



SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE WESTWOOD II BUILDING

6250 Bury Drive
Eden Prairie, MN 55346



6250 Bury Drive: 27,870 sf (6,415 sf office/21,455 sf whse-mfg) **DIV. TO 10,000 SF**

Base Rental Rate: \$9.50/\$4.50 psf office/warehouse-manufacturing.

2019 Est. Tax & CAM: \$3.04 psf (\$1.85/\$.97 psf tax/CAM).

- 6250 Bury Drive will be available 7/1/19.
- 6,415 sf of existing office w/additional BTS office, & tenant improvements, avail.
- (1) truck dock, (2) drive ins (10' w by approximately 11' h), 13' clr, heavy power.
- Warehouse/mfg area currently set up for vehicle storage w/ trench drains, 100% make-up air, & flammable waste trap. Previous use was manufacturing.
- Space is divisible to 10,000 sf.
- Landlord will remove existing trench drains as needed.
- Flexible potential uses of ofc/whse, ofc/mfg, data center, parking garage, etc.
- Signage opportunities on building and existing block sign wall on Bury Dr,
- Ample parking available with additional parking available next door if needed.
- Desirable location near Crosstown 62 & I-494 w/excellent freeway access.
- Located adjacent to the MN River Bluffs LRT regional trail & near many other city parks and trails in Eden Prairie & Minnetonka.
- Well maintained building locally owned & managed.



For more information, call or e-mail:

Joe Smith @ jsmith@summerhillcommercial.com

952-475-5122

or

Peter Kordonowy @ peterk@summerhillcommercial.com

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or visit our website at:

www.summerhillcommercial.com

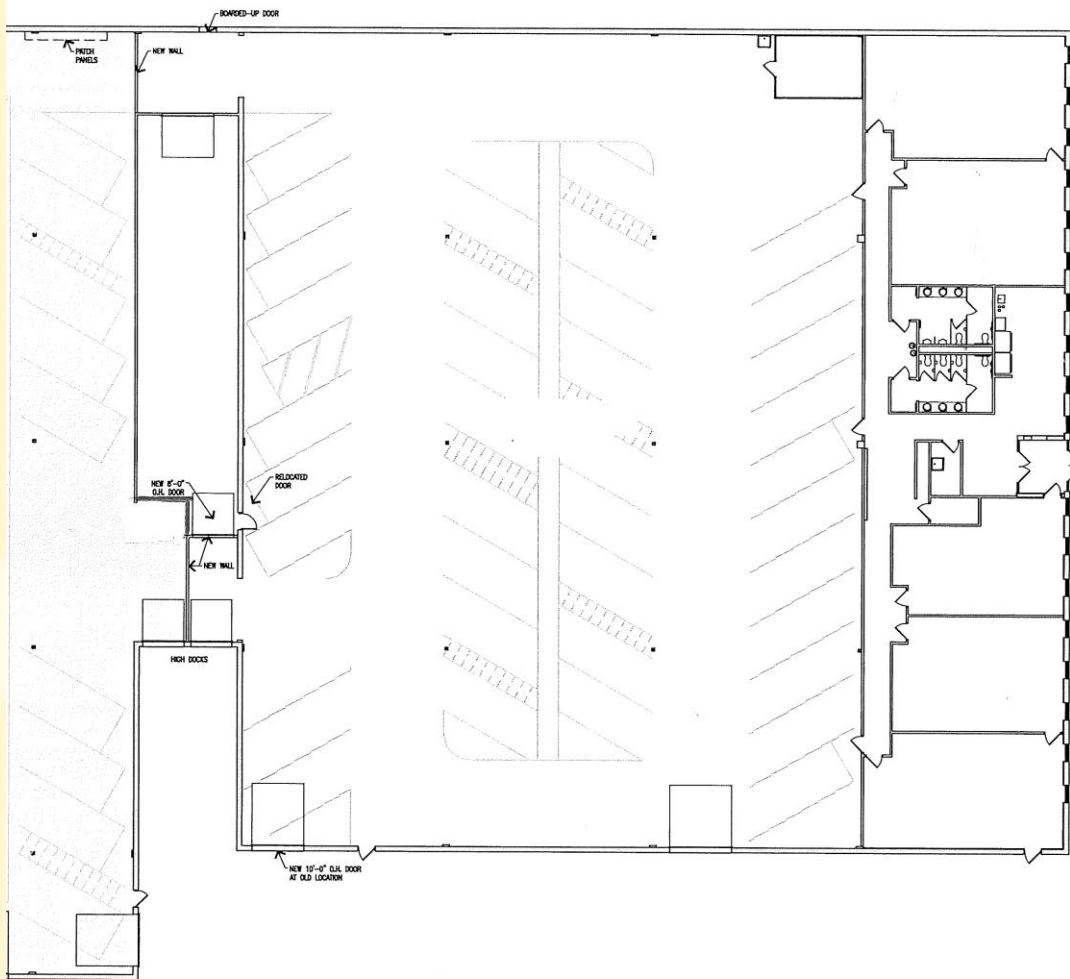


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