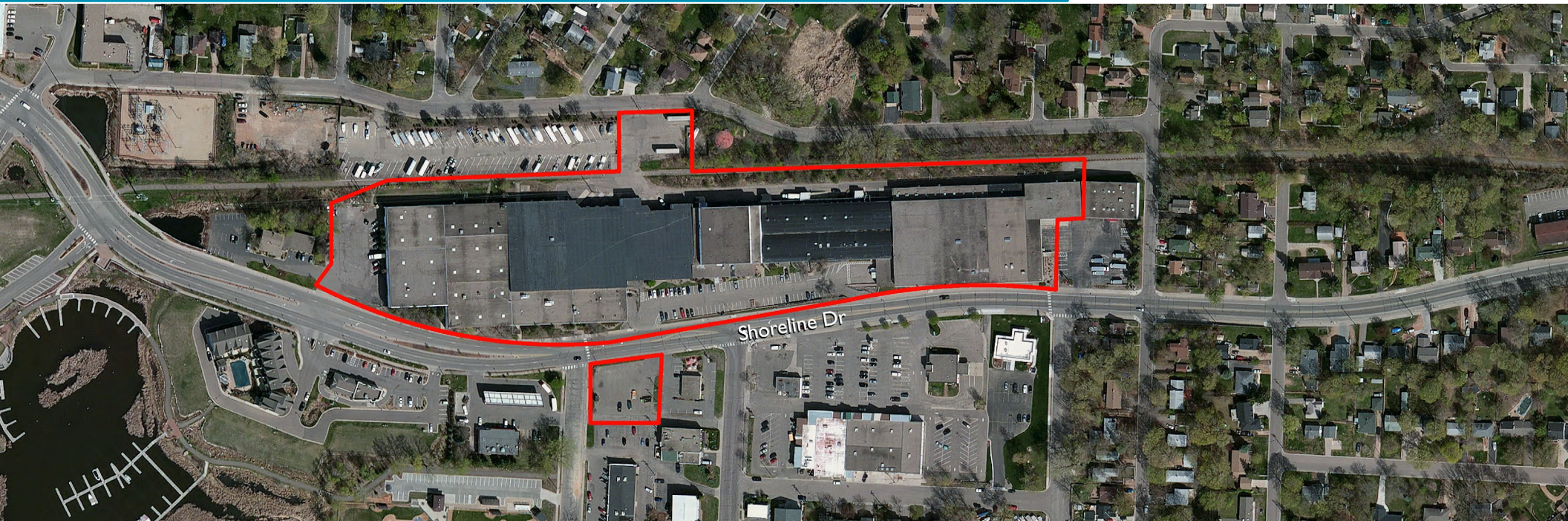


# Balboa Business Center

5300 Shoreline Blvd, Mound, MN

FOR LEASE



**9,039 - 29,047 SF Available FOR LEASE**

*Lowest rates in town!*



**Brent Masica**

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# Balboa Business Center

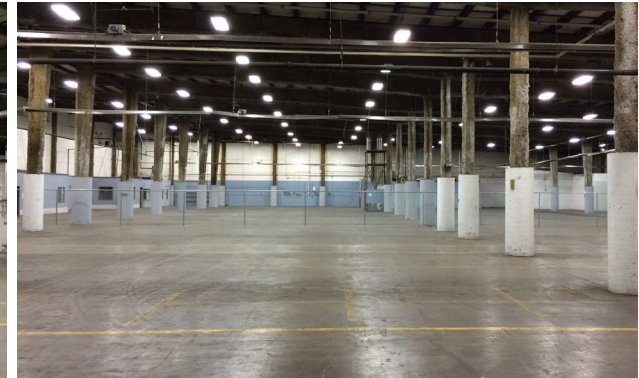
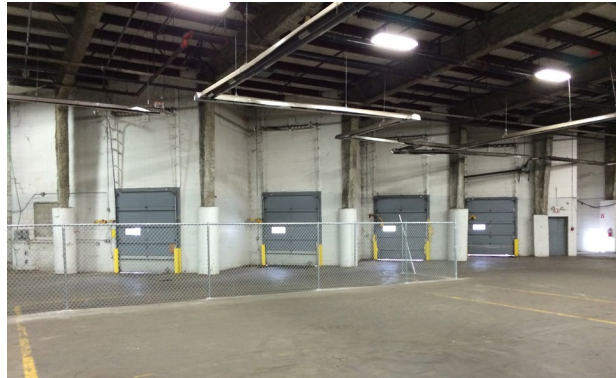
5300 Shoreline Blvd, Mound, MN

