

For lease

Normandale Tech Center

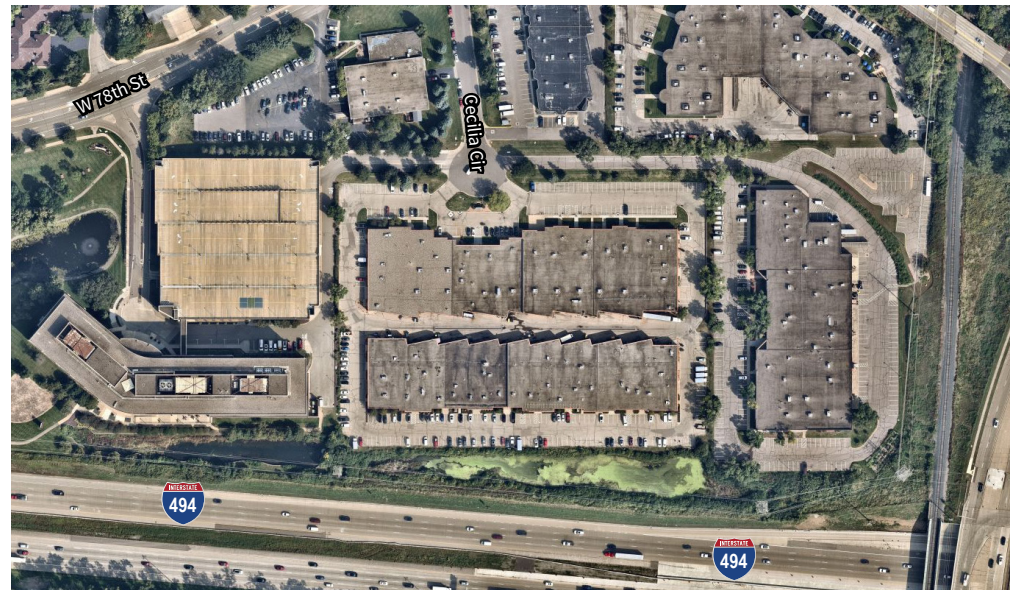
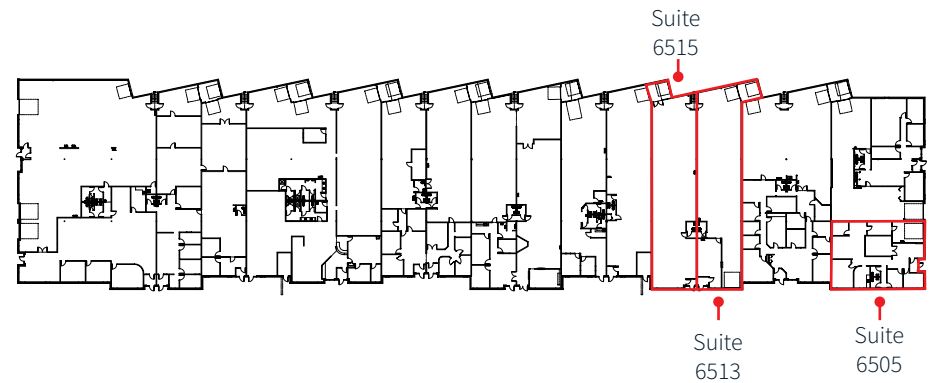
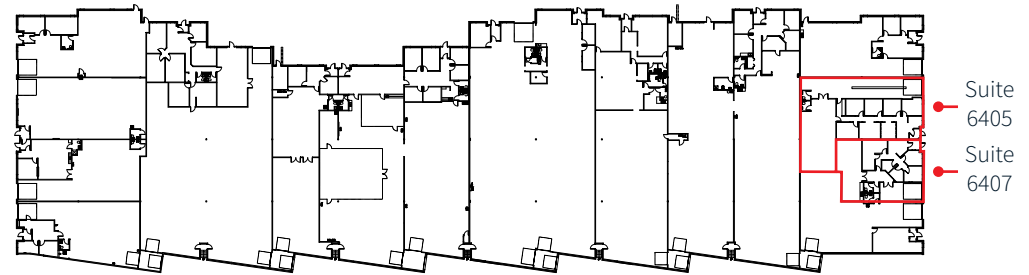
6505 Cecilia Circle, Edina, MN

