

# WELSH

INNOVATION FROM THE GROUND UP



## For Lease

Burnsville Showroom  
2200-2226 East 117th Street  
Burnsville, Minnesota

- 26,852 square foot office/showroom building
- Drive-in loading
- Great Burnsville location
- Comcast High Speed connectivity throughout the building
- 100% sprinklered
- Locally owned and managed
- Part of a 400,000 square foot portfolio - room to grow!



For more information contact:

Ryan Krzmarzick  
952.897.7746  
rlk@welshco.com

Eric Rossbach  
952.897.7872  
ejr@welshco.com

Ted Carlson, CCIM, SIOR  
952.897.7788  
tcarlson@welshco.com

**NAIWELSH**

# BURNSVILLE



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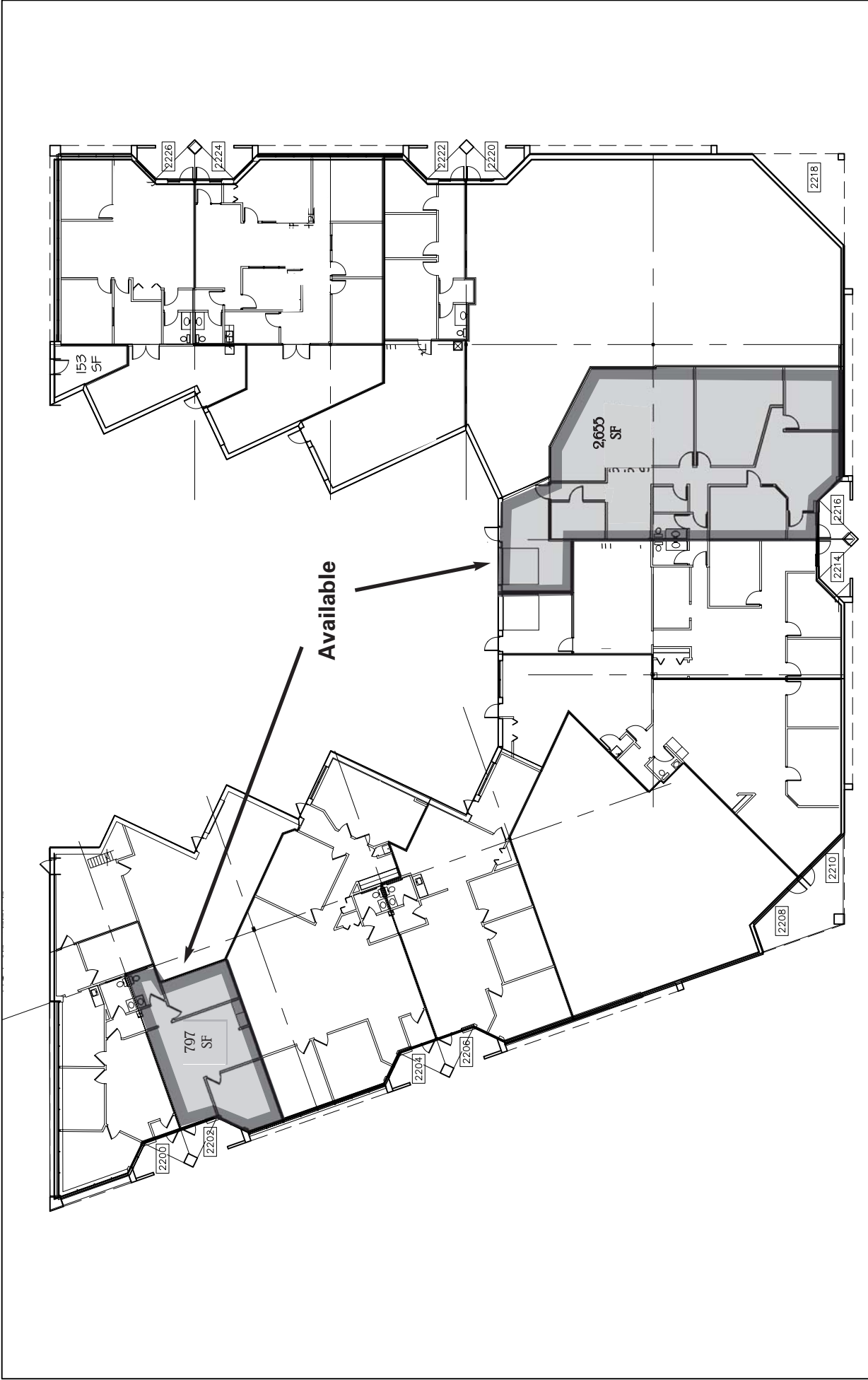
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## Burnsville Showroom For Lease

