

FOR

LEASE

WESTGATE OFFICE PARK

15836-15838 Venture Lane
Eden Prairie, MN



GREAT OPPORTUNITY TO LEASE IN EDEN PRAIRIE



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Lease Rate: \$15.00 / psf

Tax: \$4.05 / psf

Cam: \$1.30 / psf

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Arrow Companies

7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

FEATURES

- 3,200 SF Office Condo which includes 10 Offices, 8 built-in workstations, 2 Kitchens, 2 Restrooms, conference room & Reception Area.
- Warm & inviting reception area with fireplace including walkout & deck with peaceful scenic views.
- Offers unique architectural design with custom glass doors and cabinetry.

FACTS

- Convenient Location off Hwy 5 in Eden Prairie, MN, minutes from 494.
- Many restaurants & retail in close proximity.

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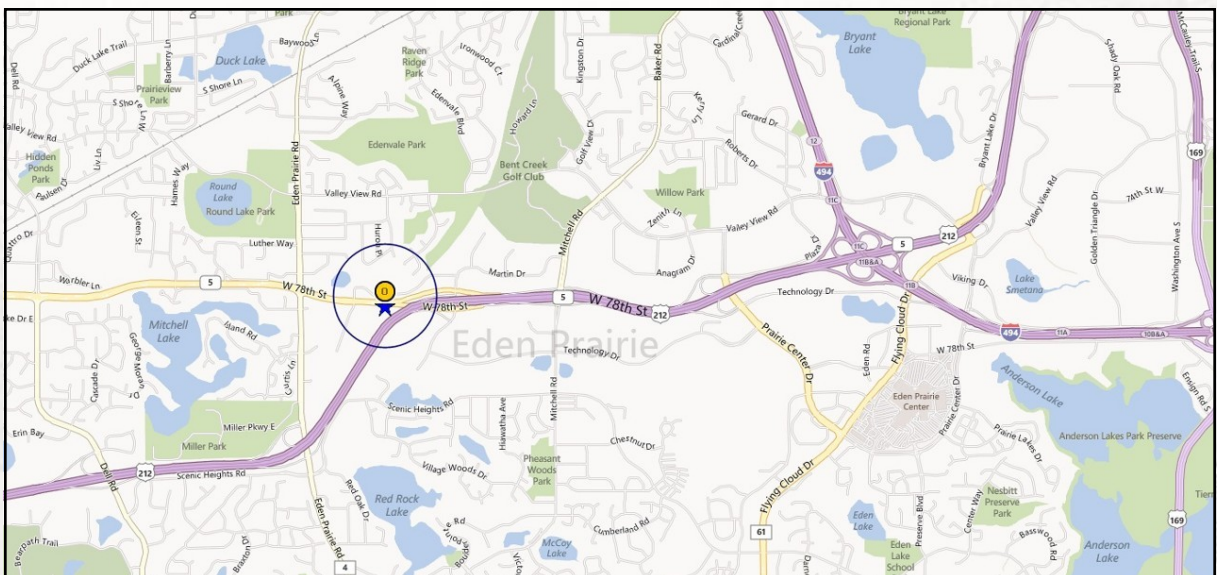
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AERIAL & MAP