2,154 - 7,660 SF Available



Building specs

Building size	88,637 SF
Suite 6405 & 6407	2,665 SF Office* <u>3,182 SF Warehouse</u> 5,847 SF Total <i>*Landlord is willing to convert office space to warehouse space</i>
Suite 6405	1,485 SF Office <u>2,208 SF Warehouse</u> 3,693 SF Total <i>*Ability to combine suite 6407 to 5,847 SF</i>
Suite 6407	1,180 SF Office <u>974 SF Warehouse</u> 2,154 SF Total* <i>*Ability to combine with suite 6405 to 5,847 SF</i>
Suite 6513 & 6515	537 SF Office <u>7,123 SF Warehouse</u> 7,660 SF Total* <i>*Suite 6515 (All warehouse, 1 dock door, can be leased separately)</i>
Suite 6505	2,089 SF Office* <u>600 SF Warehouse</u> 2,689 SF Total <i>*Landlord is willing to convert office space to warehouse space</i>
Year built	1980
Clear height	14'5" floor to joist (clear) 16'6" floor to deck
Loading	Suite 6405: One (1) drive-in door Suite 6407: One (1) drive-in door Suite 6405 & 6507: Two (2) drive-in doors Suite 6513 & 6515: Two (2) dock doors, one (1) drive-in door Suite 6505: One (1) drive-in door
Column spacing	40' x 42'6"
Power	3-phase, 208/120V
Parking	261 stalls
Zoning	I-2
Lease rate	Negotiable
2026 Tax & CAM	\$5.65 PSF