<b>Building Address:</b>	2200-2226 East 117th Street Burnsville, Minnesota	<b>Ryan Krzmarzick</b> <ul style="list-style-type: none"><li>• 952.897.7746</li><li>• rlk@welshco.com</li></ul>
<b>Building Square Feet:</b>	26,852 square feet total	
<b>Currently Available:</b>		
<b>Suite 2216a:</b>	2,655 square feet total 2,334 square feet of office 321 square feet of warehouse <ul style="list-style-type: none"><li>• One (1) 8' x 8' drive-in door</li></ul>	<b>Eric Rossbach</b> <ul style="list-style-type: none"><li>• 952.897.7872</li><li>• ejr@welshco.com</li></ul>
<b>Suite 2216b:</b>	2,655 square feet total 950 square feet of office 1,705 square feet of warehouse <ul style="list-style-type: none"><li>• One (1) 8' x 8' drive-in door</li></ul>	<b>Ted Carlson, CCIM, SIOR</b> <ul style="list-style-type: none"><li>• 952.897.7788</li><li>• tcarlson@welshco.com</li></ul>
<b>Suite 2202:</b>	797 square feet of office	
<b>Net Rental Rates:</b>	\$9.00 psf office \$4.50 psf warehouse	
<b>2010 (est.) CAM &amp; Real Estate Taxes:</b>	\$1.80 psf for CAM <u>\$1.85 psf for Real Estate Taxes</u> \$3.65 psf total	<b>www.welshco.com</b>
<b>Clear Height:</b>	12'	4350 Baker Road, Suite 400 Minnetonka, MN 55343 Tel: 952.897.7700 Fax: 952.842.7700
<b>Year Built:</b>	1985	
<b>Utility Providers:</b>	Electric - Xcel Energy Gas - CenterPoint Energy	
<b>Zoning:</b>	B-1 Office Business	
<b>Lot Size:</b>	2.21 acres	
<b>Parking:</b>	108 stalls	
<b>Amenities:</b>	<ul style="list-style-type: none"><li>• Comcast high speed connectivity throughout the building</li></ul>	



REV	DATE	DESCRIPTION	LINVILL PROPERTIES, INC. 11975 PORTLAND AVE. S., SUITE #138 BURNSVILLE, MN 55337 952-890-5400  R & C DRAFTING AND ESTIMATING	CHECKED BY	DRAWN BY	DATE	SCALE	SHEET NO.
①	2/22/06	2202 TO 2206		RPC	CAC	11/21/05	1"=30'-0"	
②	3/16/06	GENERAL REVISIONS						
③								
④								
⑤								

PLAN - OVERALL AREAS  
 2200 - 2226 EAST 11TH STREET  
 CLIFF 13 BUSINESS CENTER  
 BURNSVILLE, MINNESOTA

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LINVILL PROPERTIES, INC.  
11975 PORTLAND AVE. S., SUITE #138  
BURNSVILLE, MN 55337  
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PLAN  
2216 EAST 117TH STREET  
CLIFF 13 BUSINESS CENTER  
BURNSVILLE, MINNESOTA