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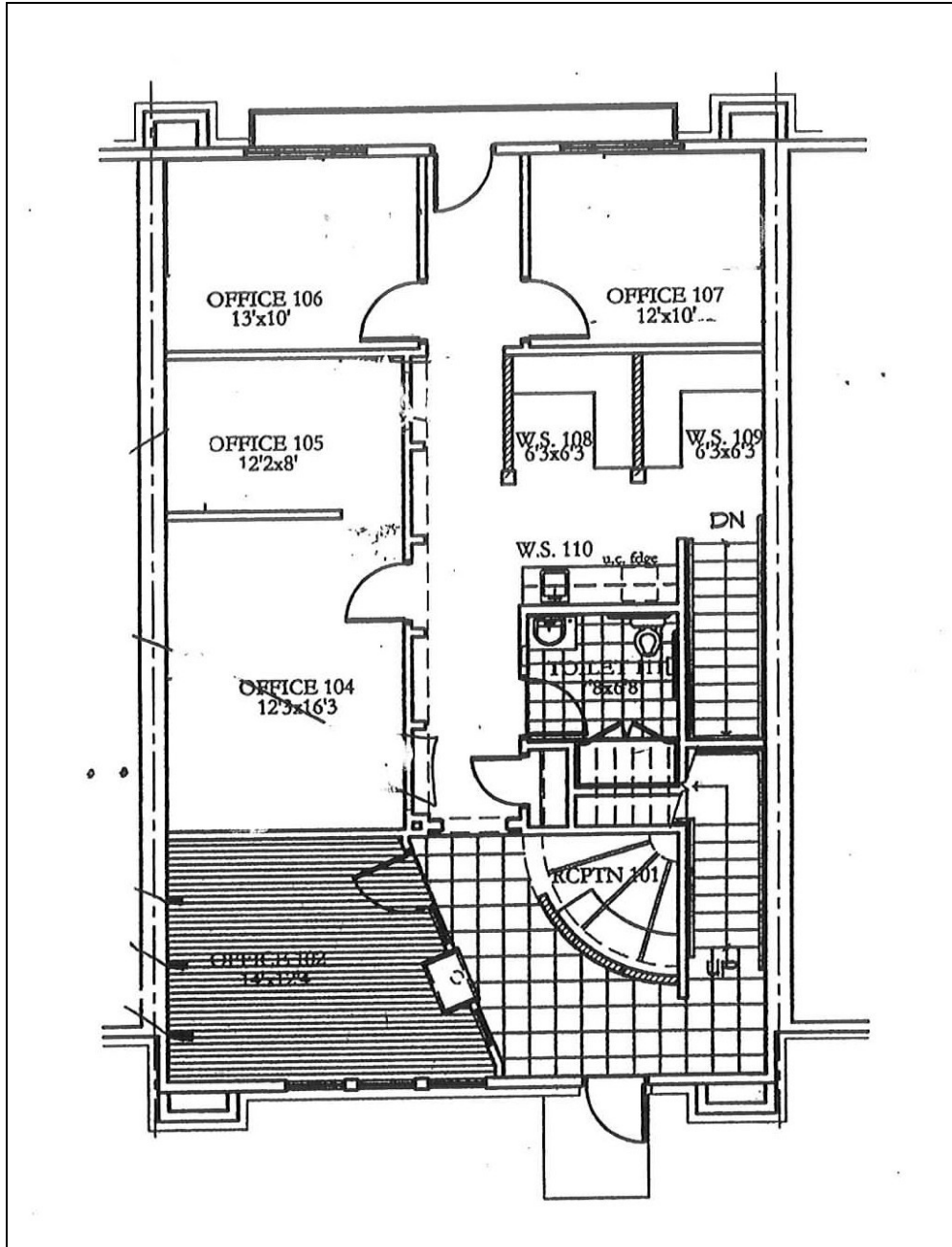
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MAIN LEVEL FLOOR PLAN



