

FOR LEASE

Tonka Business Center
4284 & 4144 Shoreline Drive
Spring Park, MN

*For more information
contact:*

Joel Buttenhoff
5th STREET
VENTURES

Phone: 952.401.1805

E-mail:
jbuttenhoff@
5thstreetventures
.com

21000 State Hwy 7
Excelsior, MN 55331

www.5thstreetventures.com

**BELOW MARKET LEASE RATES
OFFICE WAREHOUSE SPACE AVAILABLE**

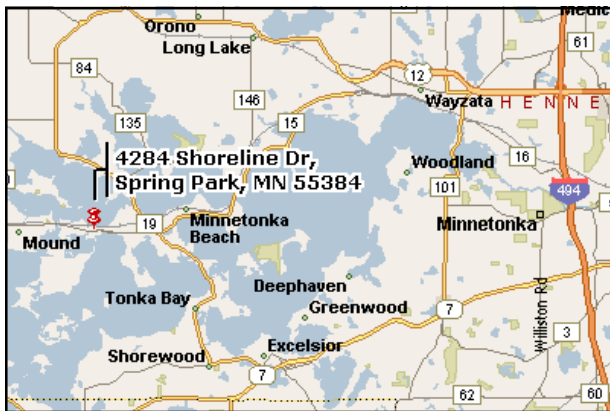
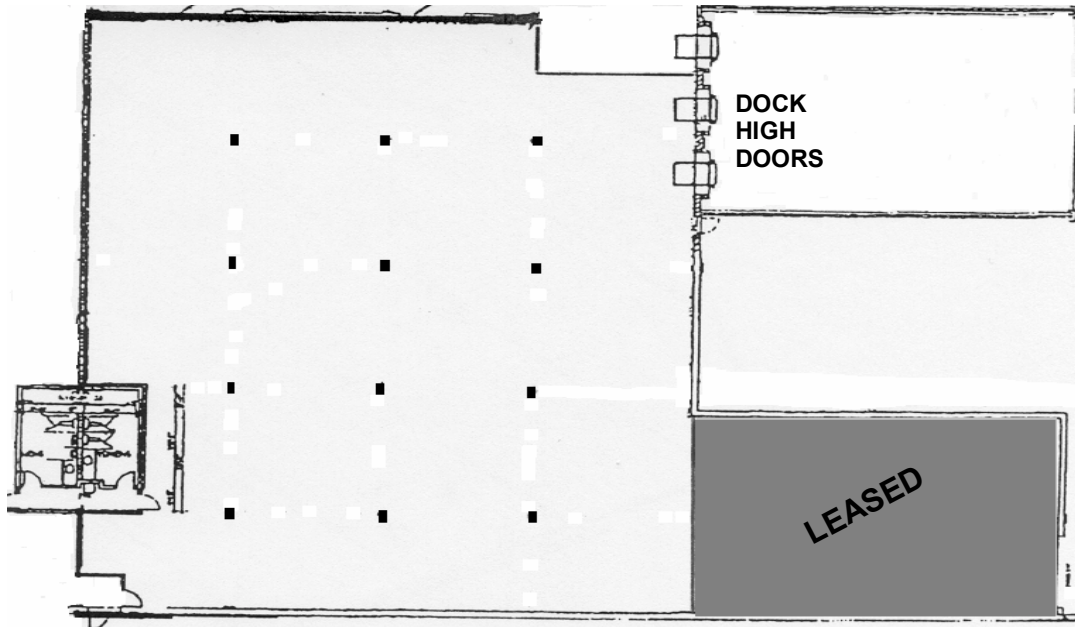


FEATURES

- 259,395 square foot multi tenant office/warehouse facility
- Up to 29,191 sq. ft. available-smaller spaces available which are divisible to 1,268 sq. ft.
- Office space-will build to suit
- Dock doors and drive-in doors available
- 18' clear height
- Ample parking
- Located in the heart of the Lake Minnetonka area on Co. Rd. 15 (Shoreline Dr.), 15 minutes west of I-494 & I-394 intersection
- \$3.25 psf net lease rate
- 2005 (est.) CAM & Real Estate taxes—\$1.58 psf

5th
STREET VENTURES

Tonka Business Center



Location Map

HIGHLIGHTS:

- Exceptional leasing value
- Abundant parking
- Lake Minnetonka area
- Local ownership and management

For further information contact:

Joel Buttenhoff

Phone: 952.401.1805

Fax: 952.401.1819

Email: jbuttenhoff@5thstreetventures.com