

# Voyager Building Available for Lease

500 Marschall Rd, Shakopee MN 55379



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# Building Specifications

## Class A Space Amenities

- 27,766 square foot office/medical/retail building
- Masonry construction
- Class 'A' office building
- 119 parking spaces available
- Great access to Hwys 101 & 169



## Building Size

27,766 SF



## Available

Floor 2 | Suite 220: 4,945 SF (Divisible to 2,000 SF)

Floor 1 | Suite 140: 821 SF



## Net Rental Rates

\$15.00-\$17.50 per square foot

## Est 2025 CAM/Tax

\$9.62 per square foot

## Traffic Counts

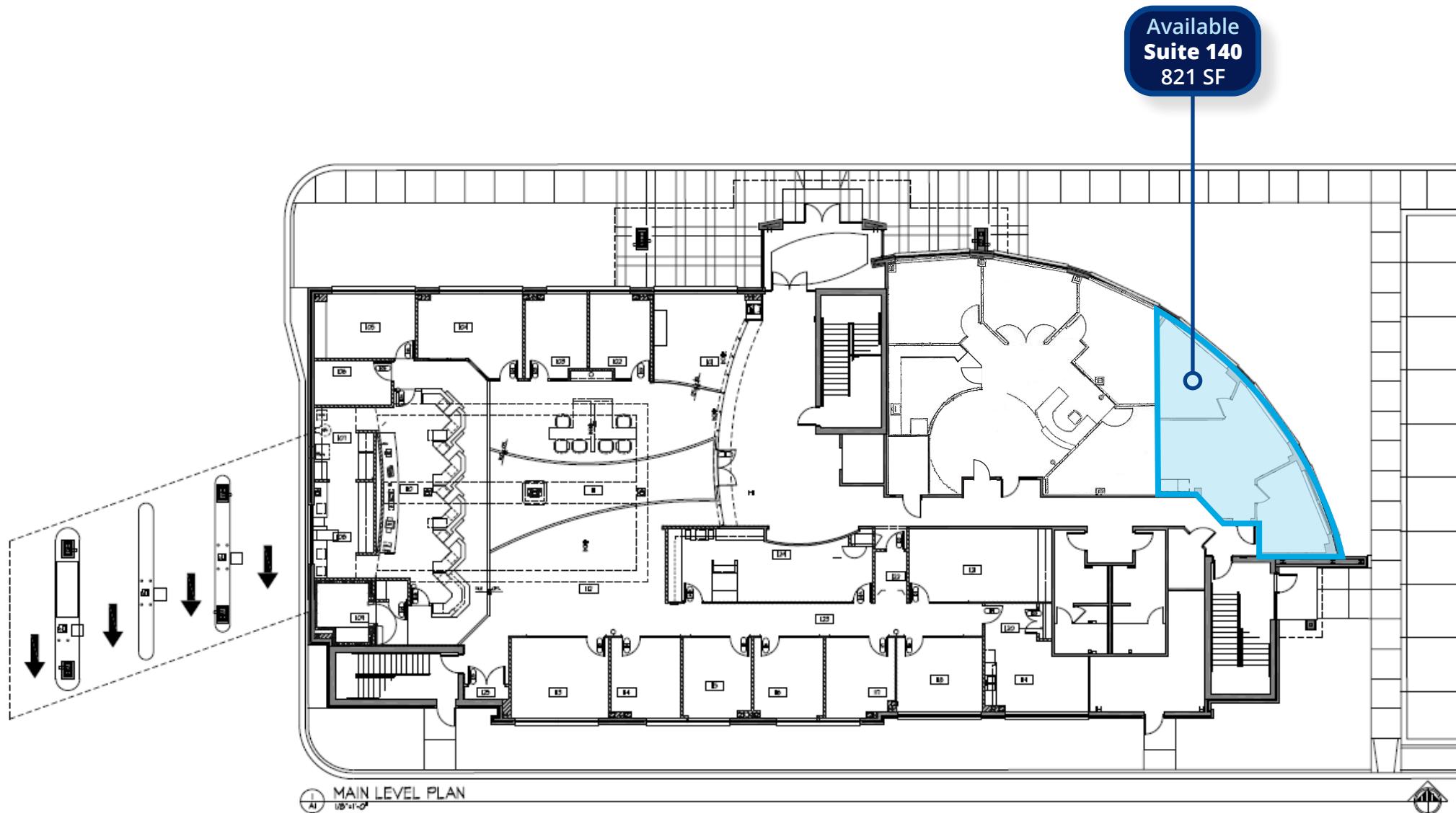