Floor plan - Suite 6405 & 6407

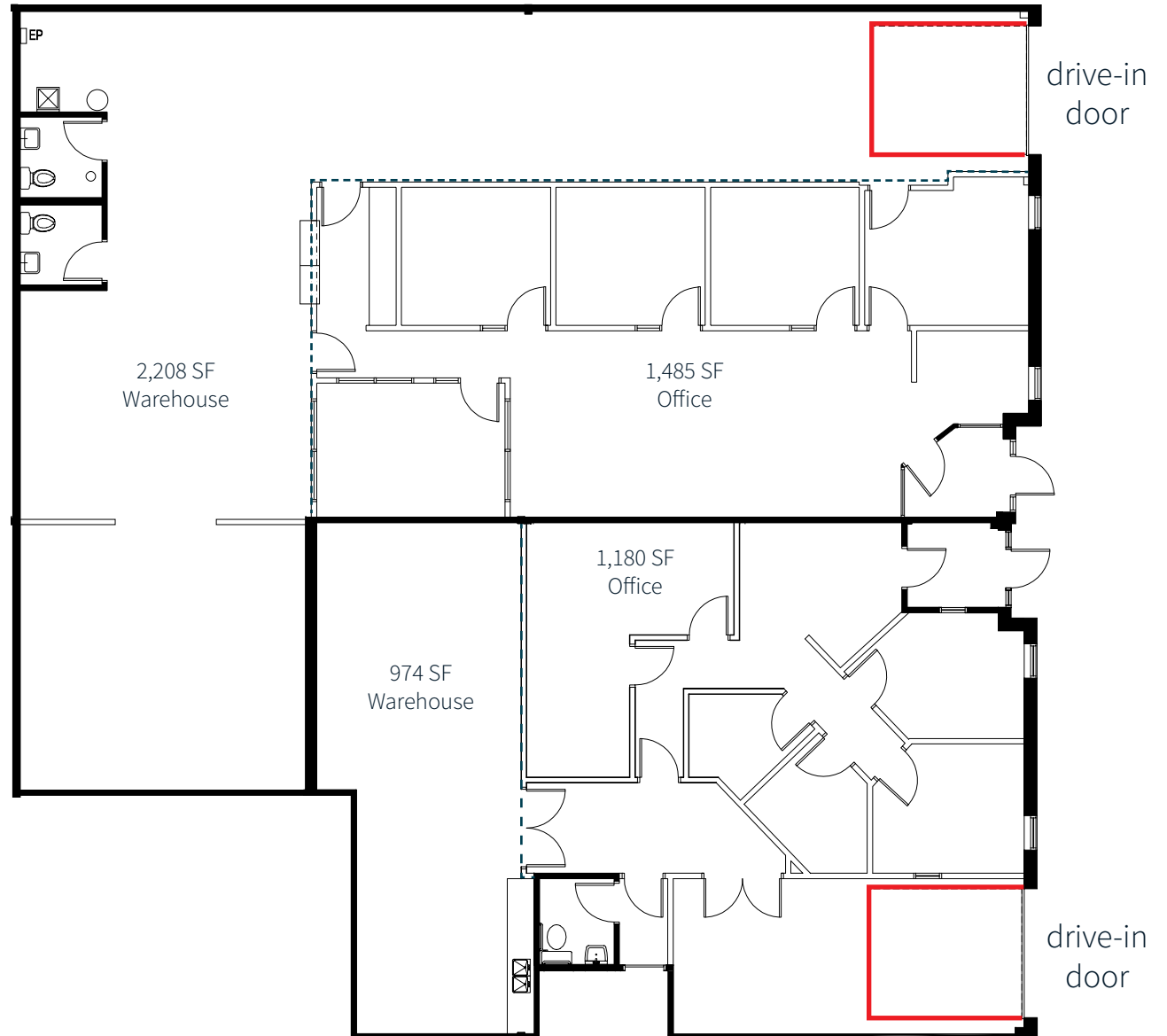
2,665 SF Office*

3,182 SF Warehouse

5,847 SF Total

Two (2) drive-in doors

**Landlord willing to convert office space to warehouse space.*



Floor plan - Suite 6405

