



**SUMMERHILL**  
Commercial Real Estate, LLC

**FOR LEASE**  
**21195 Minnetonka Boulevard**  
**Shorewood, MN 55331**

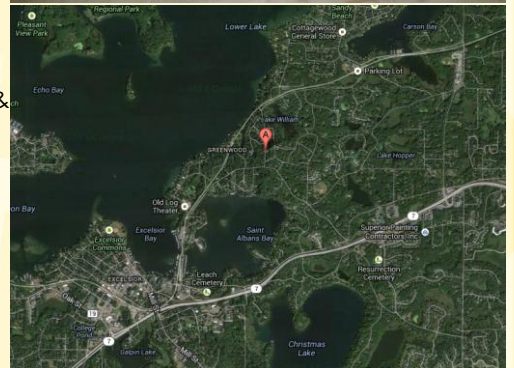


**Building Size:** 10,250 square feet.  
**Zoning:** Business/Commercial R/C District.  
**Gross Rental Rate Office/Flex:** \$13.75 psf, includes gas, electric, sewer, & water.  
**Gross Rental Rate Warehouse/  
Storage/Light Industrial:** \$9.75 psf, includes gas, electric, sewer, & water.

**AVAILABILITIES**

**Suite A:** 1,033 sf office/flex space.  
**Suite B: LEASED** 761 sf office/warehouse/flex.  
**Suite C:** 2,576 sf warehouse/storage/light industrial space.  
**Suite D: LEASED** 1,546 sf warehouse/storage/light industrial space.  
**Suite C:** 2,576 sf office/warehouse space.

- New ownership. Locally owned and managed.
- Great neighborhood office/light industrial bldg with Minnetonka Blvd frontage & visibility located just over 1.0 miles from beautiful downtown Excelsior, MN.
- Hard to find small flexible spaces in southwest metro.
- Building has approximately sixteen (16) parking spaces, 1.85:1,000 sf ratio.
- Well lit space with natural light.
- Abundant power in spaces with extensive power drops & power distribution.
- Higher ceilings throughout, approximately 12' – 14' clear in warehouse.
- Restroom access for all suites.



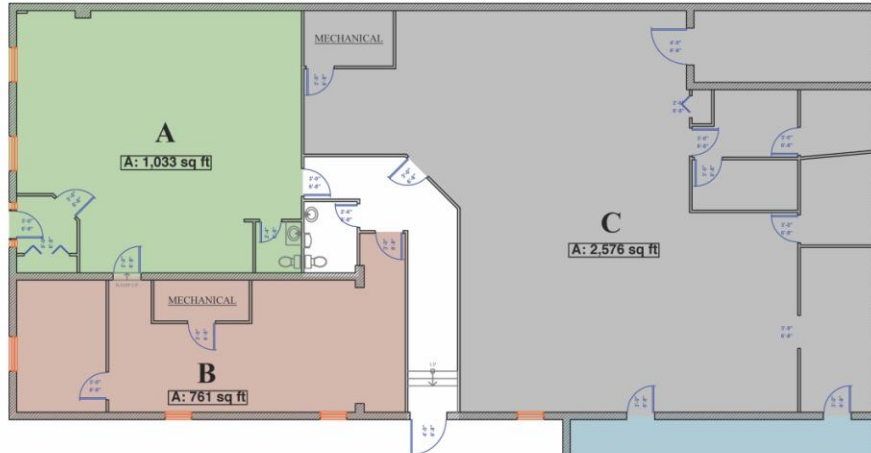
**For more information call:**  
**Peter Kordonowy, CCIM**  
**952.556.5151**

or visit our website at:  
**www.summerhillcommercial.com**

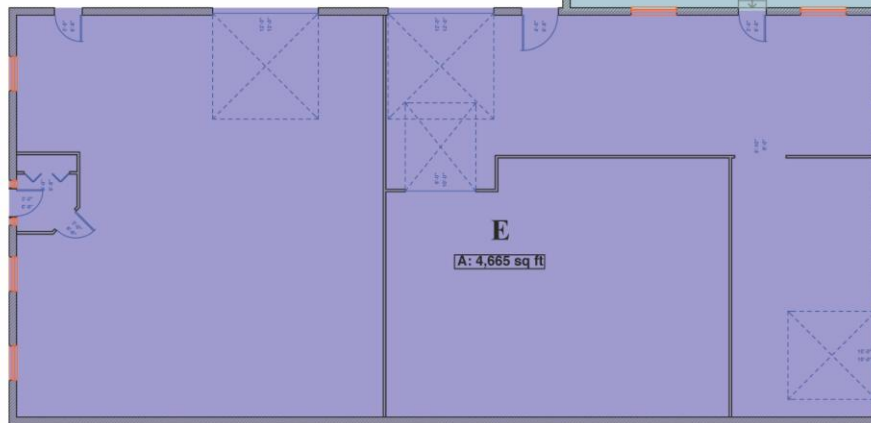


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Suite	Area	Percentage
A	1,033 SF	9.5%
B	761 SF	7.0%
C	2,576 SF	23.8%
D	1,546 SF	14.3%
E	4,665 SF	43.1%
GROSS	10,824 SF	



○ MAIN LEVEL PLAN

**P R O J E C T**  
Storage Building  
21195 Minnetonka Blvd  
Deephaven MN 55331  
DATE 2/10/14

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**Landschute**  
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