



SUMMERHILL
Commercial Real Estate, LLC

FOR SALE OR LEASE
WESTGATE OFFICE PARK
15756 and 15758 Venture Lane
Eden Prairie, MN 55344



15756 & 15758 Venture Lane: 3,900 sf (3) level town office condo.

- Offering Price:** \$499,900 (\$128.18 psf)
- Lease Rate:** \$4,713 monthly/\$14.50 psf.
- RE Tax (2015):** \$1,353 monthly/ \$4.16 psf.
- Assoc Dues (2015):** \$719 monthly/ \$2.21 psf.

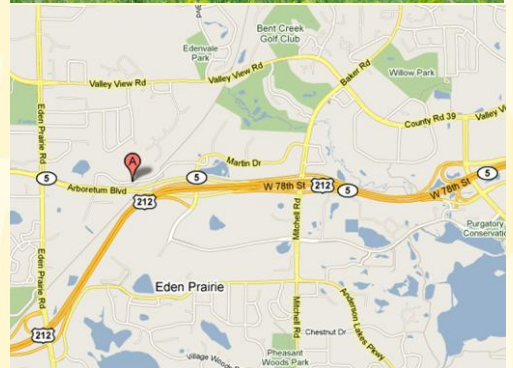
15756 Venture Lane: 2,400 sf (2) level ofc condo, main & upper lvl.

Offering Price/PID: \$324,900 (\$135.38 psf)/09-116-22-33-0059.

15758 Venture Lane: 1,500 sf lower walkout level office condo.

Offering Price/PID: \$202,000 (\$134.67 psf)/09-116-22-33-0055.

- 3,900 sf town office unit divisible to 1,500 and 2,400 sf.
- High quality office condo unit built in 2005. Professional high end finishes.
- Beautiful nature setting w/pond in back overlooked by balcony & patio.
- Visibility to Hwy 5 with excellent freeway access.
- Extensive build out w/great reception area w/custom counter, wood floors in common areas of main level, 2 kitchenettes, copy room, 13 private offices, conference room, 3 restrooms (1 each level), & 1 shower.
- Redundantly wired for phone and internet in all areas. New A/C unit.
- Excellent location next to all Eden Prairie many amenities.
- Direct accessibility to City of Eden Prairie trail system.



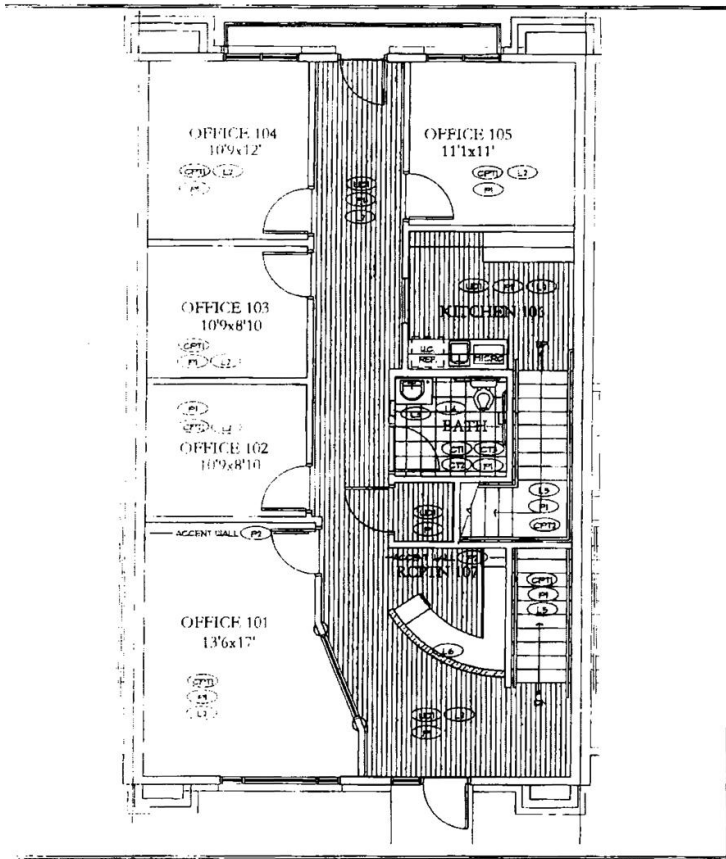
For more information call:
Peter Kordonowy, CCIM
952.556.5151

or visit our website at:
www.summerhillcommercial.com



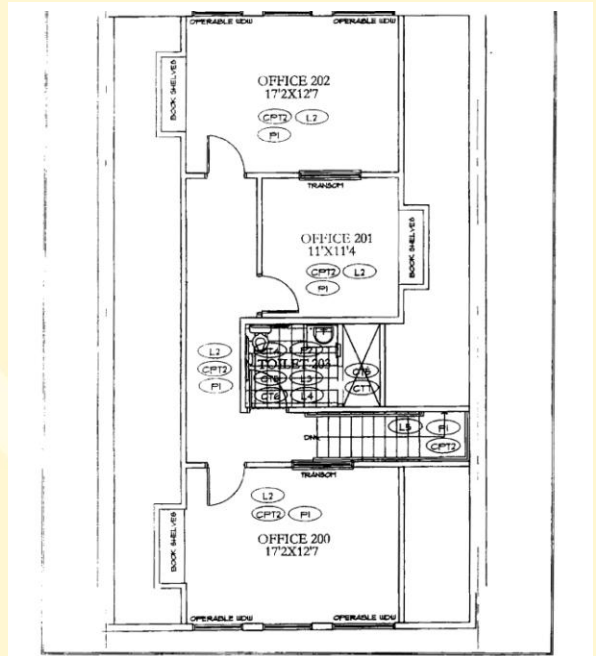
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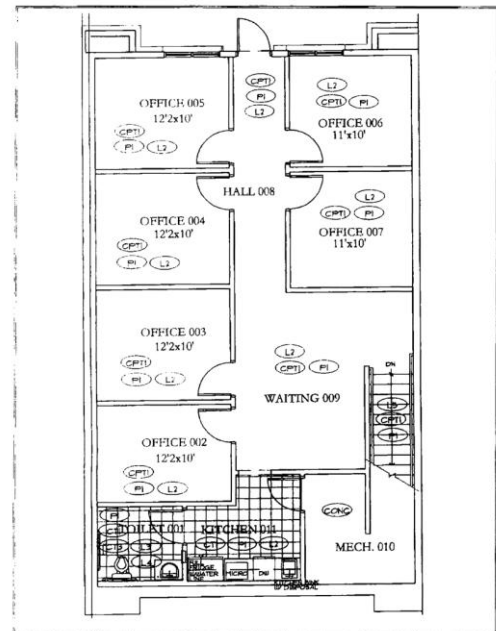
Building Sketch/Floor Plan - Main Floor

15756 Venture Lane/Main Level



Building Sketch/Floor Plan - Upper Level

15756 Venture Lane/Upper Lvl



Building Sketch/Floor Plan - Basement

15758 Venture Lane/Lower Walkout Lvl

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