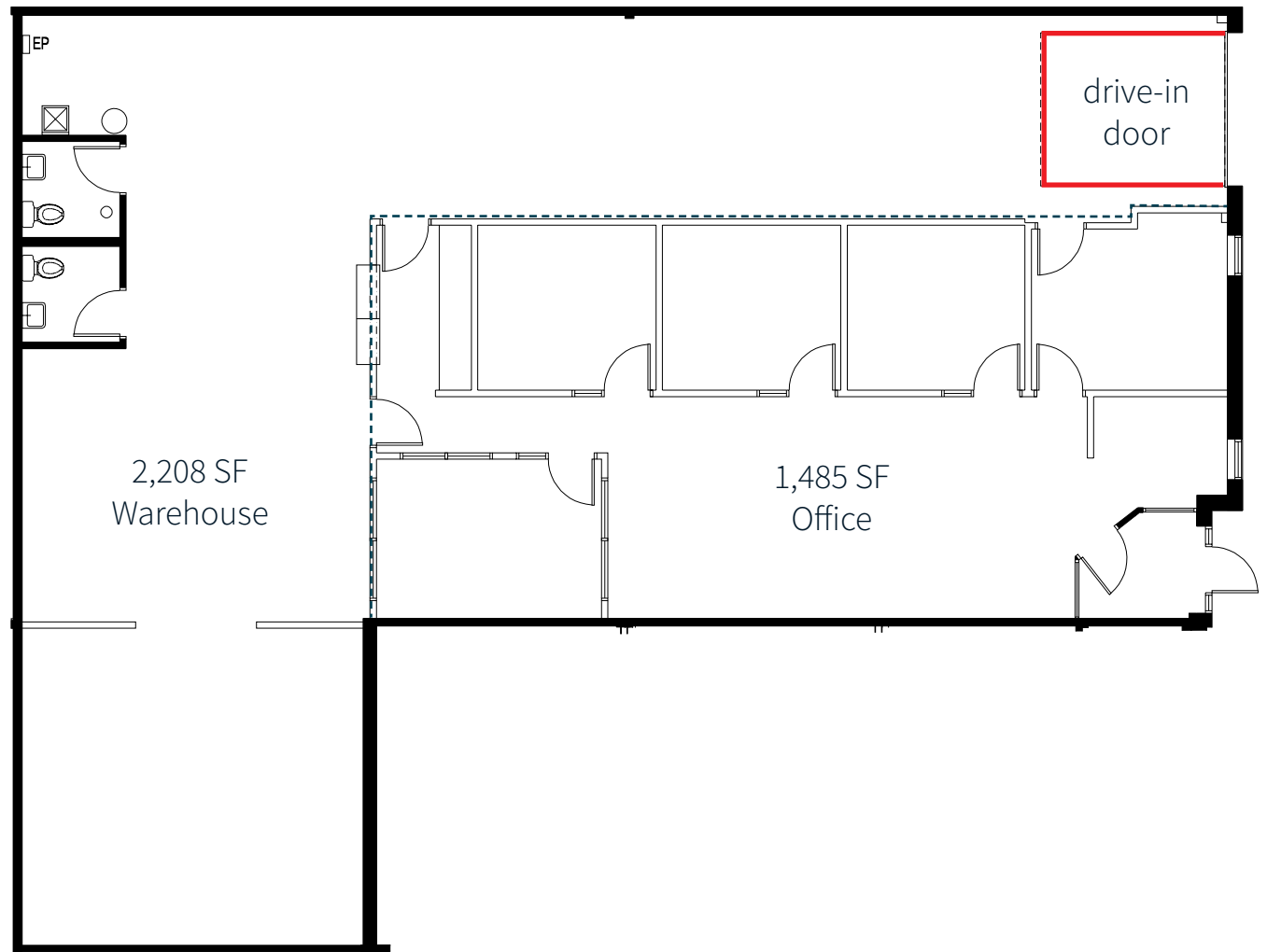
1,485 SF Office*

2,208 SF Warehouse

3,693 SF Total

One (1) drive-in door

**Landlord willing to convert office space to warehouse space.*



Floor plan - Suite 6407

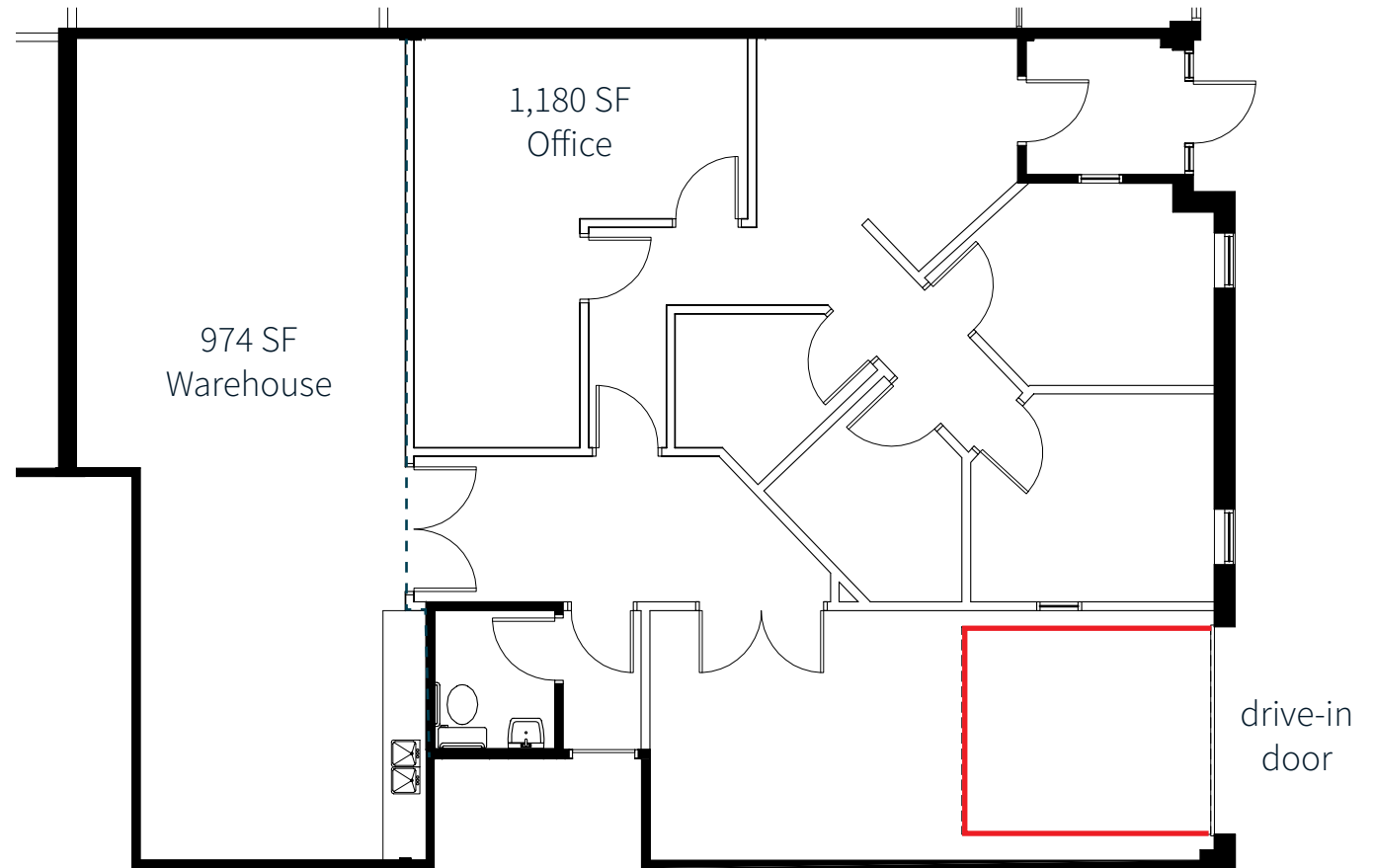
1,180 SF Office*

