5300 Shoreline Blvd, Mound, MN

#### FOR LEASE





# **9,039 - 29,047 SF Available FOR LEASE** *Lowest rates in town!*



3500 American Blvd W Suite 200 Minneapolis, MN 55431 cushmanwakefield.com

**Brent Masica** 

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# CUSHMAN & WAKEFIELD

### **Property Highlights**

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

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





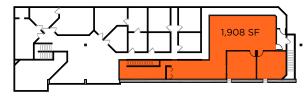
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### Option 1

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





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



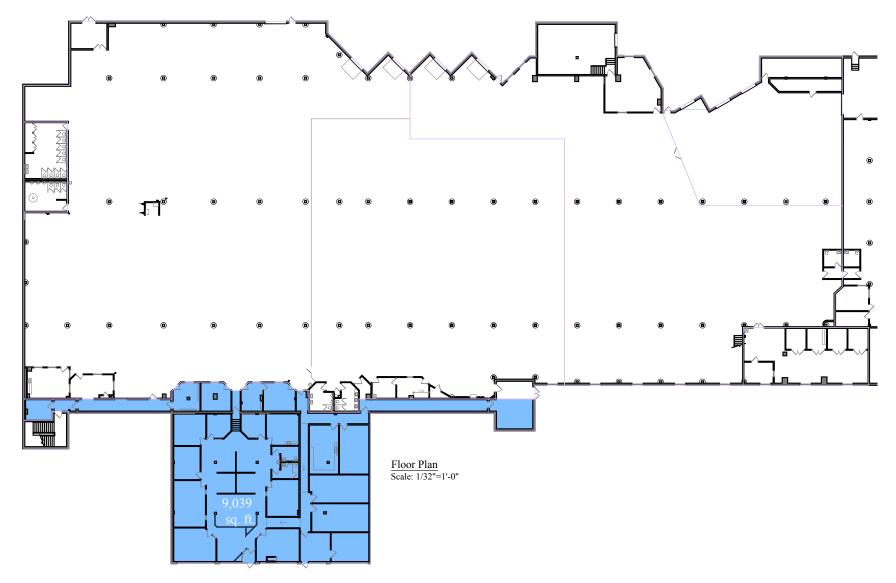
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### Option 2

9,039 SF Available

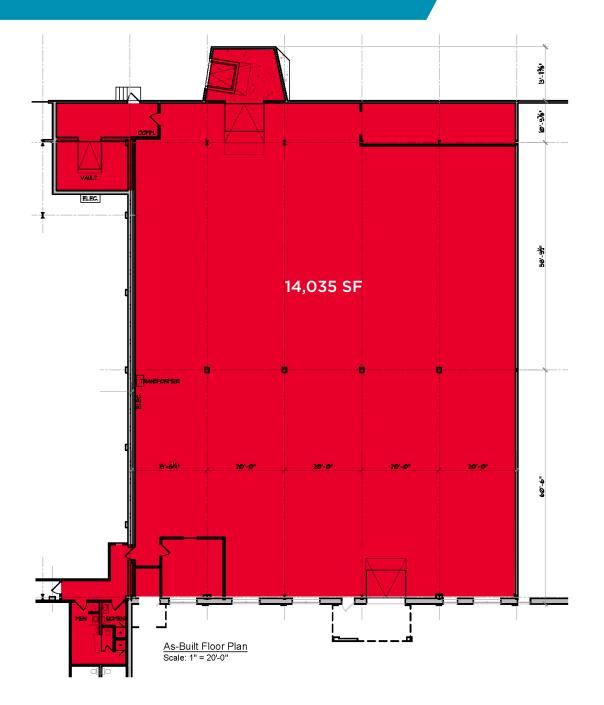


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### Option 3 Available Spring 2023

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

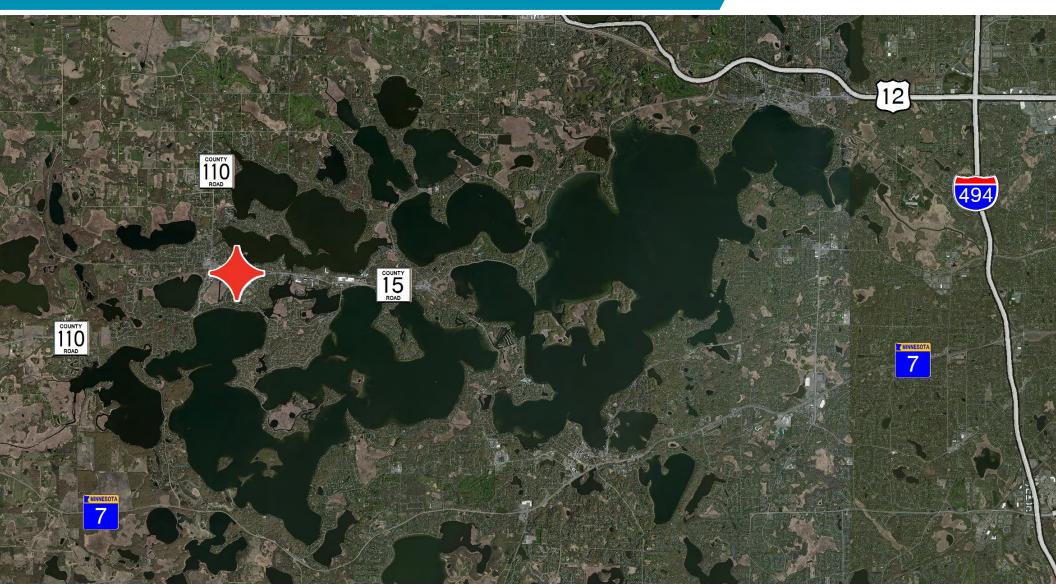




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