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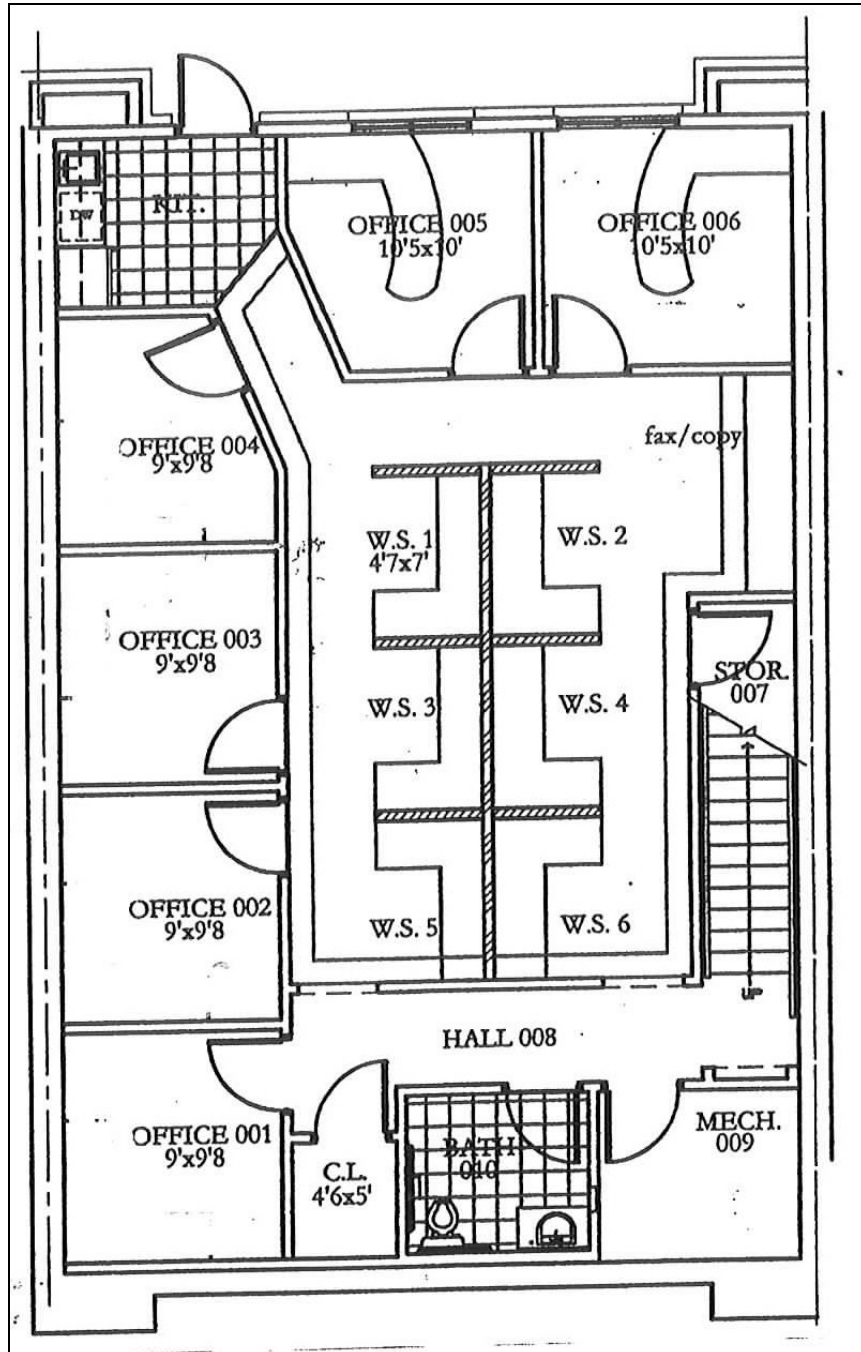
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LOWER LEVEL FLOOR PLAN



