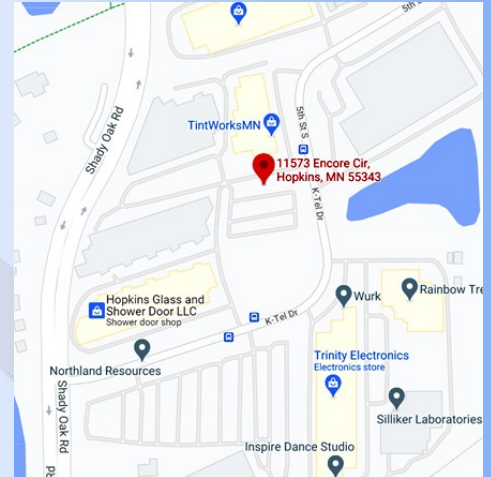


FOR LEASE

Encore Park IIB
11573 Encore Circle
Minnetonka, MN 55343



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

11573 Encore Circle: Office: 800 SF
Warehouse: 4,020 SF
Total Office/Warehouse: 4,820 SF

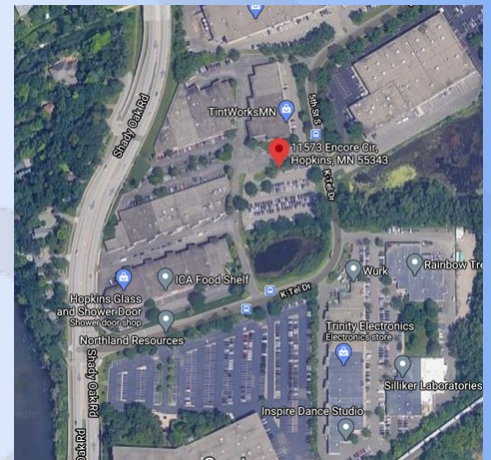
Net Rental Rates: \$12.00 PSF Office
\$7.00 PSF Warehouse

Estimated CAM & Taxes: \$3.94 PSF (\$1.81 PSF CAM, \$2.13 PSF Tax)

FEATURES:

- Functional office and warehouse.
- Truck height dock.
- 12' Clear Height.
- 3 phase power.
- On MTC Bus Line. New light rail is minutes away.
- Convenient location - access to Crosstown 62, Hwy 7 and 169 minutes away.
- Amenities of downtown Hopkins are minutes away.
- Multiple building business park
- Locally owned and managed.

**All information in this brochure is deemed reliable, but not guaranteed.*



CONTACT:

Patrick Lensing, CPM
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952-475-5121

Summerhill Commercial Real Estate, LLC
6495 City West Parkway
Eden Prairie, MN 55344

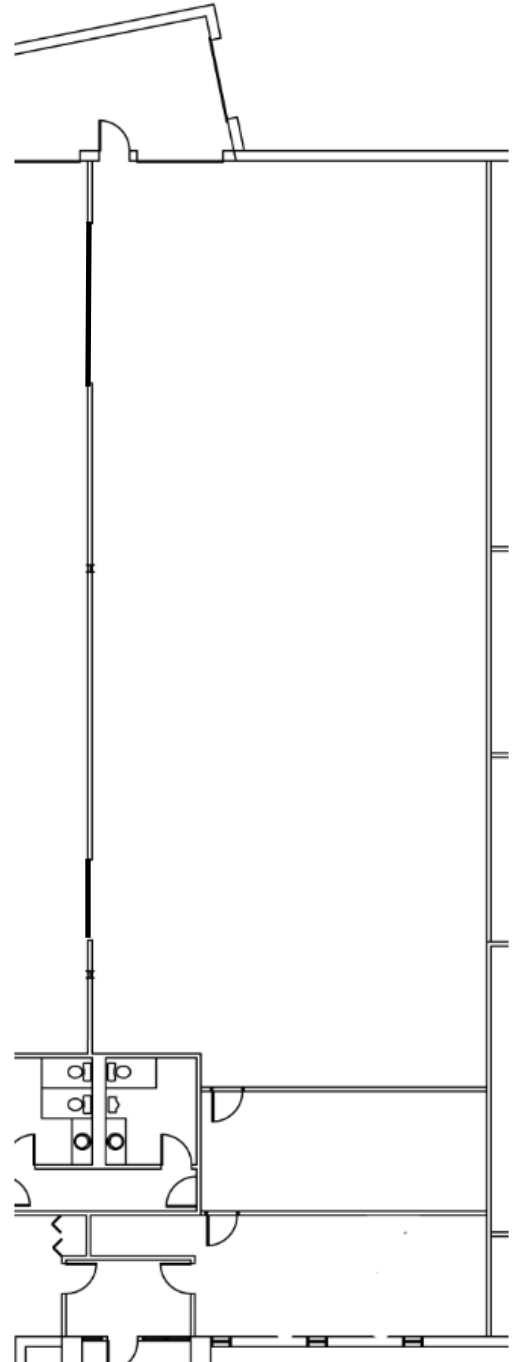
www.summerhillcommercial.com

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