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## Property Highlights

- 1 block from Lake Minnetonka
- Updated T-8 Lights
- Flexible terms (MTM - long term)



<b>BUILDING</b>	252,091 sf
<b>AVAILABILITY</b>	Multiple spaces from 9,039 sf
<b>CONTIGUOUS SPACE</b>	29,047 sf
<b>CLEAR HEIGHT</b>	16' - 24'
<b>LOADING</b>	Multiple dock doors
<b>LEASE RATES</b>	\$8.50 psf Office \$4.50 psf Warehouse
<b>2022 TAX/CAM</b>	\$0.28 psf Tax \$0.99 psf CAM \$1.27 psf Total



# Balboa Business Center

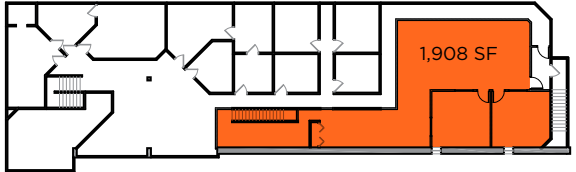
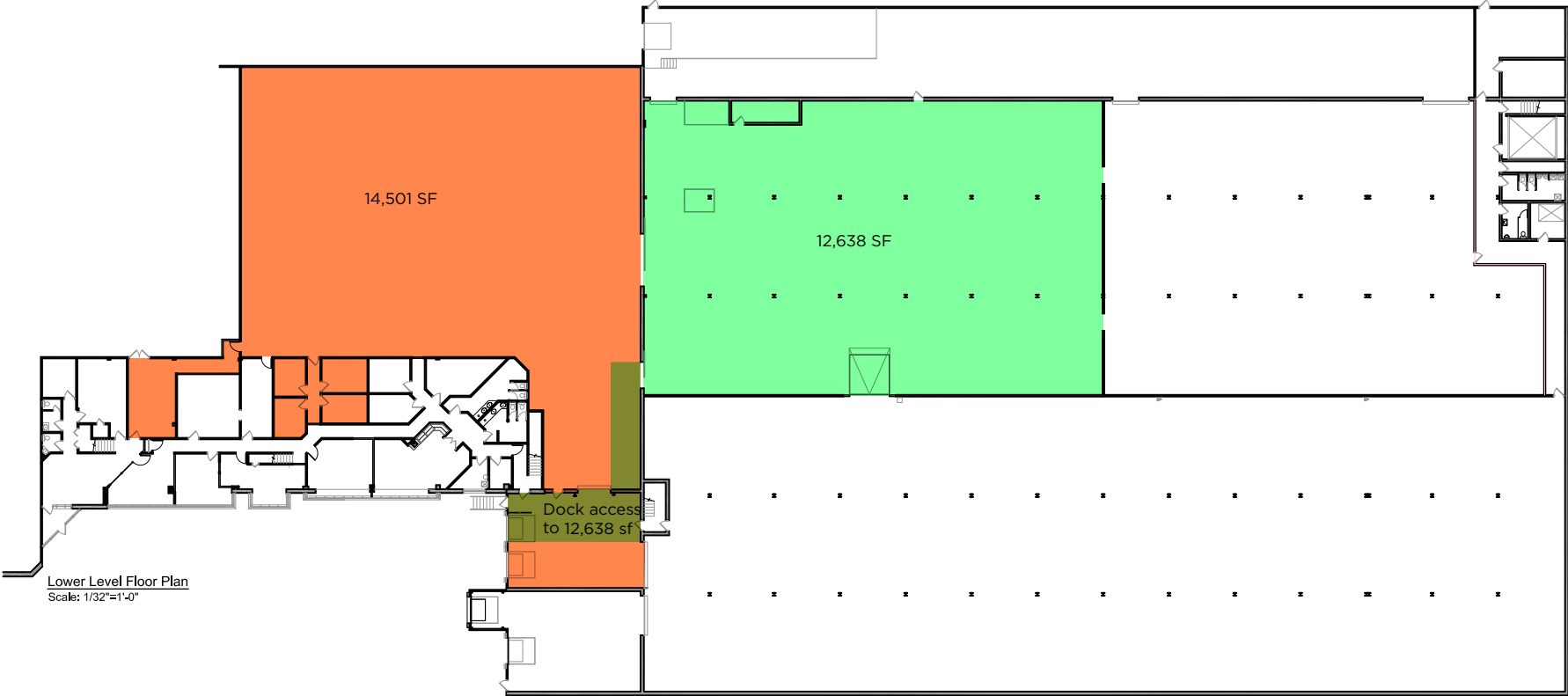
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## Option 1

