** The plan includes various site details such as "GAS SIGN", "31.7'", and "6.3' (TYP.)" dimensions, as well as numerous numbered callouts (e.g., 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100) for specific features or dimensions.



CONTACT

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