Office/Warehouse Space for Lease

Office/warehouse building totaling 130,000 square feet in five buildings. Excellent Minnetonka location with great freeway access.

Building Amenities

- Office/warehouse space from 3,840 sf up to 11,520
- 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
- Dock and drive-in doors
- 14’ clear height

Contact Us

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4350 Baker Road, Suite 400
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Cedar/73 Business Center Building 4

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## PROPERTY FACT SHEET

**Cedar/73 Business Center**

**BUILDING 4 - 2849-2863 HEDBERG DRIVE, MINNETONKA, MINNESOTA**

<table>
<thead>
<tr>
<th><strong>BUILDING ADDRESS:</strong></th>
<th><strong>SUITE 2851/2853:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>2849-2863 Hedberg Dr</td>
<td>7,680 square feet total</td>
</tr>
<tr>
<td>Building 4</td>
<td>1,900 square feet of office</td>
</tr>
<tr>
<td>Minnetonka, Minnesota</td>
<td>5,780 square feet of whse</td>
</tr>
<tr>
<td></td>
<td>• Two (2) dock doors</td>
</tr>
</tbody>
</table>

**BUILDING SQUARE FEET:**

30,720 square feet

**CURRENTLY AVAILABLE:**

**SUITE 2851:**

3,840 square feet total

700 square feet of office

3,140 square feet of whse

• One (1) dock door

**SUITE 2853:**

(60 DAY NOTICE)

3,840 square feet total

1,200 square feet of office

2,640 square feet of whse

• One (1) dock door

**CEILING HEIGHT:**

14’ clear

**RENTAL RATES:**

$8.50 psf office

$4.50 psf whse

**2017 (EST) CAM & REAL ESTATE TAXES:**

$1.68 psf for CAM

$2.01 psf for Real Estate Taxes

$3.69 psf total

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For Leasing Information, Contact:

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Cedar 73 Business Center
BUILDING 4 - 2849-2863 HEDBERG DRIVE | MINNETONKA, MN

Warehouse: 3,140 RSF
Office: 700 SF
Total SF: 3,840

Disclaimer: Floor Plan measurements are approximate and are for marketing purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

SUITE 2851
3,840 square feet total
700 square feet of office
3,140 square feet of whse
• One (1) dock door

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SUITE 2853:
3,840 square feet total
1,200 square feet of office
2,640 square feet of whse
• One (1) dock door