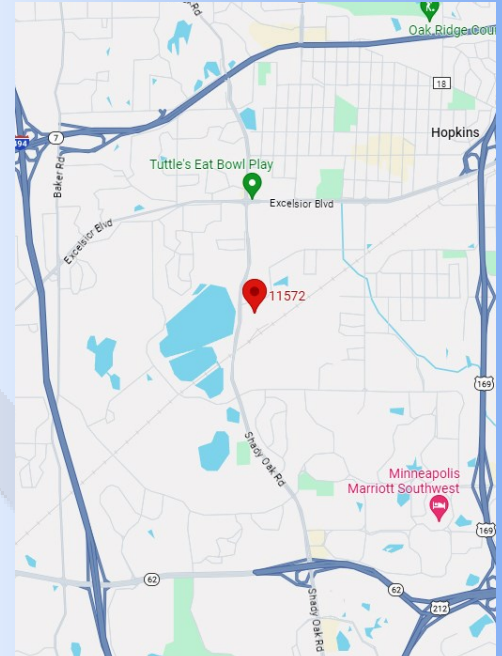


FOR LEASE

Encore Park II A Building
11572-76 K-Tel Drive
Minnetonka, MN 55343



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

| | | |
|-----------------------------------|---|-----------|
| 11592 K-Tel Drive: | Office: | 3,454 SF |
| | Warehouse: | 10,247 SF |
| | Total: | 13,701 SF |
| Net Rental Rates: | \$10.75 PSF Office/\$5.75 PSF Warehouse | |
| Estimated CAM & Taxes: | \$3.46 PSF | |

FEATURES:

- Prominent location in Encore Park II on the corner of Shady Oak Road and K-Tel Drive.
- Endcap space—clean, functional office-warehouse.
- Flexible space with a combination of private offices and open area.
- Good natural light with many windows.
- (2) Truck height docks, one with leveler.
- 17' clear height.
- Amenities of downtown Hopkins, minutes away.
- Near proximity to the new SW Light Rail and on Bus Line.
- 3-phase power.
- Locally owned and managed property.

CONTACTS:

Joe Smith

jsmith@summerhillcommercial.com
952-475-5122

www.summerhillcommercial.com

**All information in this brochure is deemed reliable, but not guaranteed*

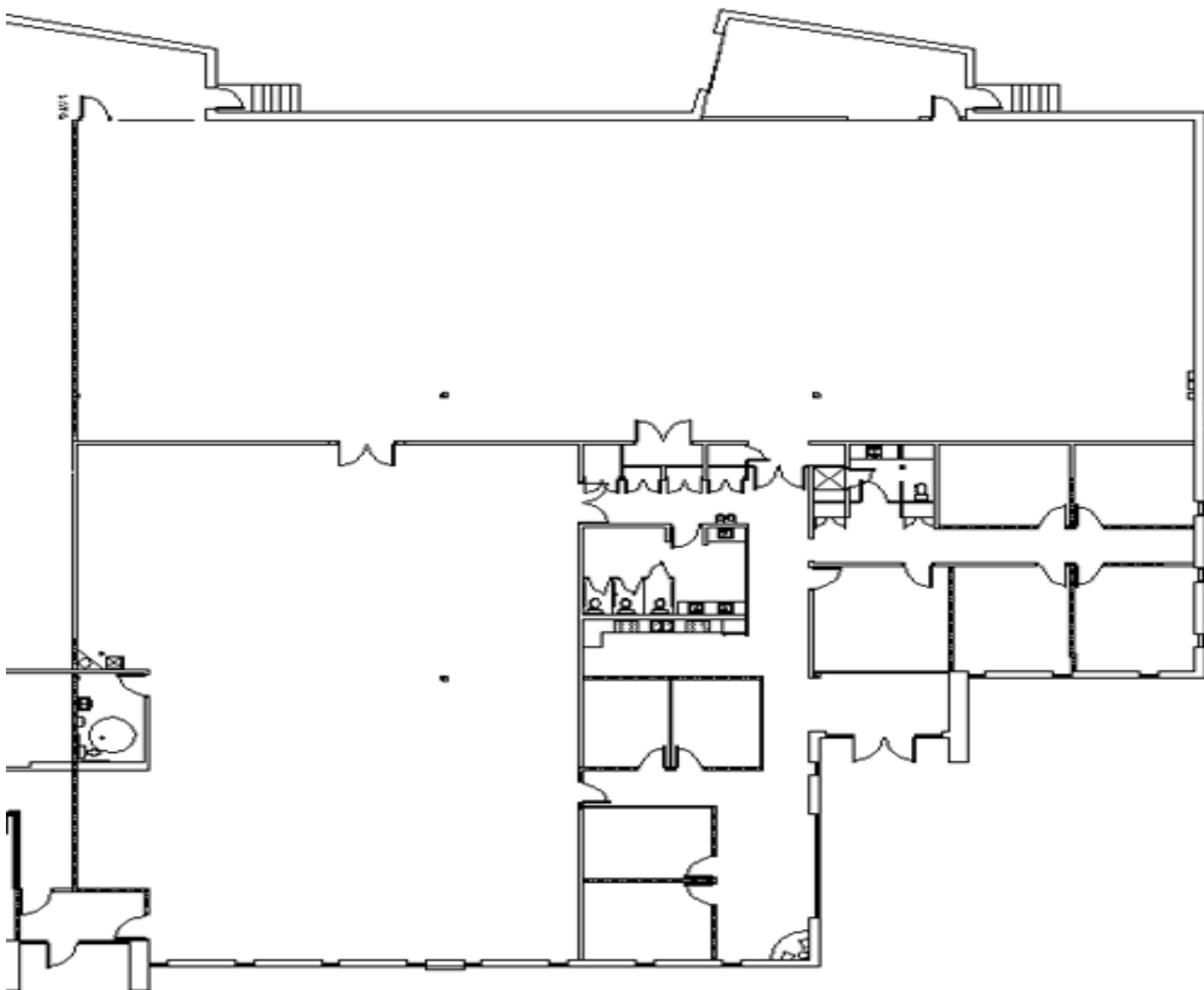
FOR LEASE

Encore Park II A Building
11572-76 K-Tel Drive
Minnetonka, MN 55343



SUMMERHILL
Commercial Real Estate, LLC

SPACE PLAN: 13,701 SF TOTAL 3,454 SF OFFICE/10,247 SF WAREHOUSE



CONTACTS:

Joe Smith
jsmith@summerhillcommercial.com
952-475-5122

www.summerhillcommercial.com