974 SF Warehouse

2,154 SF Total

One (1) drive-in door

**Landlord willing to convert office space to warehouse space.*



Floor plan - Suite 6513 & 6515

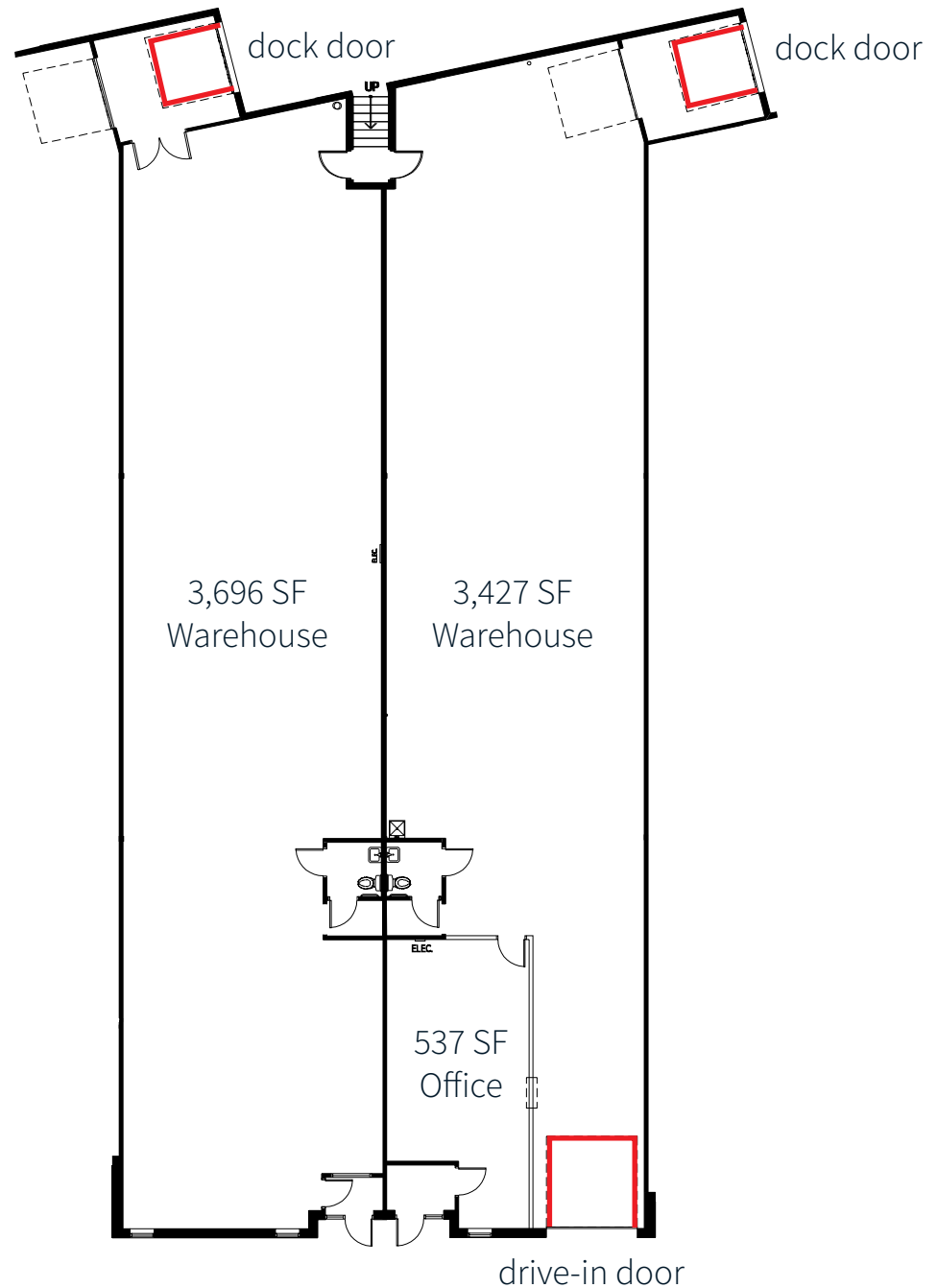
537 SF Office

7,123 SF Warehouse

7,660 SF Total

