



**SUMMERHILL**  
Commercial Real Estate, LLC

**FOR LEASE**  
**Westwood I**  
**6224-6226 Bury Drive**  
**Eden Prairie, MN 55346**



**6224-6226 Bury Drive:** 11,197 sf (3,647/7,550 sf office/whse).  
**Base Rental Rate:** \$8.50/\$4.50 psf office/warehouse.  
**2012 Estimated Tax & CAM:** \$3.48 psf.

- Corner unit providing additional glass line in both the office & warehouse.
- Recently renovated office area ready for occupancy.
- Existing office layout consists of open office, privates, and break areas.
- Improvements available. Office % can be increased to 50% to 60% (+/-).
- Space is potentially divisible to 5,000 sf.
- 18' clear height, one (1) truck high dock door with dock leveler.
- Well lit space. Ample power (minimum 500 amps).
- White painted warehouse walls. 100% A/C throughout.
- 3.8:1,000 square foot parking ratio.
- Ample restrooms (five total (5) bathrooms in the space).
- Class B+ office/warehouse project with an abundant ribbon glass line.
- Great image building with aggressive, below building class, lease rates.
- Desirable location near Crosstown 62 & I-494 w/excellent hwy access.
- Located adjacent to the SW LRT area trail (south branch) and near many other city parks and trails in Eden Prairie and Minnetonka.
- Locally owned and managed.



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

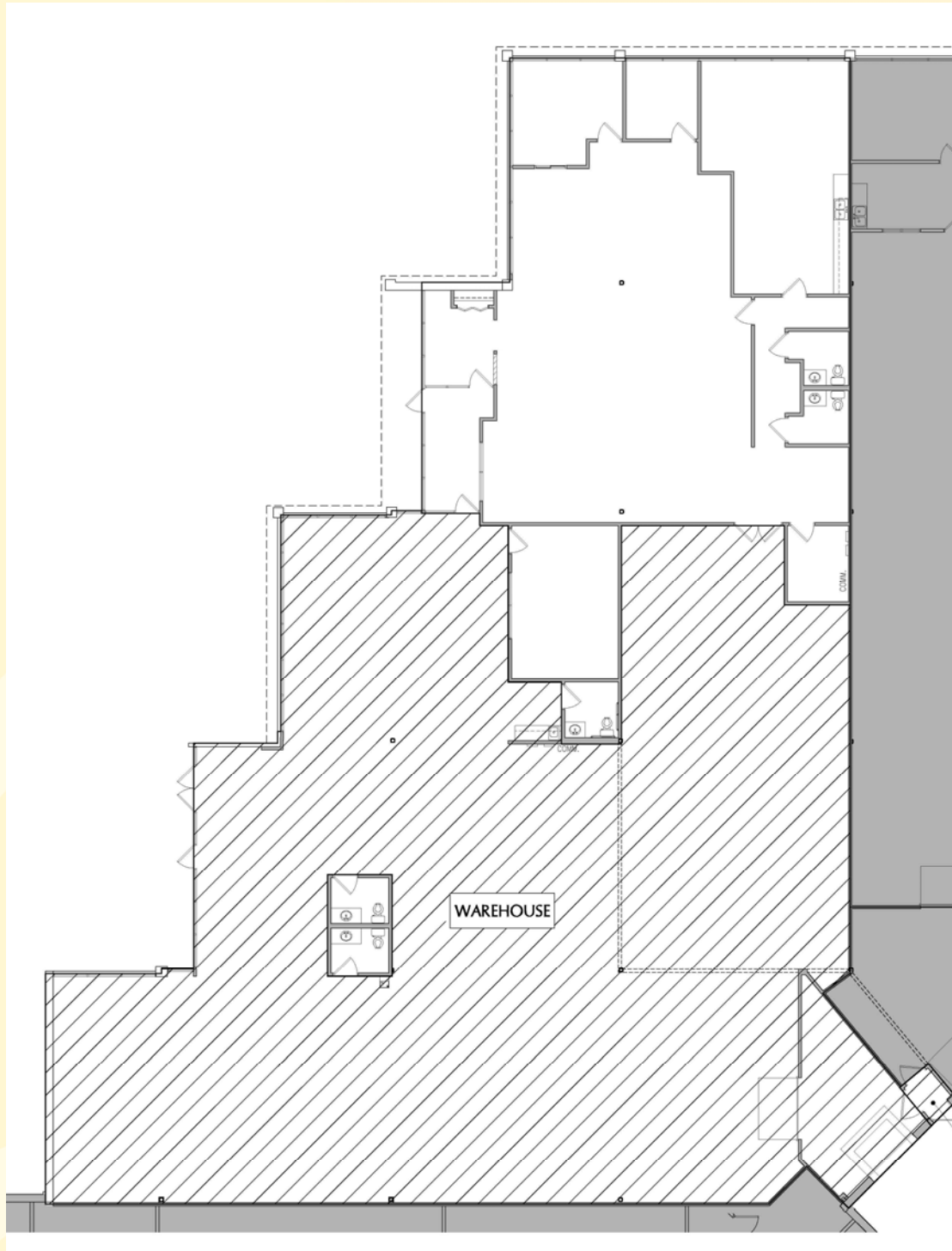
**952.556.5151**

or visit our website at:  
**[www.summerhillcommercial.com](http://www.summerhillcommercial.com)**



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