

Highway 5 Business Center



XXXX VENTURE LANE
EDEN PRAIRIE, MN 55343



CONTACT

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RARE OPPORTUNITY FOR NEW CONSTRUCTION

Easy and convenient access from Highway 5 and Wallace Road exit, providing direct access to the site. Only 3 miles to I-494

Strategic visibility to the main Eden Prairie/Chanhassen corridor

New construction allows you to custom design your headquarters

Amenity rich area

Convenient ingress and egress from all directions.

Strong economically developed area with commercial, retail and multi-family presence



PROPERTY HIGHLIGHTS

SQUARE FEET

51,966 SF



BUILDING DIMENSIONS

176' x 296'
59' x 47' with a 60'
speed bay



CLEAR HEIGHT

28'



SITE SIZE

3.98 Acres



POWER

1600 amps 277/480
volt 3-phase



CAR PARKING

64 car parking
stalls (expandable
up to 120 stalls)



TRUCK COURT

118' deep asphalt
truck court with a 10'
concrete dolly strip,
rear loaded



SLAB ON GRADE

6' thick unreinforced
concrete



LOADING

4 - 9 x 10' manual overhead dock doors
with vision windows

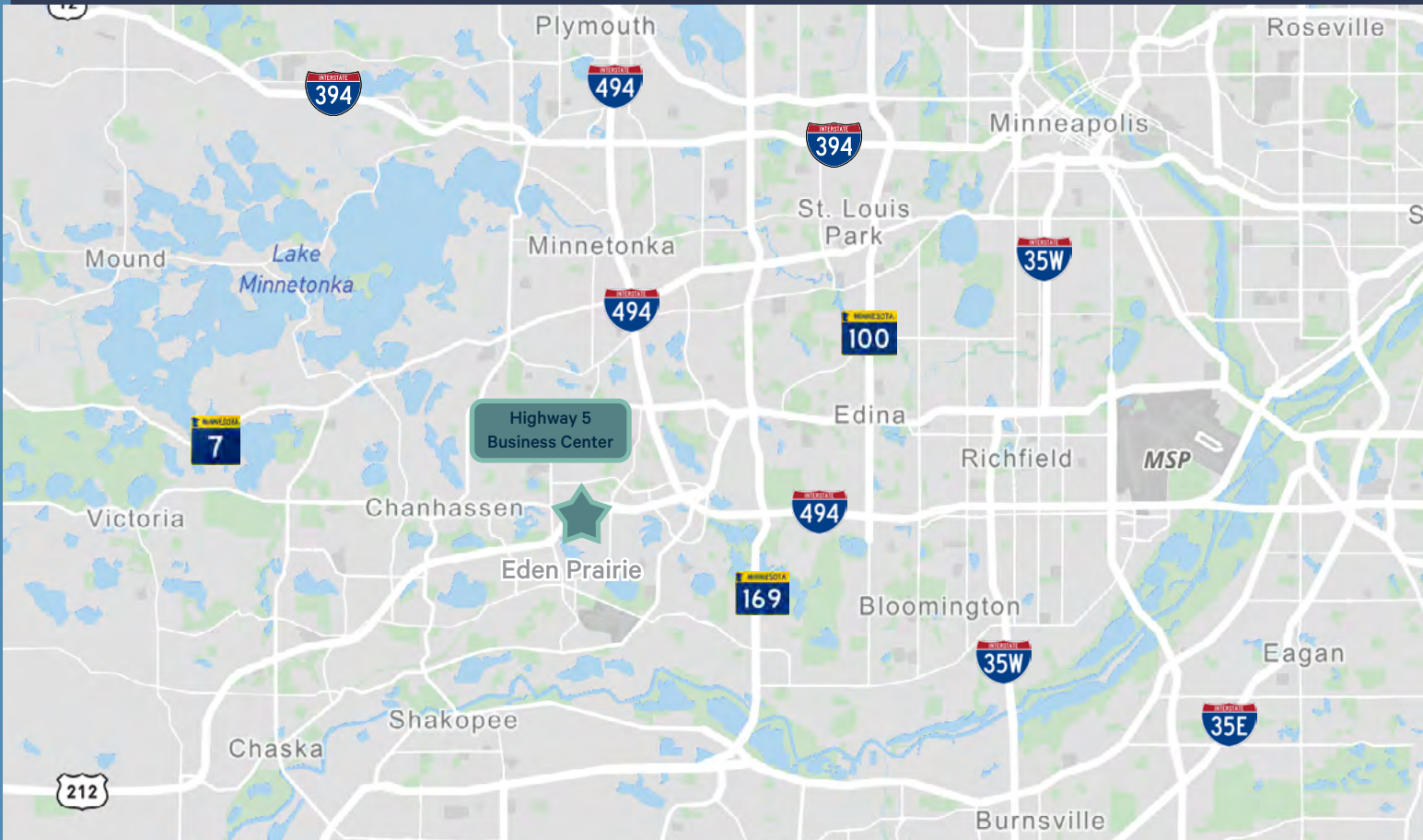
1 - 12' x 14' automated drive-in doors
with vision windows