Two (2) dock doors

One (1) drive-in door

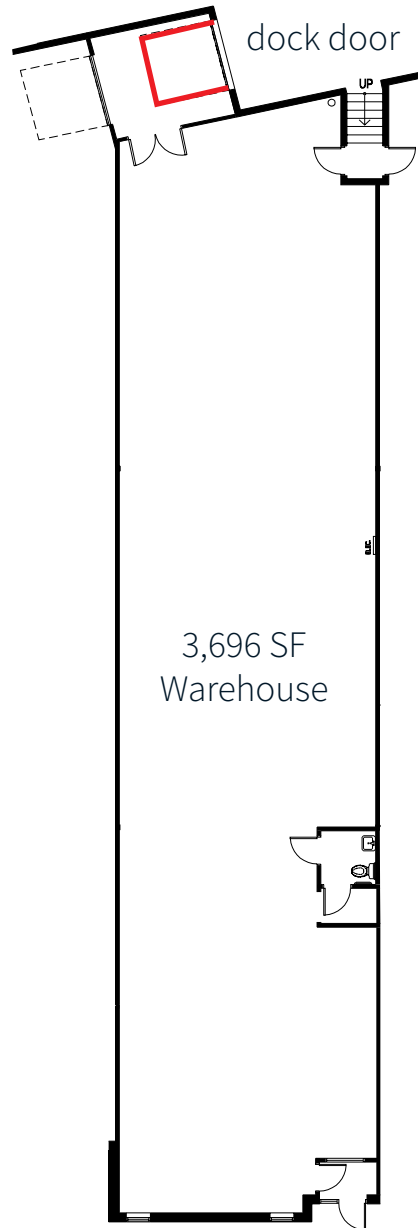


Floor plan - Suite 6515

3,696 SF Warehouse

3,696 SF Total

One (1) dock door

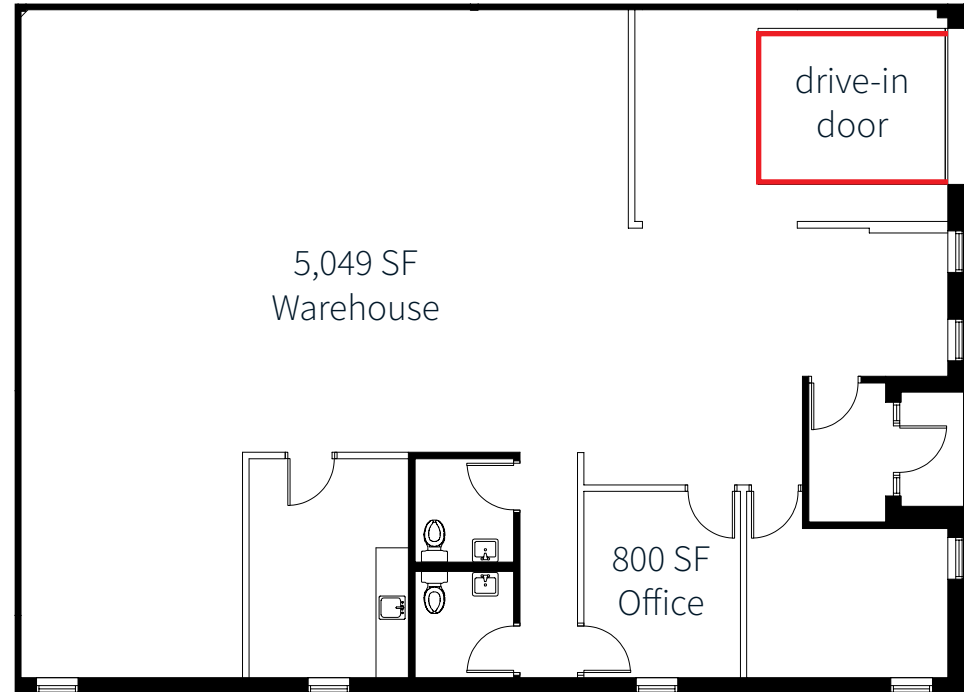


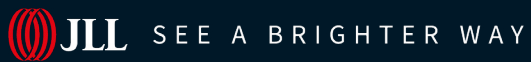