12,638 SF - 29,047 SF Available  
with 2 docks



Upper Level Floor Plan  
Scale: 1/32"=1'-0"

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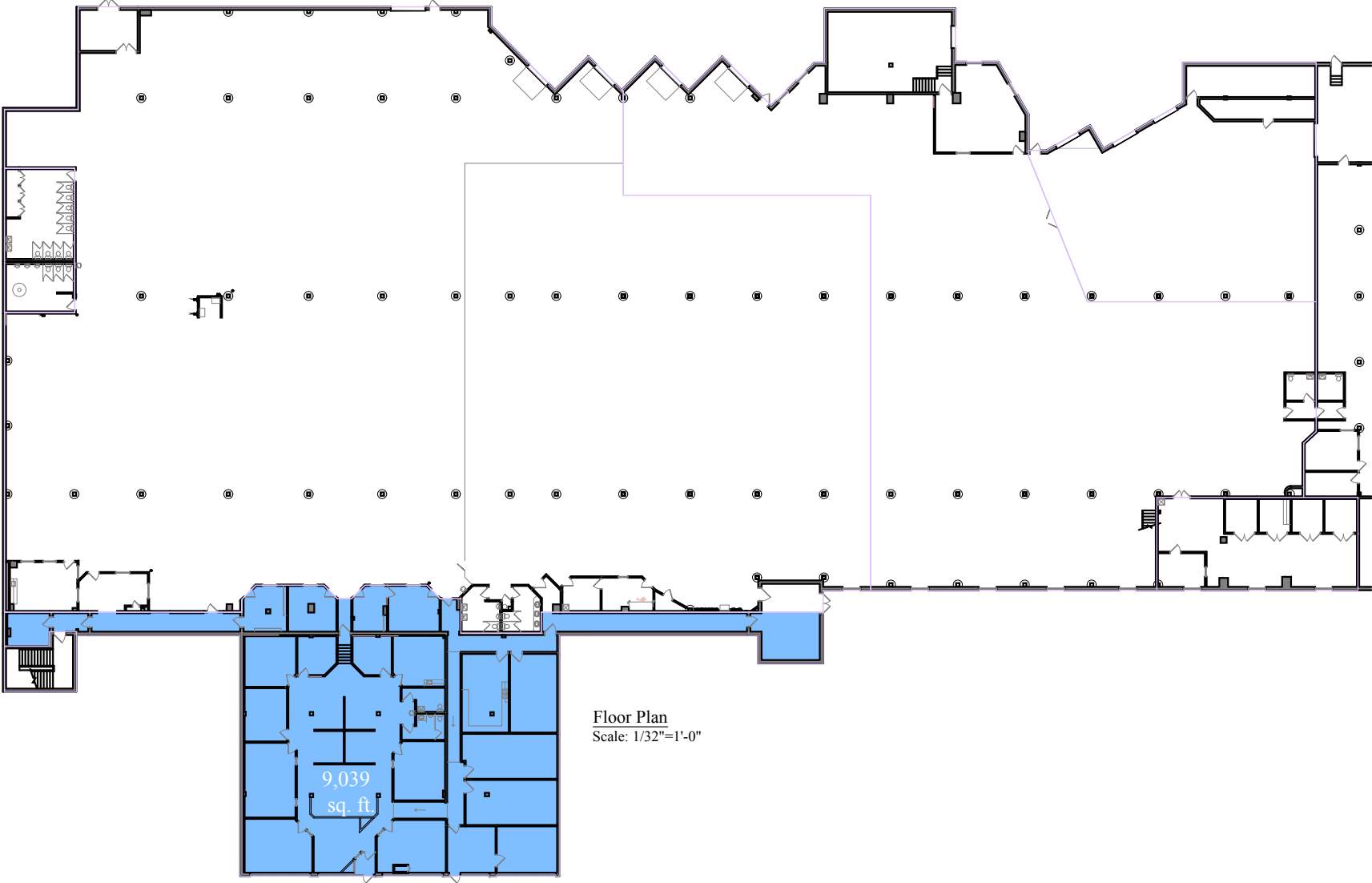
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## Option 2

