



SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE

21195 Minnetonka Boulevard
Shorewood, MN 55331

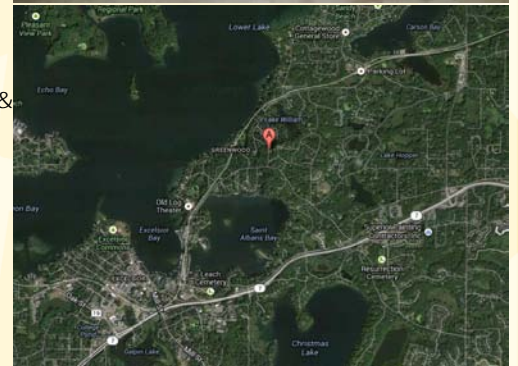


Building Size: 10,250 square feet.
Zoning: Business/Commercial R/C District.
Gross Rental Rate Office/Flex: \$13.75 psf, includes gas, electric, sewer, & water.
Gross Rental Rate Warehouse/Storage/Light Industrial: \$9.75 psf, includes gas, electric, sewer, & water.

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 A & C: 3,609 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:
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or visit our website at:
www.summerhillcommercial.com