

## OFFICE FOR LEASE

# 7201 W. 78TH STREET BUILDING

7201 W. 78th Street, Minneapolis, MN 55439



<b>AVAILABLE SF:</b>	2,010 - 5,574 SF
<b>LEASE RATE:</b>	\$10.00 SF/Year (NNN)
<b>LOT SIZE:</b>	1.56 Acres
<b>BUILDING SIZE:</b>	24,497 SF
<b>BUILDING CLASS:</b>	B
<b>YEAR BUILT:</b>	1983
<b>RENOVATED:</b>	2009
<b>CROSS STREETS:</b>	East Bush Lake Rd & I494

### PROPERTY OVERVIEW

Local ownership, flexible lease terms, easy access off West Bush Lake Road.

### PROPERTY FEATURES

- Boutique 24,497 sf Class B Building in the SW Market
- Functional, efficient floor plates with a continuous band of glass.
- Close, convenient parking with a ratio of 4 stalls per 1000 sf.
- Underground heated parking available.
- Common Conference facilities available.

**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

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# SALIENT INFORMATION

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### BUILDING INFORMATION

<b>ADDRESS:</b>	7201 W. 78th Street, Minneapolis, MN 55439
<b>BUILDING SIZE:</b>	24,497 Square Feet
<b>FLOORS:</b>	Two
<b>ZONING:</b>	Office
<b>YEAR BUILT:</b>	1983
<b>AVAILABLE SPACE:</b>	2,010 - 5,574 SF
<b>LEASE RATE:</b>	\$10.00/SF per year (Net)
<b>CAM RATE:</b>	\$5.72/SF per year
<b>TAX RATE:</b>	\$3.47/SF per year (Est)

### BUILDING FEATURES

<b>CROSS STREETS:</b>	East Bush Lake Road & I-494
<b>NEARBY FREEWAYS:</b>	I-494
<b>PARKING LOT:</b>	Underground parking available
<b>ACCESSIBILITY:</b>	Access off East Bush Lake Road on I-494.
<b>TRAFFIC COUNT:</b>	129,000 VPD along I-494
<b>SIGNAGE:</b>	Building signage on I-494
<b>BUILDING AMENITIES:</b>	There is 24 hour camera security inside and outside the premises and underground heated parking.
<b>LOCATION AMENITIES:</b>	Two full AV conference facilities, seating from 8 to 20 people. Newly renovated common areas and new landscaping.

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**Lease Rate:** \$10.00 SF/YEAR (NNN)      **Total Available:** 10,031 SF  
**Lease Type:** Net      **Lease Term:** Flexible

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 200	Office Building	\$12.00 SF/YR	Net	1,455 SF	VACANT
Suite 207	Office Building	\$12.00 SF/YR	Net	2,723 SF	VACANT
Suite 210	Office Building	\$12.00 SF/YR	Net	3,007 SF	VACANT
Suite 225	Office Building	\$12.00 SF/YR	Net	1,986 SF	VACANT

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**OFFICE FOR LEASE**

**FLOOR PLAN - CURRENT AS-BUILT SUITES**

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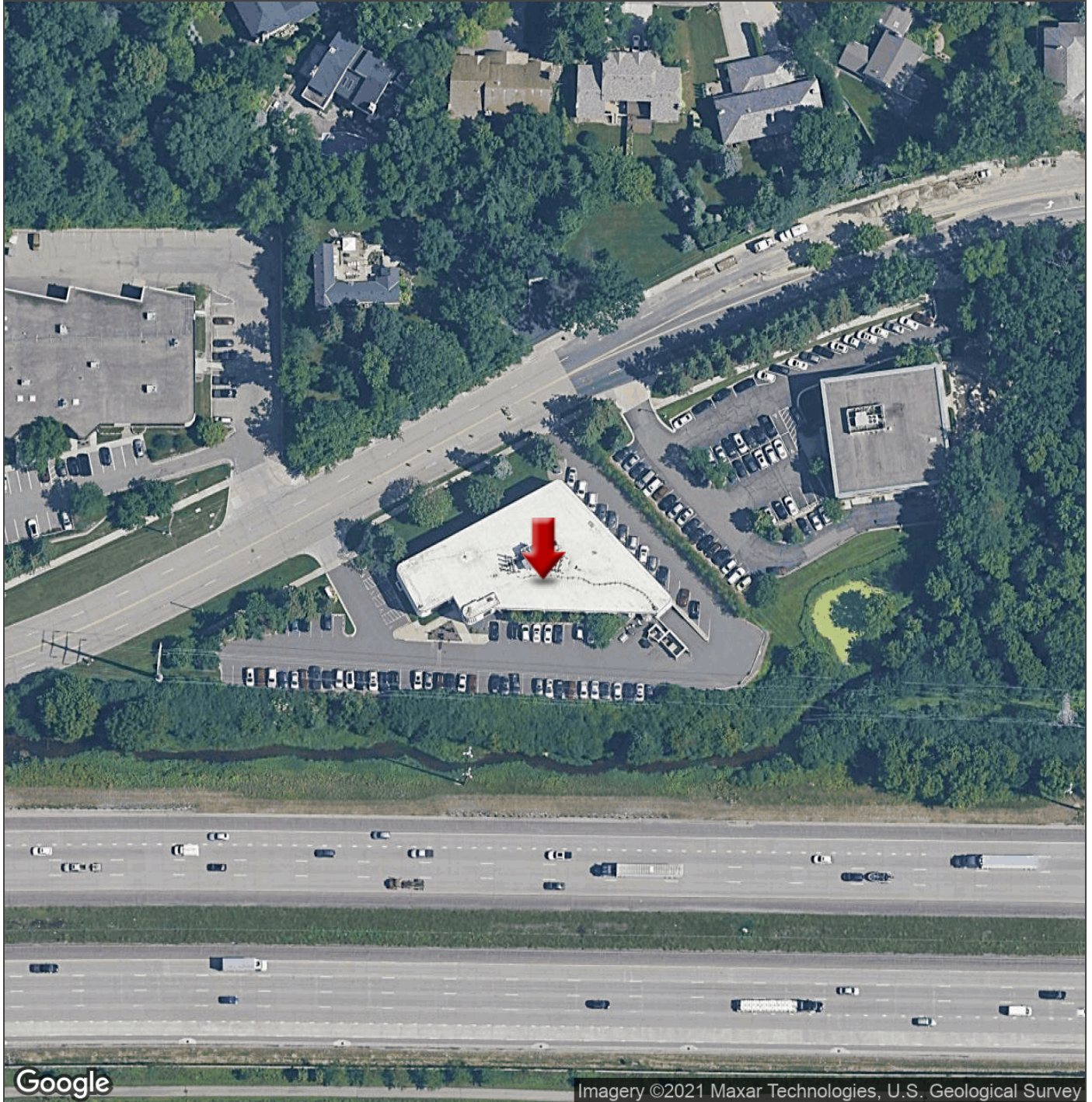
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