



3,900 - 19,900 SF OFFICE/WAREHOUSE FOR LEASE

# 6900 SHADY OAK RD

EDEN PRAIRIE, MN 55344

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**CBRE**



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## PROPERTY FEATURES

- 16,000 SF warehouse
- 18' clear height
- 2 dock doors
- 1,100 SF + shared restrooms, furnished conference area, kitchen and break area
- All-inclusive rate! Also includes janitorial in all common areas, restrooms, etc.
- Impressive common entry
- 3 private offices plus large area for private conference or cubes
- Signage available on monument if requested
- Available now
- Flexible lease terms!

## PROPERTY SPECIFICATIONS

### TOTAL BUILDING SF

52,203 SF

### AVAILABLE SPACE

Suite 1 Warehouse: 16,000 SF

Suite 2 Office: 3,900 SF

Suite 3 Office/Warehouse: 19,900 SF

(3,900 SF Office/ 16,000 SF Warehouse)

### PARKING

2.09/1,000

### CEILING HEIGHT

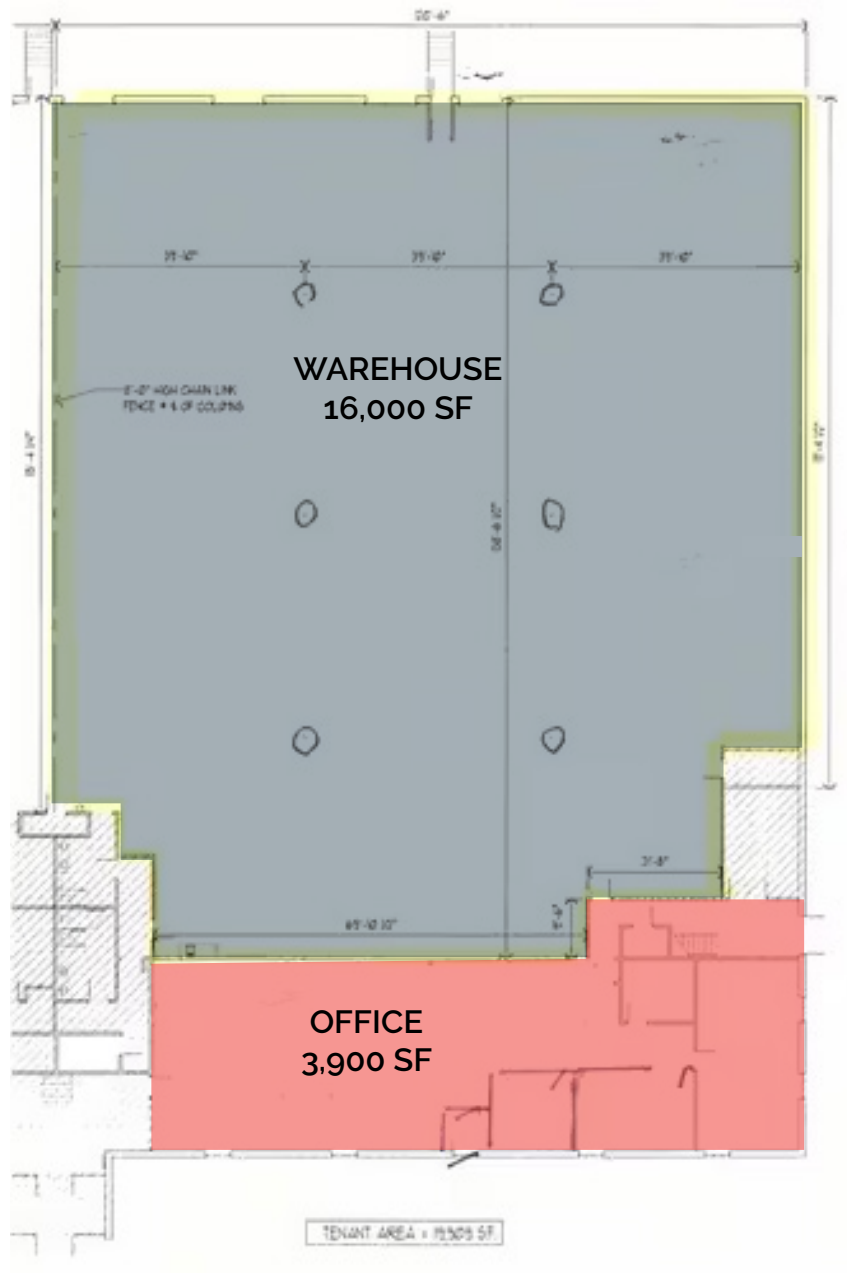
18' ceiling height

### LAND AREA

3.82 acres



# FLOOR PLAN





# SITE PLAN





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## CONTACT US

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# CBRE

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