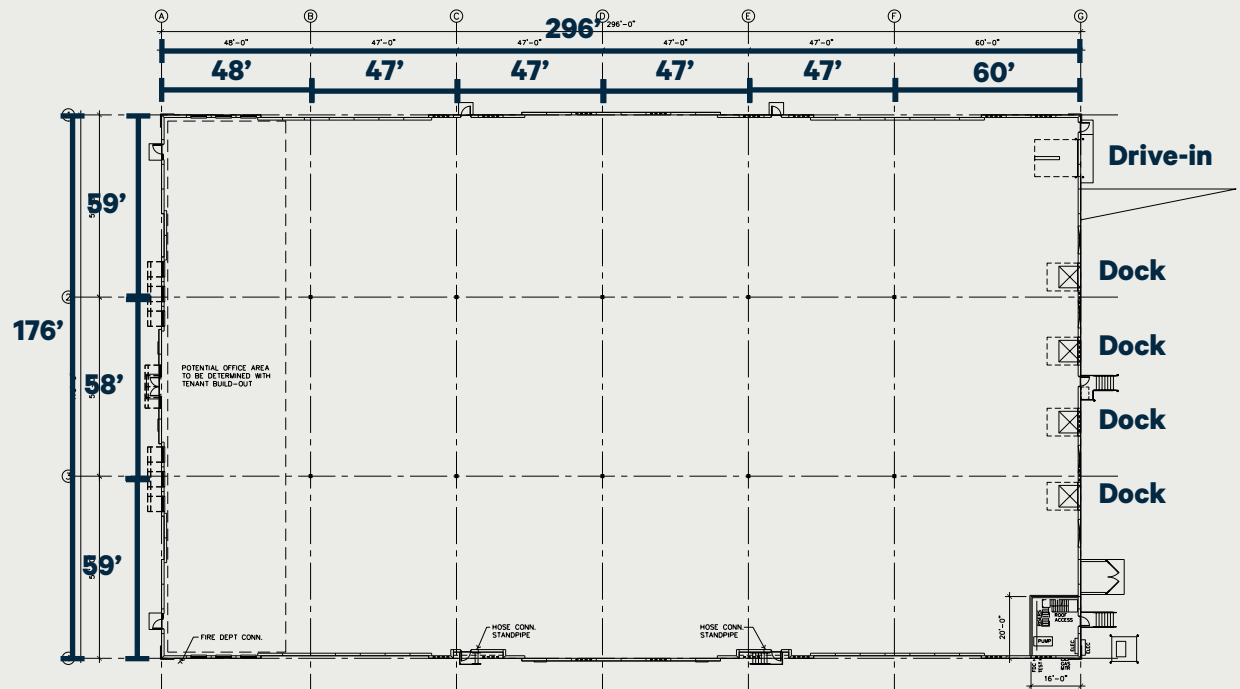
SITE PLAN



UNBEATABLE LOCATION



FLOOR PLAN



BUILDING ELEVATIONS



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

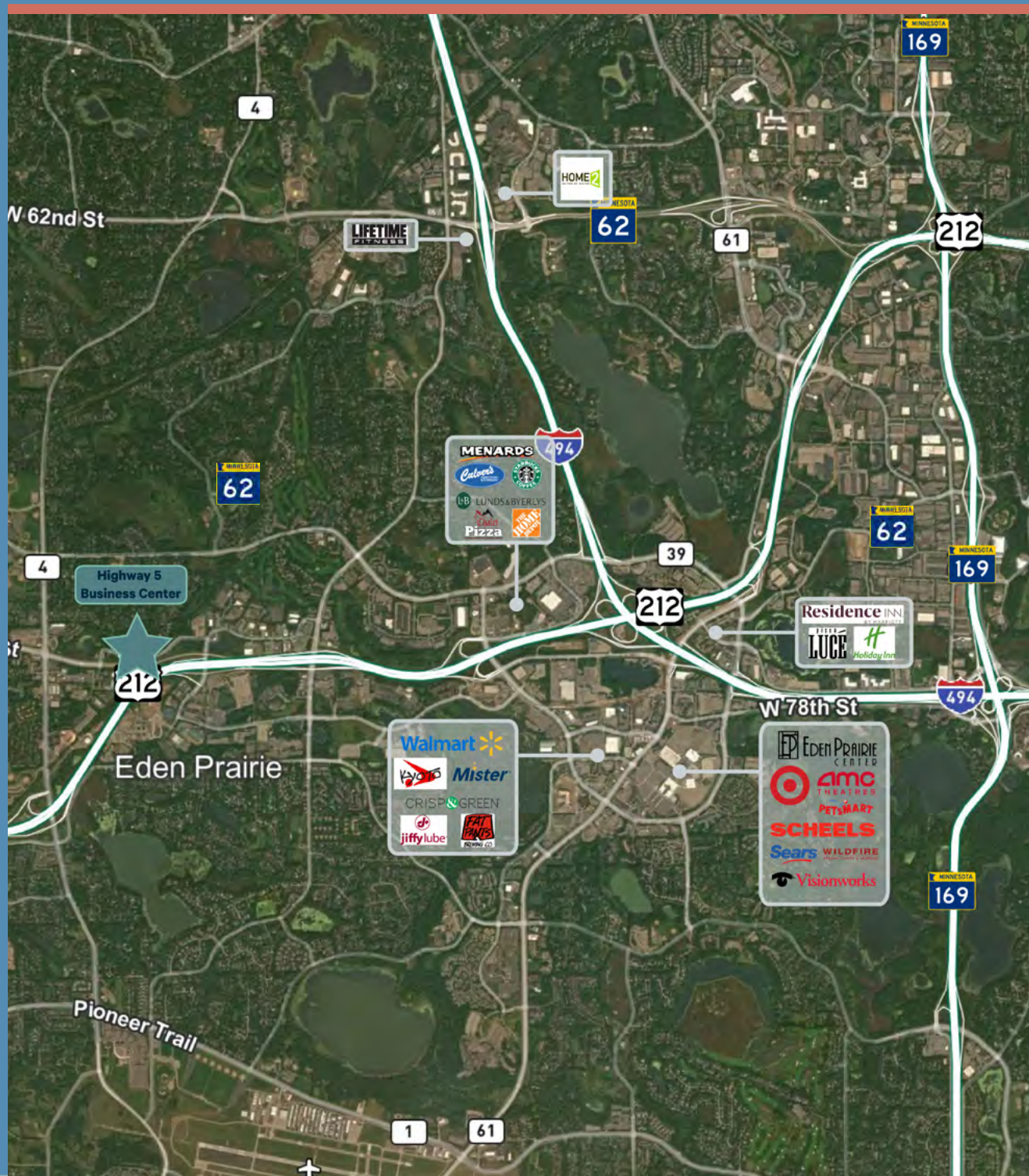
PLENTIFUL AMENITIES

Enveloped by a variety of dining, retail and hotel options, Highway 5 Business Center is not just a workplace but a vibrant and dynamic corporate destination

MODERN
CUSTOM
EFFICIENT

FAST CASUAL
AND HIGH-END
DINING

HUB FOR
HIGH TECH
EMPLOYEES



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