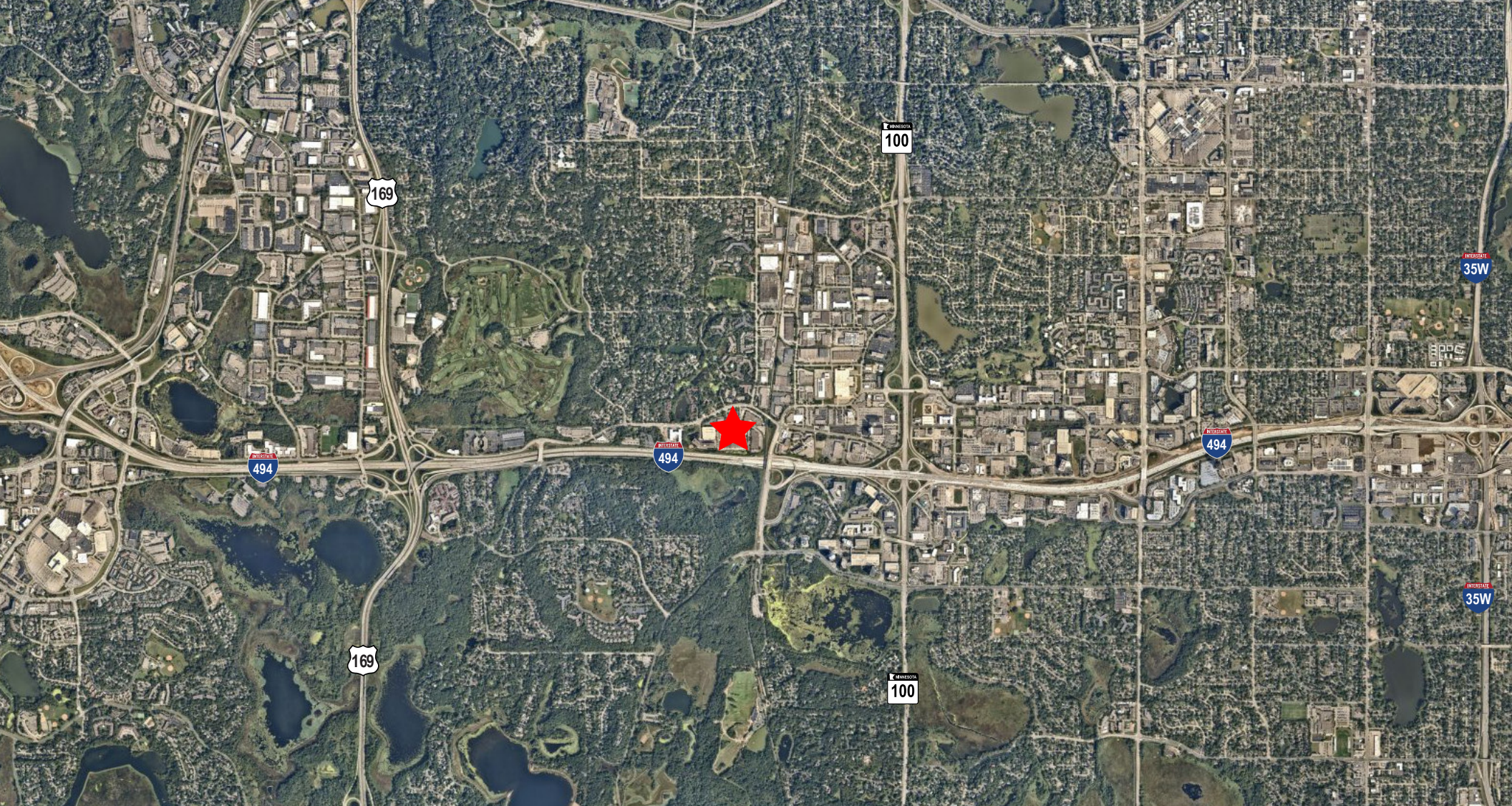
Floor plan - Suite 6505

2,089 SF Office*
600 SF Warehouse
2,689 SF Total

One (1) drive-in door

**Landlord willing to convert office space to warehouse space.*





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