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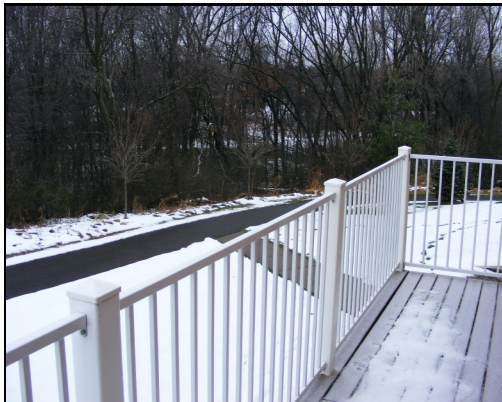
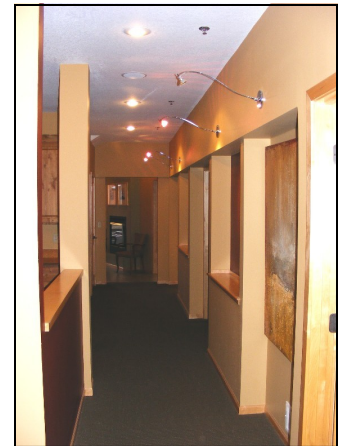
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PHOTO GALLERY



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DEMOGRAPHICS

Demographic Summary Report

15830-15842 Venture Ln, Eden Prairie, MN 55344

Building Type: Class B Office

Total Available: 3,200 SF

Class: B

% Leased: 100%

RBA: 4,561 SF

Rent/SF/Yr: \$15.00

Typical Floor: 2,280 SF

Radius	1 Mile	3 Mile	5 Mile
Population			
2016 Projection	5,170	56,315	126,948
2011 Estimate	5,133	55,797	125,321
2010 Census	5,103	55,547	124,697
Growth 2011 - 2016	0.70%	0.90%	1.30%
Growth 2010 - 2011	0.60%	0.50%	0.50%
2011 Population by Hispanic Origin	124	1,751	3,952
2011 Population By Race	5,133	55,797	125,321
White	4,367 85.08%	46,232 82.86%	107,931 86.12%
Black or African American	292 5.69%	3,020 5.41%	5,193 4.14%
American Indian and Alaska Native	6 0.12%	93 0.17%	281 0.22%
Asian	308 6.00%	4,588 8.22%	7,678 6.13%
Native Hawaiian and Pacific Islander	2 0.04%	19 0.03%	33 0.03%
Other Race	36 0.70%	599 1.07%	1,504 1.20%
Two or More Races	122 2.38%	1,248 2.24%	2,701 2.16%
Households			
2016 Projection	2,147	22,385	51,908
2011 Estimate	2,112	21,977	50,801
2010 Census	2,097	21,868	50,539
Growth 2011 - 2016	1.60%	1.90%	2.20%
Growth 2010 - 2011	0.70%	0.50%	0.50%
Owner Occupied	1,604 75.95%	16,015 72.87%	38,084 74.97%
Renter Occupied	508 24.05%	5,962 27.13%	12,717 25.03%
2011 Households by HH Income	2,113	21,976	50,802
Income Less Than \$15,000	139 6.58%	1,125 5.12%	2,610 5.14%
Income: \$15,000 - \$24,999	154 7.29%	1,252 5.70%	2,870 5.65%
Income: \$25,000 - \$34,999	86 4.07%	1,159 5.27%	3,076 6.05%
Income: \$35,000 - \$49,999	204 9.65%	2,098 9.55%	5,270 10.37%
Income: \$50,000 - \$74,999	406 19.21%	3,646 16.59%	8,487 16.71%
Income: \$75,000 - \$99,999	286 13.54%	3,185 14.49%	7,149 14.07%
Income: \$100,000 - \$149,999	379 17.94%	4,556 20.73%	9,894 19.48%
Income: \$150,000 - \$199,999	195 9.23%	2,367 10.77%	5,009 9.86%
Income: \$200,000+	264 12.49%	2,588 11.78%	6,437 12.67%
2011 Avg Household Income	\$106,522	\$109,745	\$109,497
2011 Med Household Income	\$79,692	\$86,608	\$84,076
2011 Per Capita Income	\$43,100	\$43,452	\$44,596

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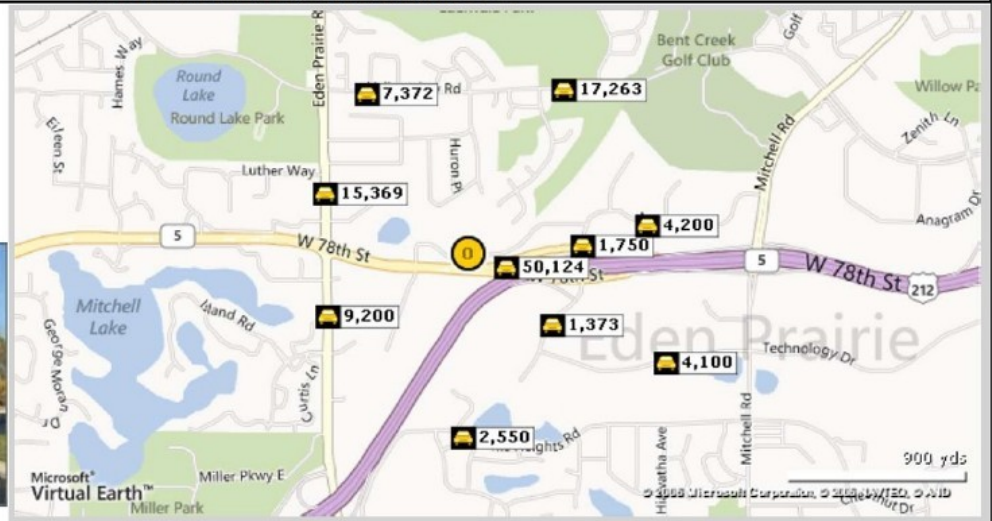


TRAFFIC SUMMARY

Traffic Count Report

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Building Type: **Class B Office**
Class: **B**
RBA: **4,561 SF**
Typical Floor: **2,280 SF**
Total Available: **3,200 SF**
% Leased: **100%**
Rent/SF/Yr: **\$15.00**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W 78th St	Wallace Rd	0.23 E	2011	50,124	MPSI	.12
2 Wallace Rd	W 78th St	0.19 NE	2011	1,373	MPSI	.33
3 Martin Dr	Corporate Way	0.12 NE	2007	1,750	AADT	.34
4 Edén Prairie Rd	Sheldon Ave	0.01 N	2011	15,369	MPSI	.45
5 Edén Prairie Rd	Timber Lake Dr	0.05 S	2011	9,200	MPSI	.45
6 Martin Dr	Commerce Way	0.06 E	2007	4,200	AADT	.53
7 Scenic Heights Rd	View Ln	0.05 SE	2007	2,550	AADT	.54
8 Valley View Rd	E Franklin Cir	0.01 E	2011	7,372	MPSI	.55
9 Valley View Rd	Bittersweet Dr	0.07 W	2011	17,263	MPSI	.55
10 Technology Dr	Mitchell Rd	0.25 E	2007	4,100	AADT	.66



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