



TRANSWESTERN

REAL ESTATE
SERVICES

5640 FELTL ROAD

5642

FOR LEASE

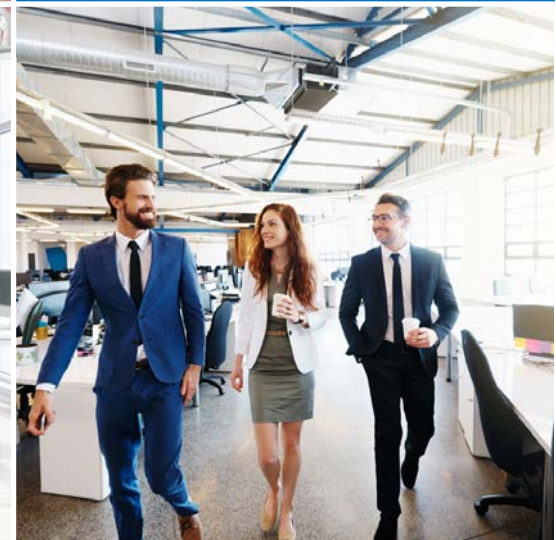
5640 FELTL ROAD | MINNETONKA, MN 55343



**STAND
ALONE**
BUILDING



**EXCELLENT
LOCATION**



10,805
AVAILABLE SF

PROPERTY SPECIFICATIONS

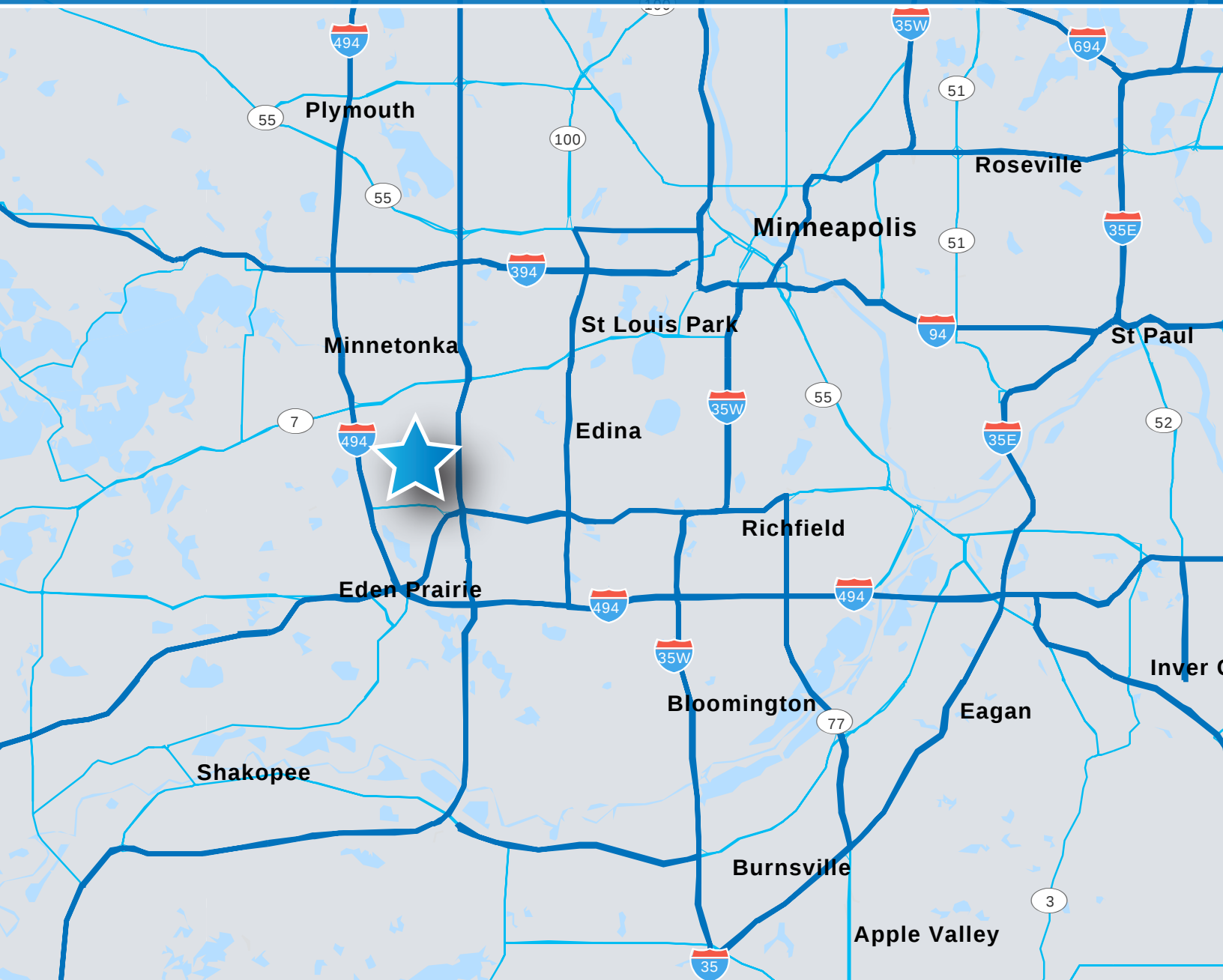


Property Summary

- Total SF: 10,805 SF
 - Office: 6,212 SF
 - Warehouse: 4,593 SF
- Clear Height: 15'
- Loading: 1 dock
- Parking: 29 Stalls (2.23/1,000 SF)
- Year Built: 1978
- Parcel Size: 1.11 Acres (48,438 SF)
- 2021 Taxes: \$2.64 PSF
- 2021 Operating Expenses: \$1.50 PSF
- County: Hennepin
- Asking Rates: \$12.00/PSF Office | \$6.00 PSF Warehouse
- Suite 5640: 7,040 SF
(3,962 SF office, 2,810 SF warehouse, 268 SF shared)
- Suite 5642: 3,765 SF
(2,069 SF office, 1,428 SF warehouse, 268 SF shared)



