



Available For Lease

Cedar/73 Business Center
Bldg 5 - 2835-2845 Hedberg Drive
Minnetonka, MN 55305

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Building Specifications

Additional features

- Office/warehouse building totaling 130,000 square feet
- Unique color-coded building and signage for easy tenant identification
- Excellent suburban location with great access to I-494, I-394, Hwy 169, Minnetonka Blvd and Hwy 7
- 12' clear height

Property Information

Building Address	2835-2845 Hedberg Dr Bldg 5 Minnetonka, MN 55305
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Building Square Feet	29,038 square feet
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Available	Suite 2845 3,937 SF Total 2,326 SF Office 1,611 SF Warehouse
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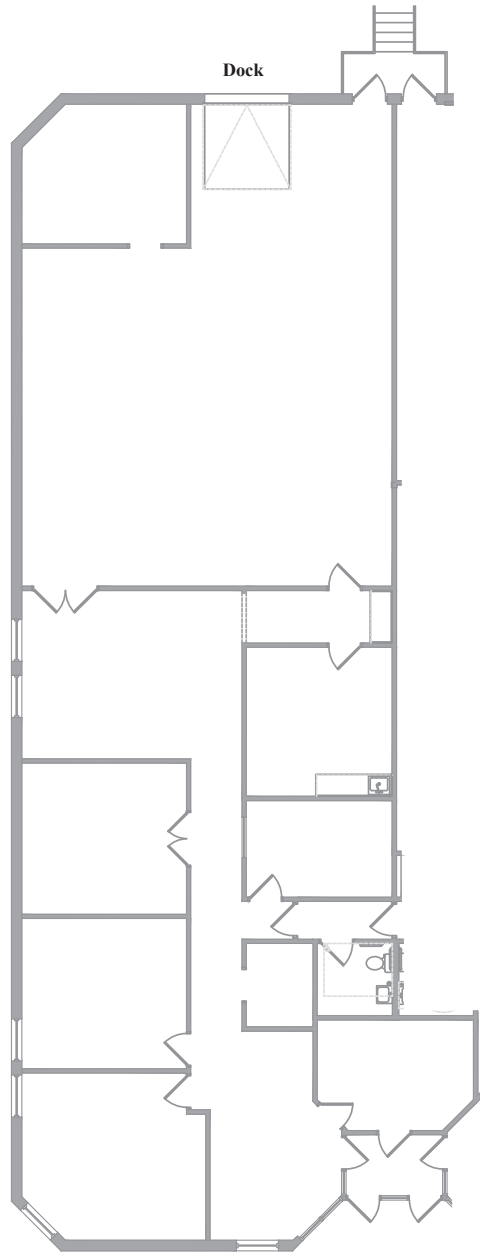
Loading	One (1) dock door
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Net Rental Rate	\$10.00 PSF
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Ceiling Height	12' clear
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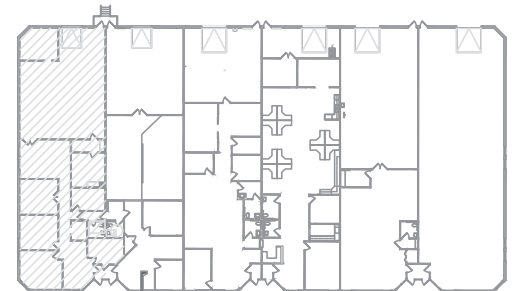
2025 CAM & RE Taxes	\$2.45 PSF CAM <u>\$2.60 PSF RE Taxes</u> \$5.05 PSF Total
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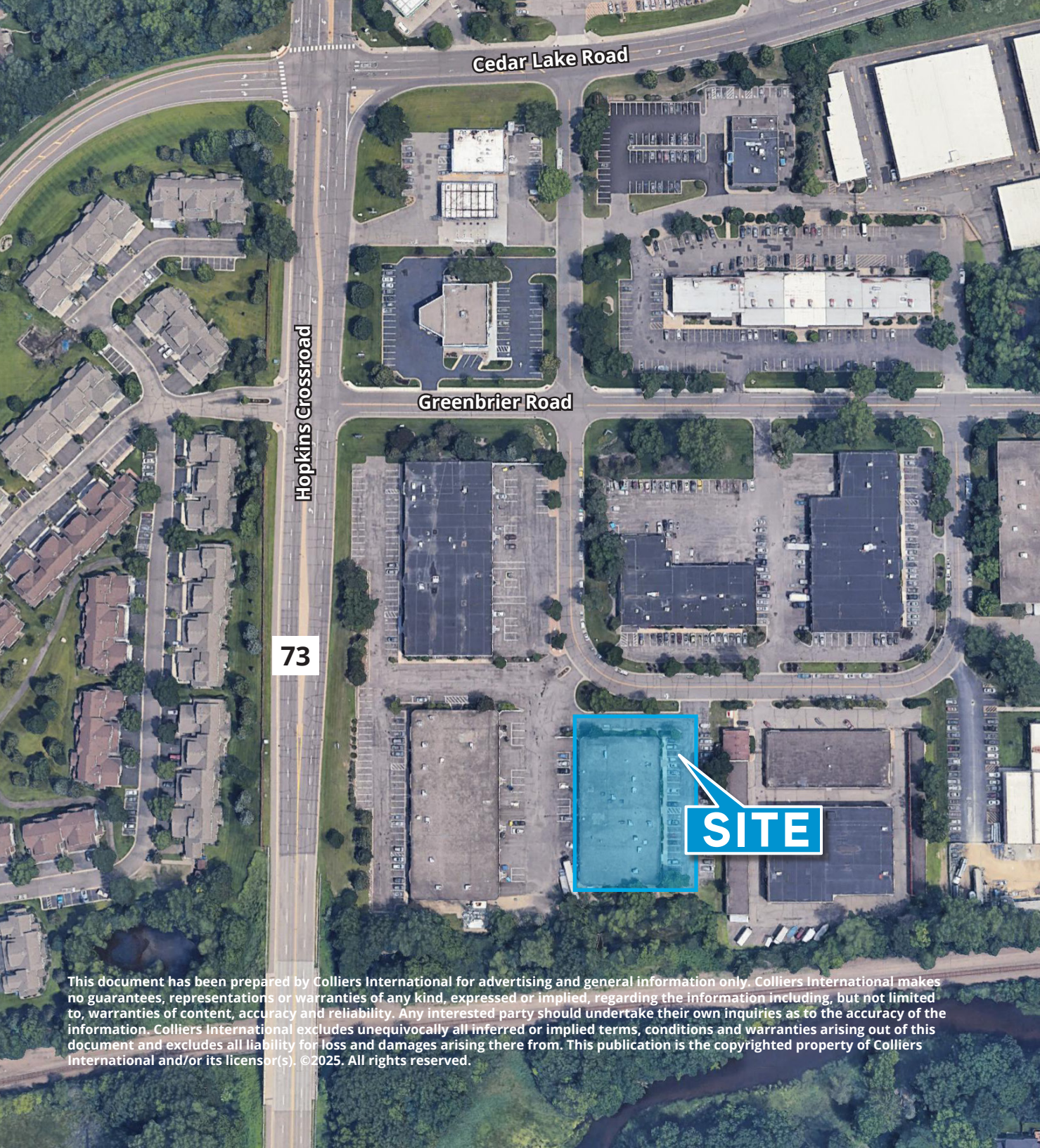
Floor Plan



Suite 2845
3,937 SF Total
2,326 SF Office
1,611 SF Warehouse
• One (1) dock

Building Key Plan





Cedar Lake Road

Hopkins Crossroad

Greenbrier Road

73



SITE



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