R & C  
DRAFTING  
AND  
ESTIMATING  
9448 CREEK RIDGE LANE  
SAVAGE, MN. 55378  
(612) 965-3999

CHECKED BY  
CAC

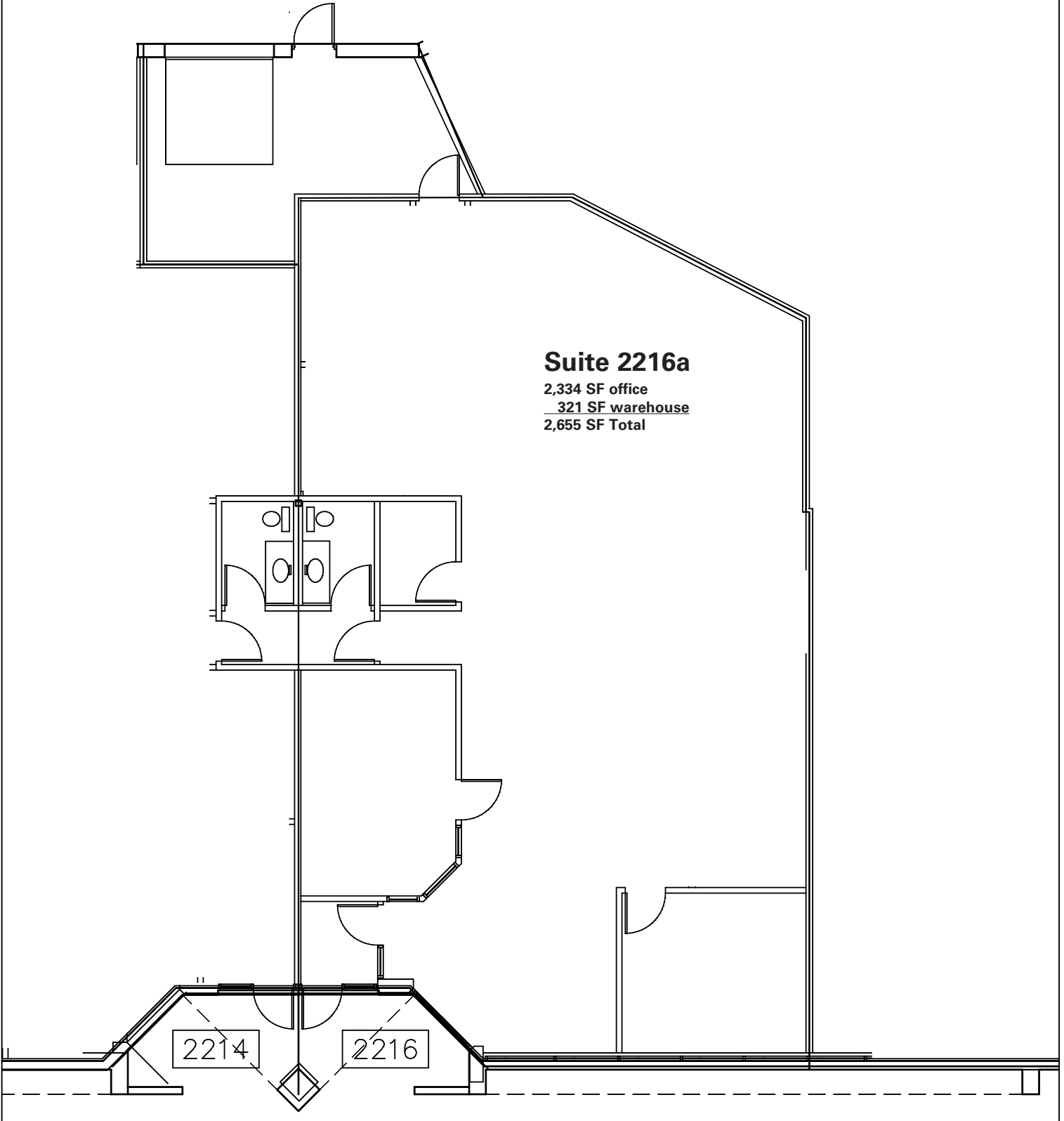
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**Suite 2216a**