AREA LOCATION





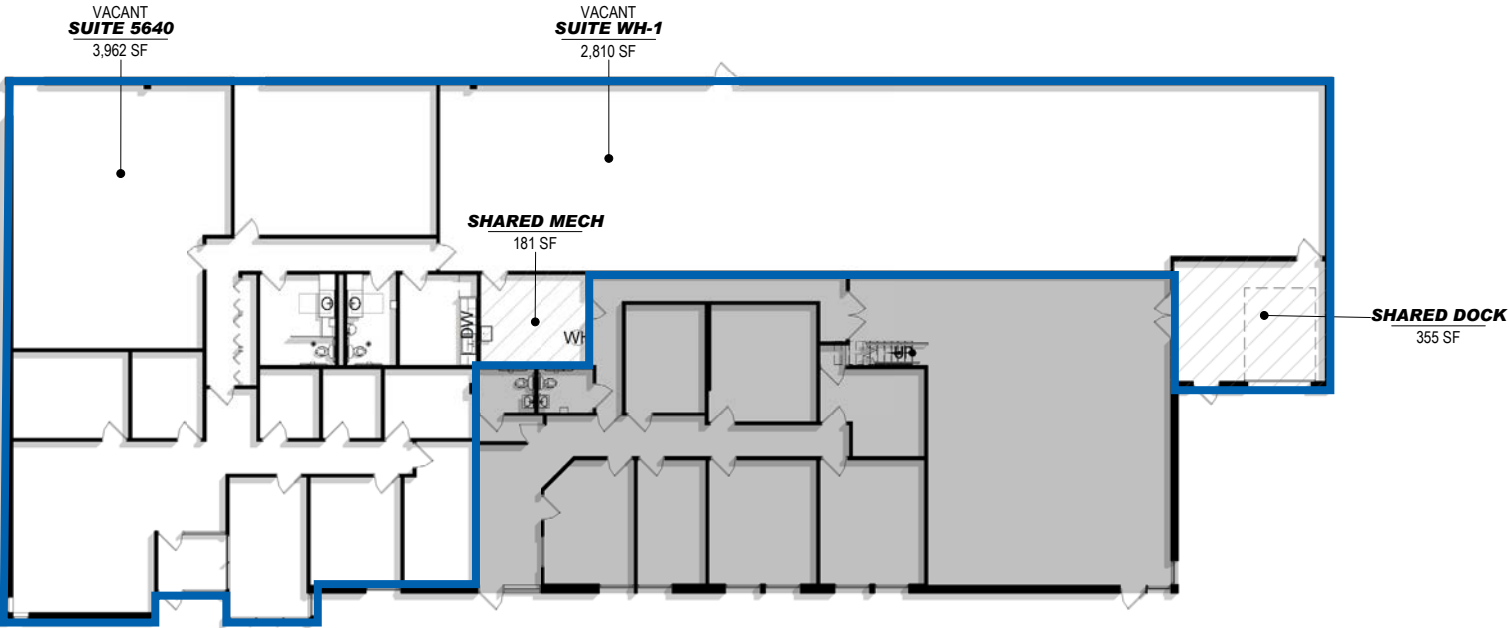
PROPERTY AERIAL

SITE

FELT RD

BREN RD W

FLOORPLAN | SUITE 5640

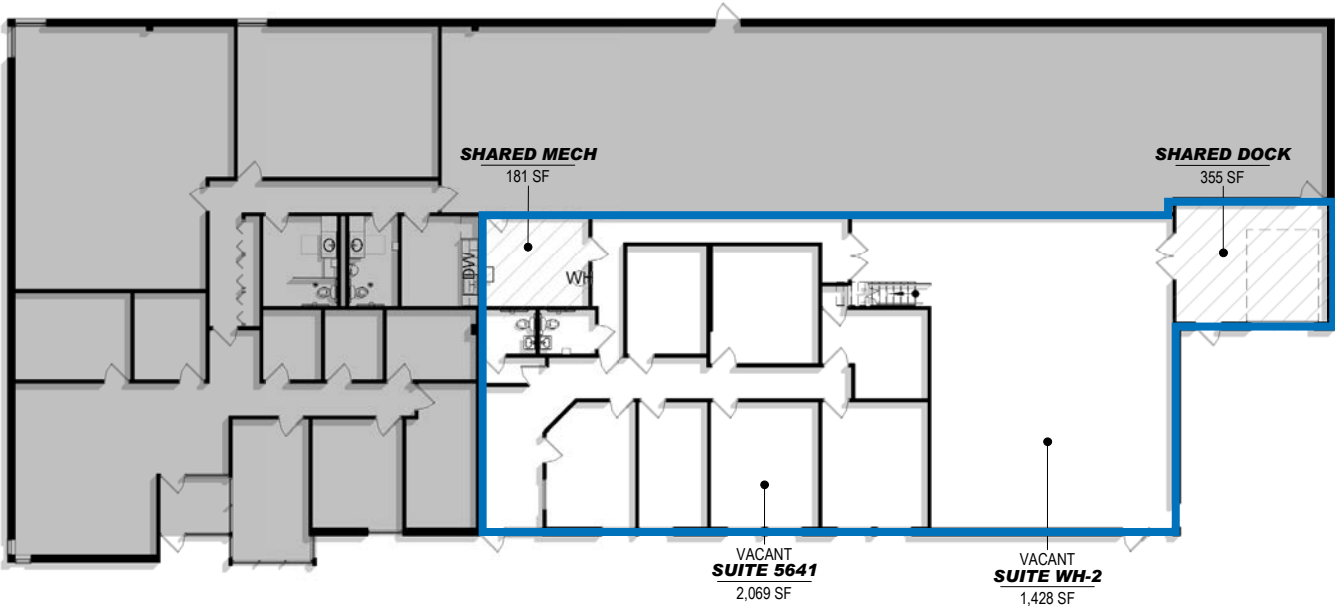


TOTAL SQUARE FEET

Office:	3,962 SF
Warehouse:	2,810 SF
Shared:	268 SF
Total:	7,040 SF



FLOORPLAN | SUITE 5642



TOTAL SQUARE FEET

Office:	2,069 SF
Warehouse:	1,428 SF
Shared:	268 SF
Total:	4,331 SF





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THINKING BEYOND THE OBVIOUS

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