Marschall Rd: 12,700 vpd

Eagle Creek Blvd: 7,300 vpd

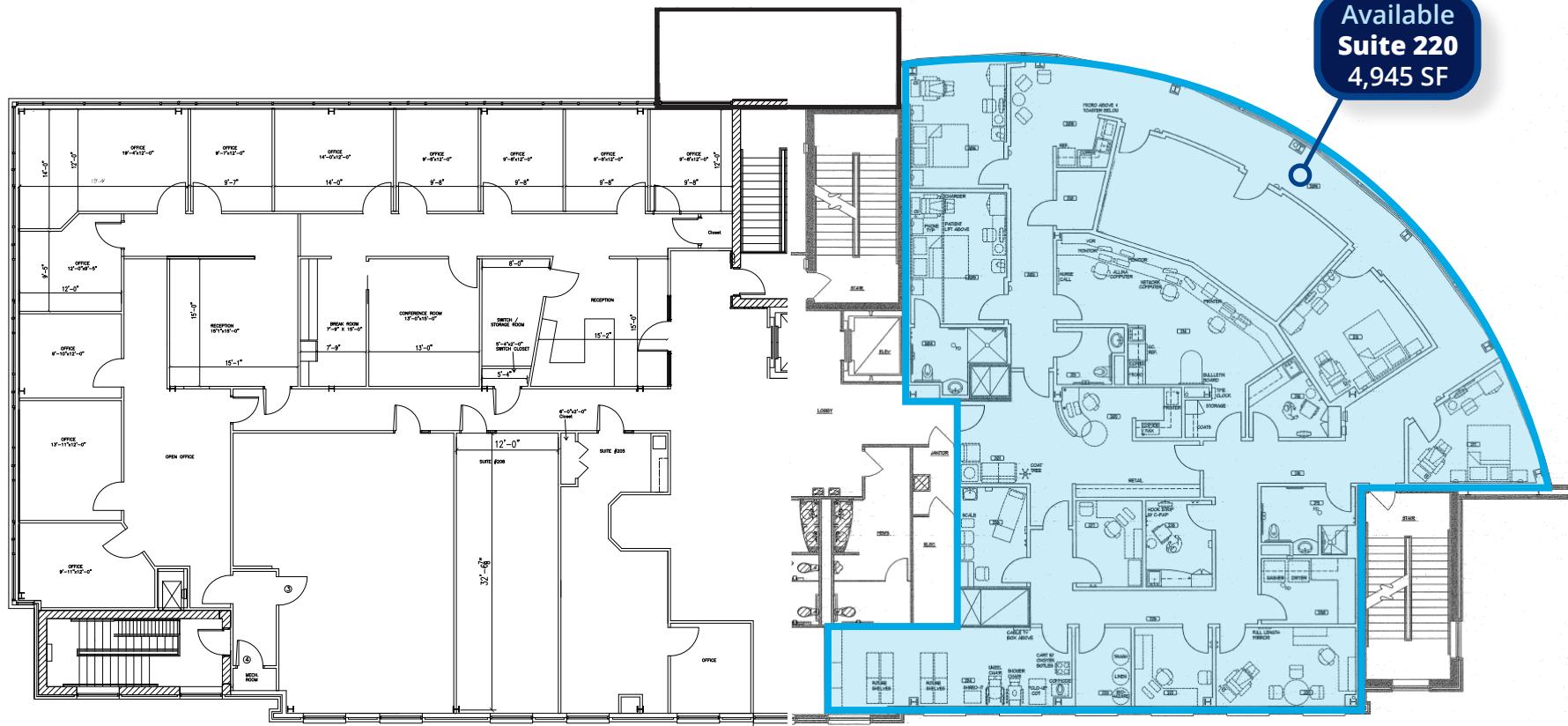
CR 101: 19,000 vpd

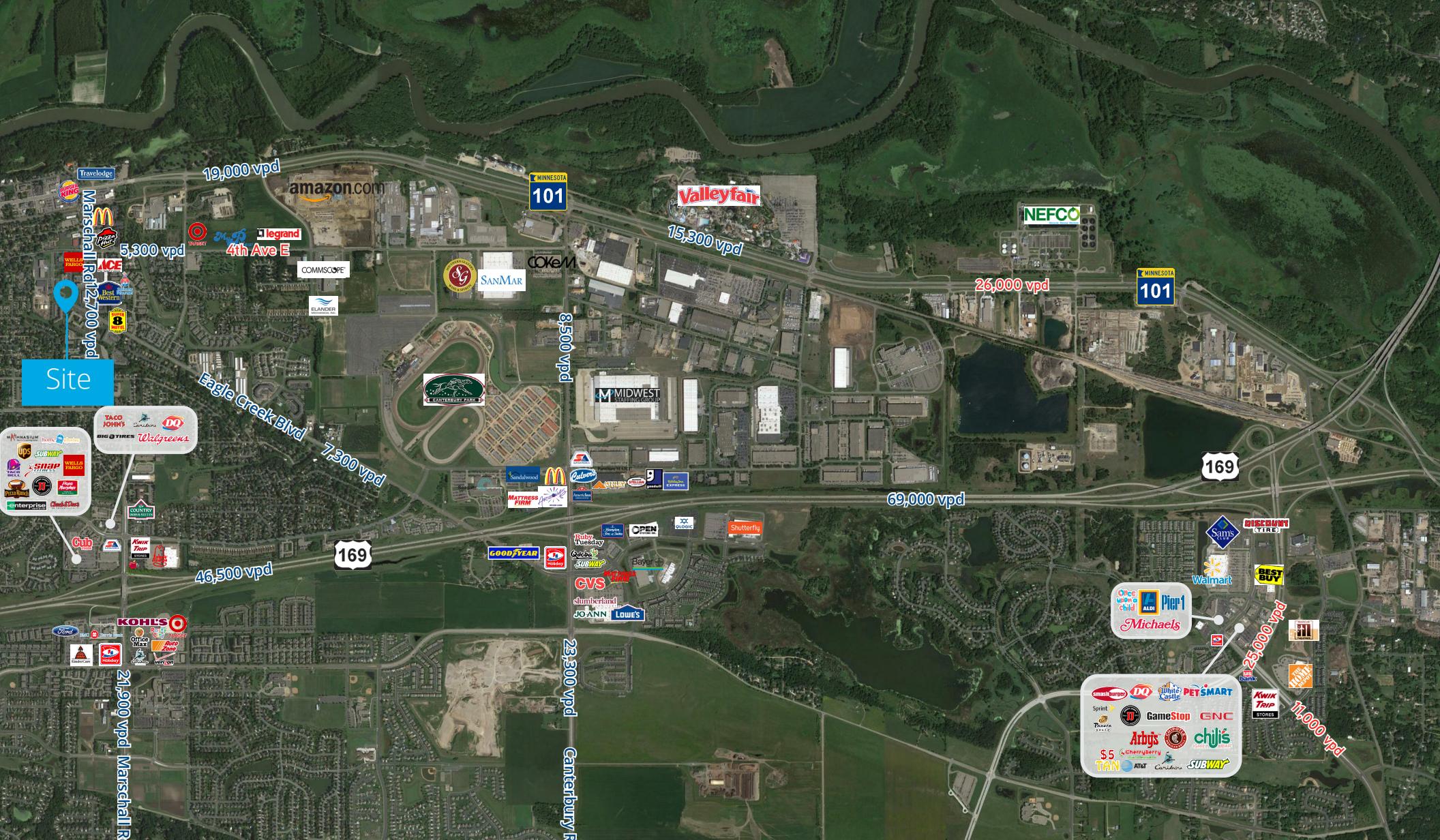


# Floor Plan | 1<sup>st</sup> Floor



# Floor Plan | 2<sup>nd</sup> Floor





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