



SUMMERHILL
Commercial Real Estate, LLC

FOR SALE OR LEASE

WESTGATE OFFICE PARK

15756 and 15758 Venture Lane
Eden Prairie, MN 55344



Property Size: 3,900 sf three (3) level office condominium.

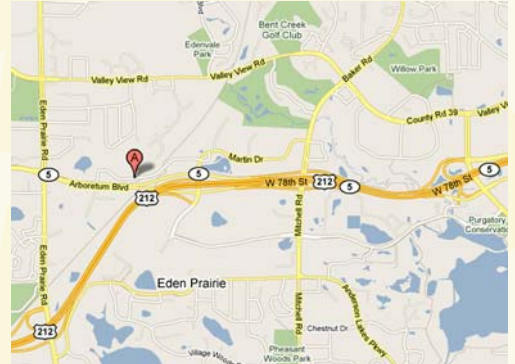
Offering Price: \$525,000.

Lease Rate: \$11.75 psf net.

RE Tax (2010): \$1,418 per month/\$4.36 psf.

Assoc Dues (2010): \$500 per month/\$1.54 psf.

- Divisible to 1,536 sf and 2,364 sf w/shared upper level entrance.
- High quality office condo unit built in 2005. Professional high end finishes.
- Beautiful nature setting w/pond in back overlooked by balcony & patio.
- The property is visible from Hwy 5 and has excellent hwy accessibility.
- 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.
- Existing phone system available.
- 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

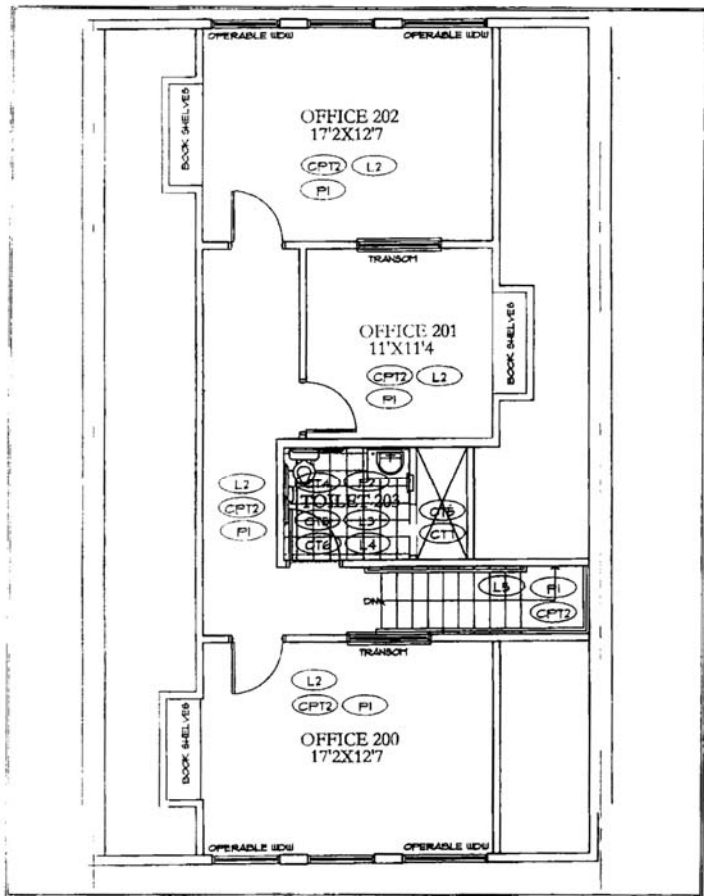
or visit our website at:

www.summerhillcommercial.com

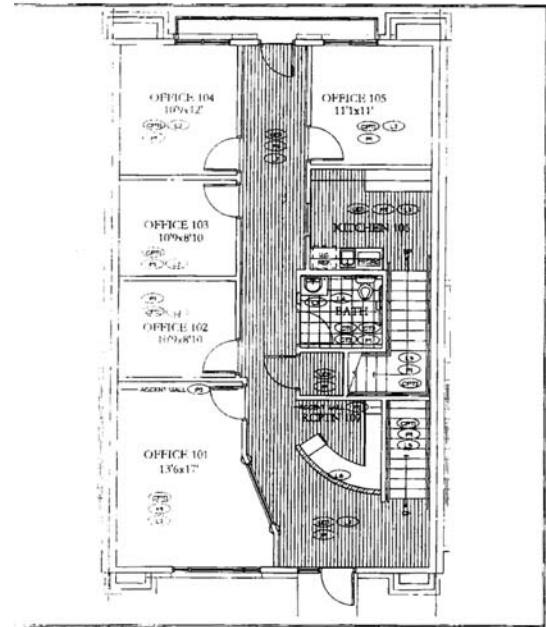


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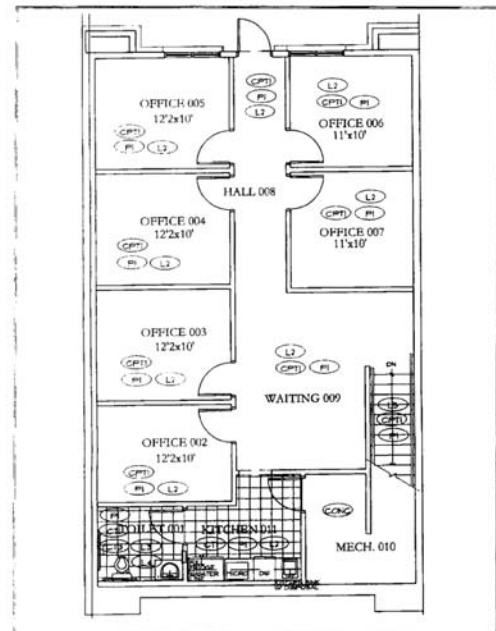
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Building Sketch/Floor Plan - Upper Level



Building Sketch/Floor Plan - Main Floor



Building Sketch/Floor Plan - Basement

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