

FOR LEASE > OFFICE SPACE

6636 Cedar Ave S

RICHFIELD, MN 55423



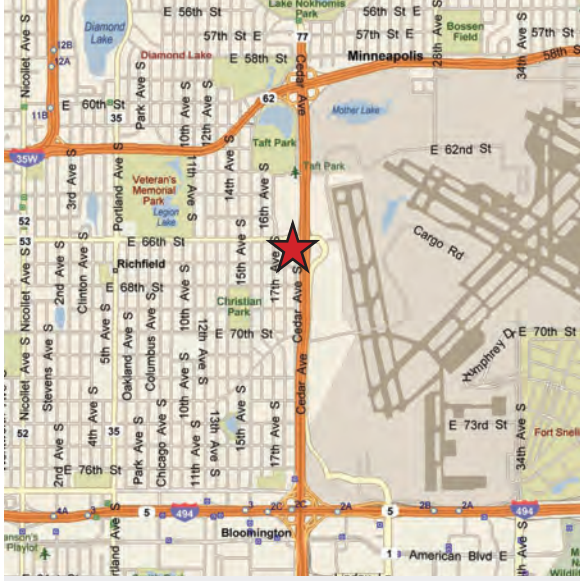
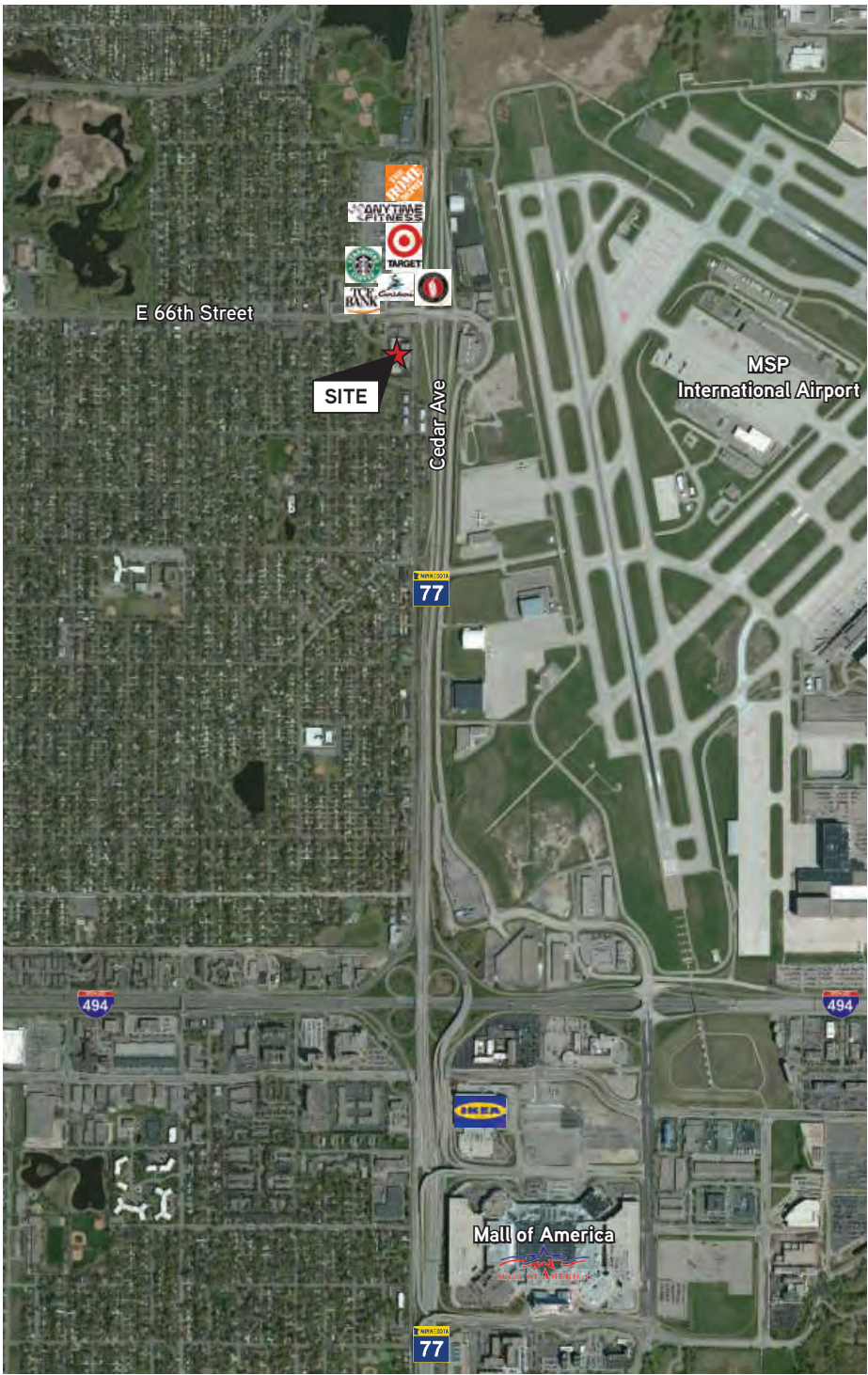
Building Amenities

- > Free covered ramp parking attached; secure underground parking available
- > Brand new shared conference room and break room
- > Recently updated common areas
- > Good visibility and access to Cedar/Highway 77
- > Extensive window line
- > Great central metro location with easy access to freeways and numerous nearby amenities including Mall of America, MSP International Airport, restaurants, hotels and downtown Minneapolis

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

STEVE SHEPHERD
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6636 Cedar Ave S > Aerial



Contact Us

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PROPERTY FACT SHEET
6636 Cedar Avenue South



PROPERTY ADDRESS:
6636 Cedar Avenue South
Richfield, MN 55423

CURRENTLY AVAILABLE:
Up to 11,583 square feet

DIVISIBLE TO:
2,500 square feet

BUILDING SIZE:
84,070 square feet total

PARKING:
462 spaces total
5.5 / 1,000
Covered ramp and
secure underground parking

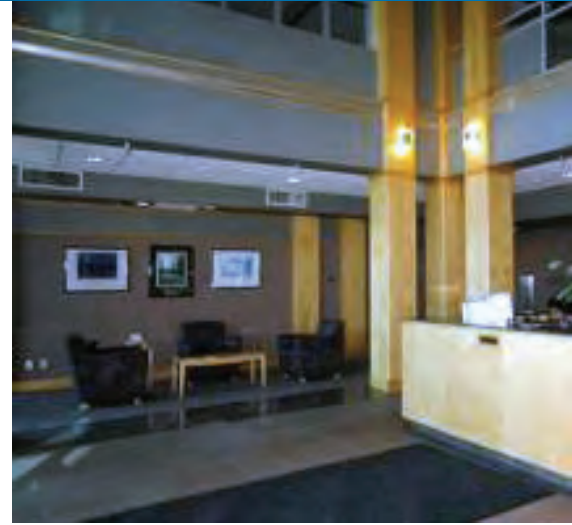
R/U FACTOR:
15%

NET RENTAL RATES:
\$12.50 per square foot

2013 EST. CAM & REAL ESTATE TAX:
\$3.78 per square foot (tax)
\$5.81 per square foot (ops)
\$9.60 per square foot total

AMENITIES:

- Recently updated common areas
- Good visibility to Cedar/Highway 77
- Extensive window line
- Covered ramp parking and secure underground parking
- Great central metro location
- Storage available
- Back-up generator
- Fiber optic service available



For Leasing Information, Contact:

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