



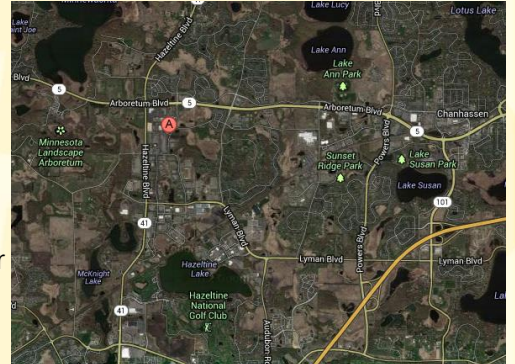
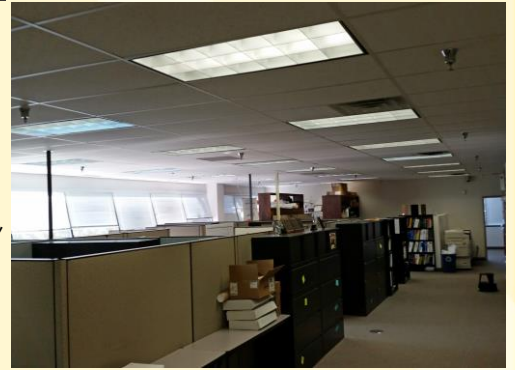
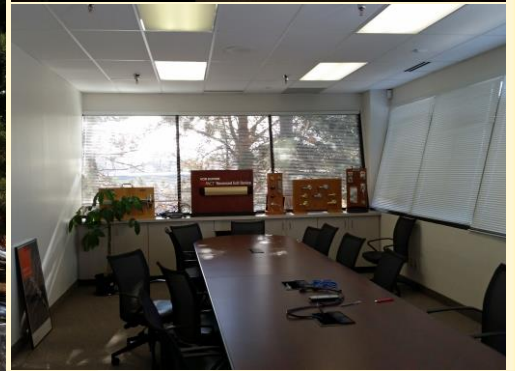
SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE

Westwood I

6230 Bury Drive

Eden Prairie, MN 55346



6230 Bury Drive: 7,425 sf (6,585/840 sf office/whse).

Base Rental Rate: \$8.50/\$4.50 psf office/whse.

2017 Estimated Tax & CAM: \$3.41 psf.

- End cap unit providing good glass line on two (2) sides.
- Existing office layout consists of great reception area, open office, privates, break area, training room, & conference room.
- Nice, newer, build out, w/9' plus ceilings, & high end doors & hardware.
- Improvements available. Office % can be decreased for right deal.
- Nice restrooms with recently installed new ceramic flooring.
- 18' clear height, one (1) drive in door.
- 3.8:1,000 square foot parking ratio.
- Great image building with aggressive, below building class, lease rates.
- Desirable location near Crosstown 62 & I-494 w/excellent hwy access.
- Located adjacent to Eden Prairie/Minnetonka trail system and near many other city parks and trails.
- Locally owned and managed.

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

952.556.5151

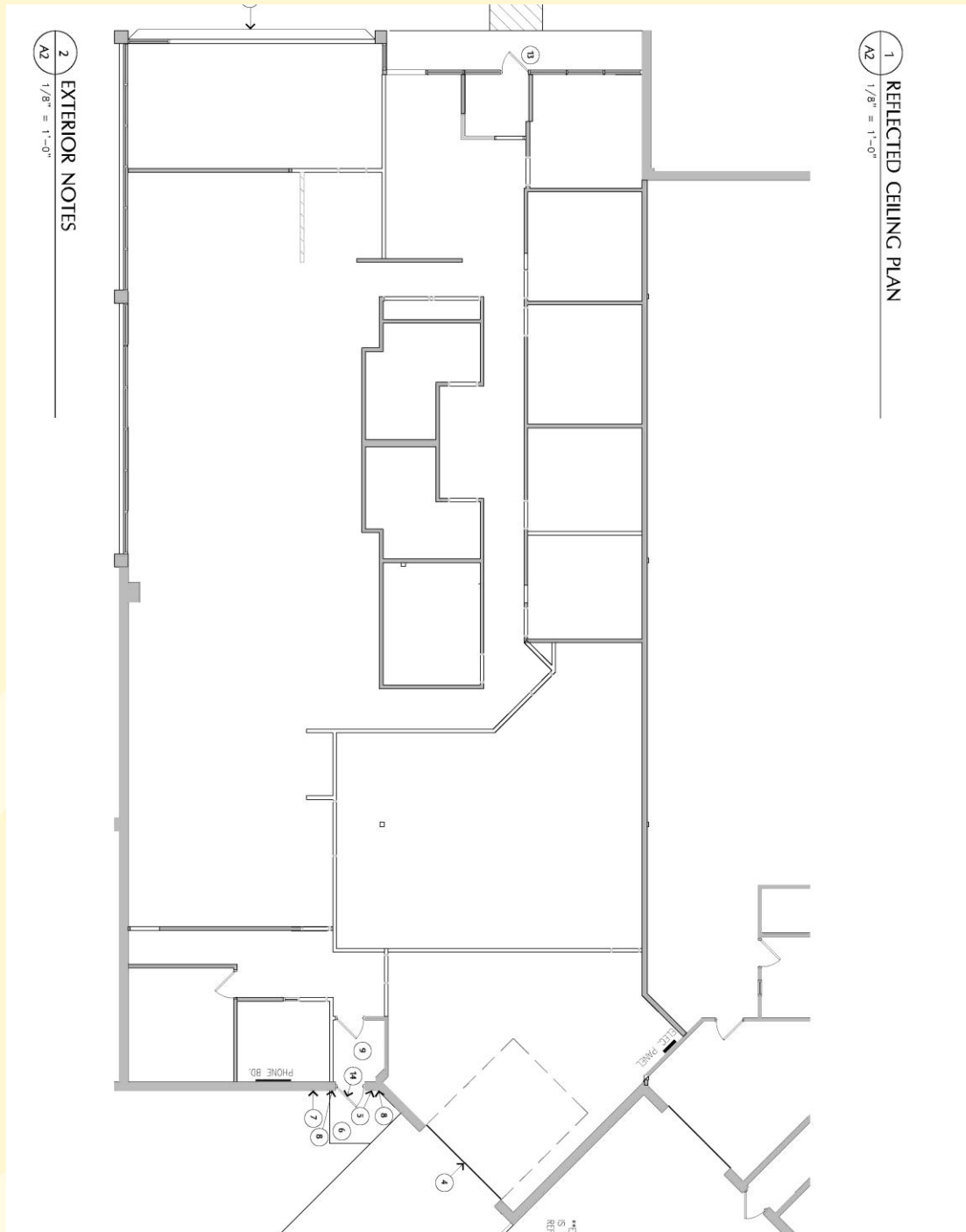
or visit our website at:

www.summerhillcommercial.com



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