9,039 SF Available



# Balboa Business Center

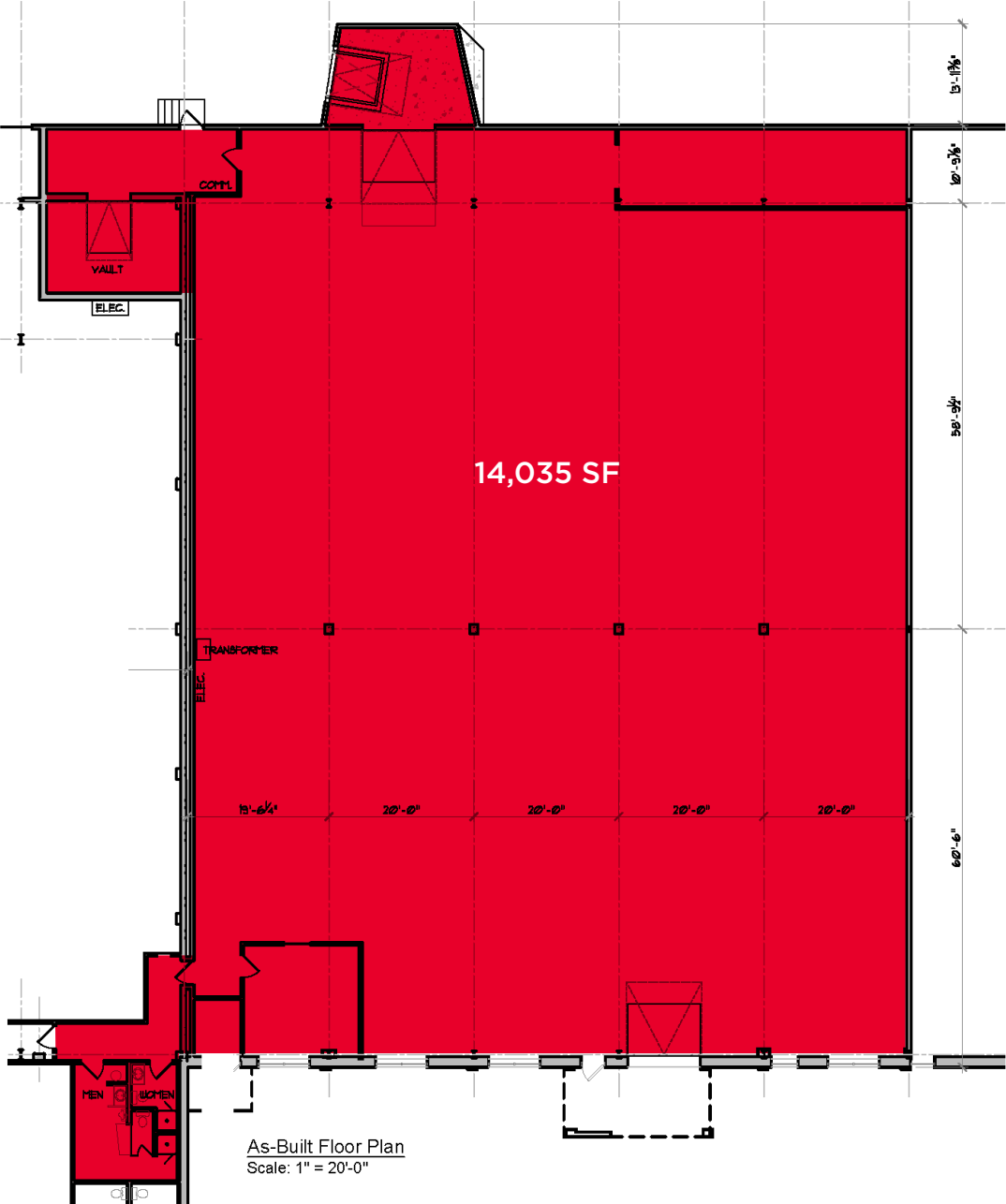
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## Option 3 Available Spring 2023

14,035 SF Available  
with 1 dock and 1 drive-in





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