2,334 SF office

321 SF warehouse

2,655 SF Total

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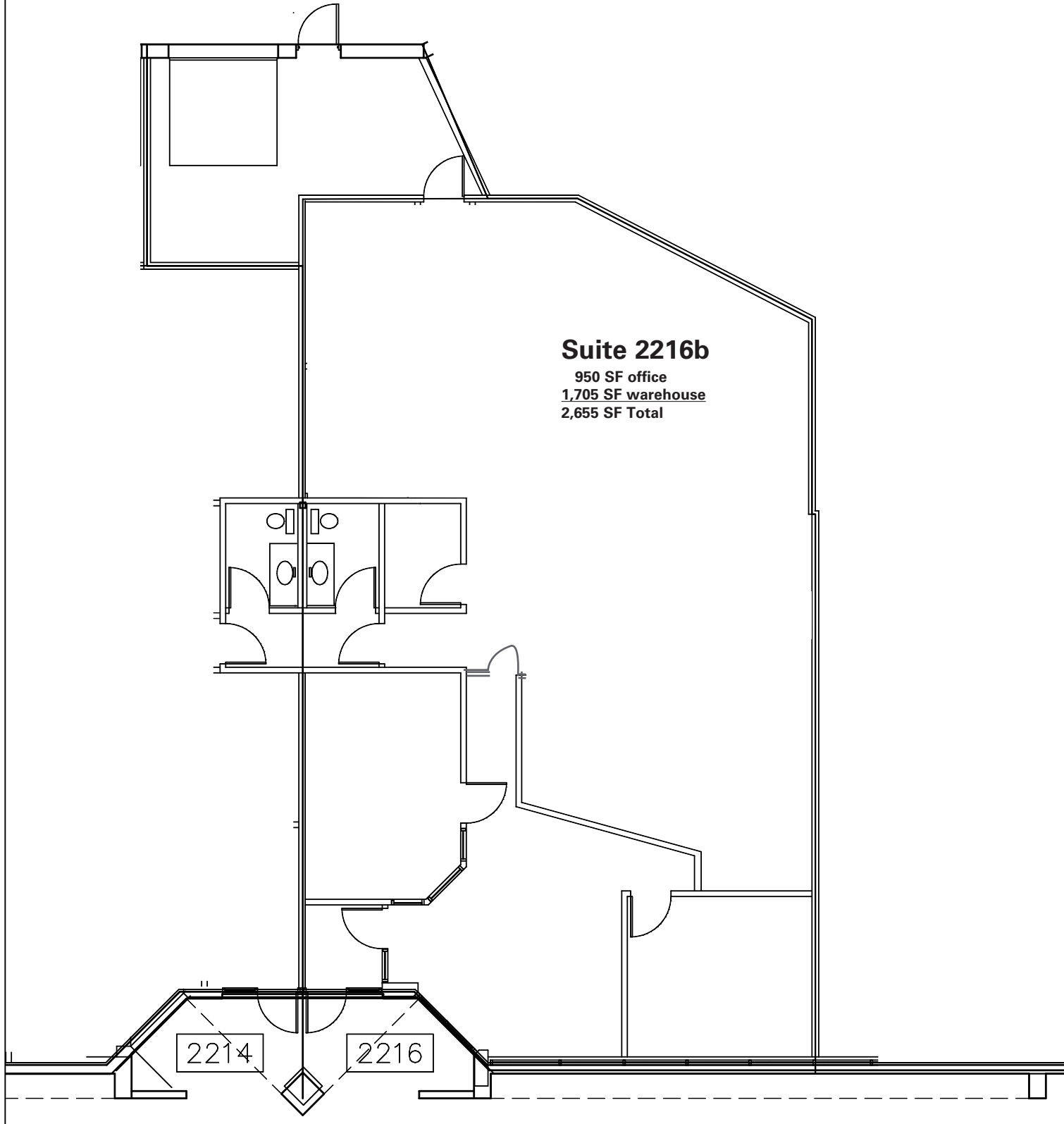
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