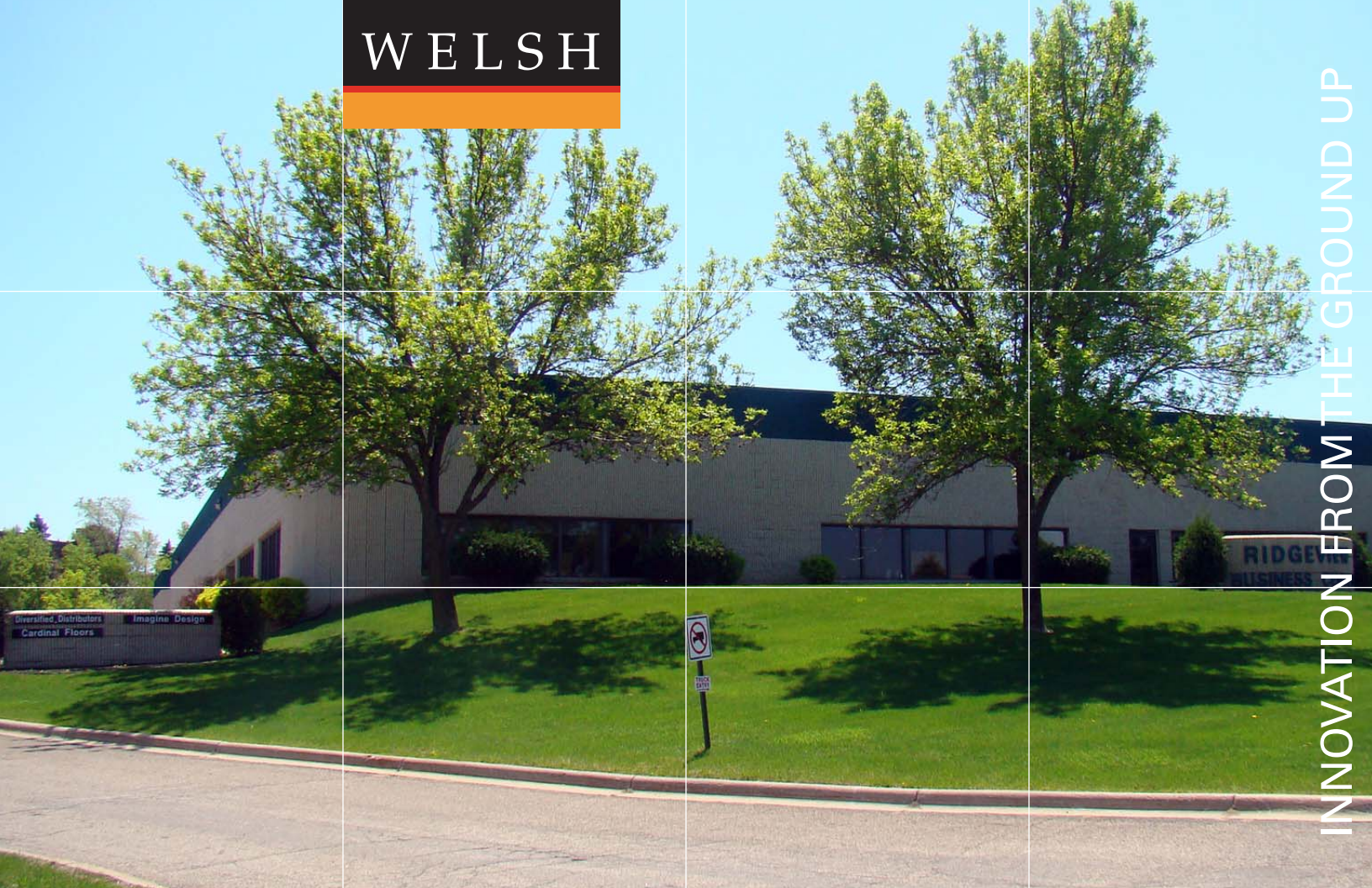


WELSH

INNOVATION FROM THE GROUND UP



For Lease

Ridgeview Business Center
11921-11935 Portland Avenue
Burnsville, Minnesota

- 45,233 square foot office/warehouse building
- Dock and drive-in loading
- 16' clear height
- Great access to Cliff Road, Highway 13 and I-35W
- Comcast connectivity throughout the building
- 100% sprinklered
- Locally owned and managed
- Part of a 400,000 square foot portfolio – room to grow!



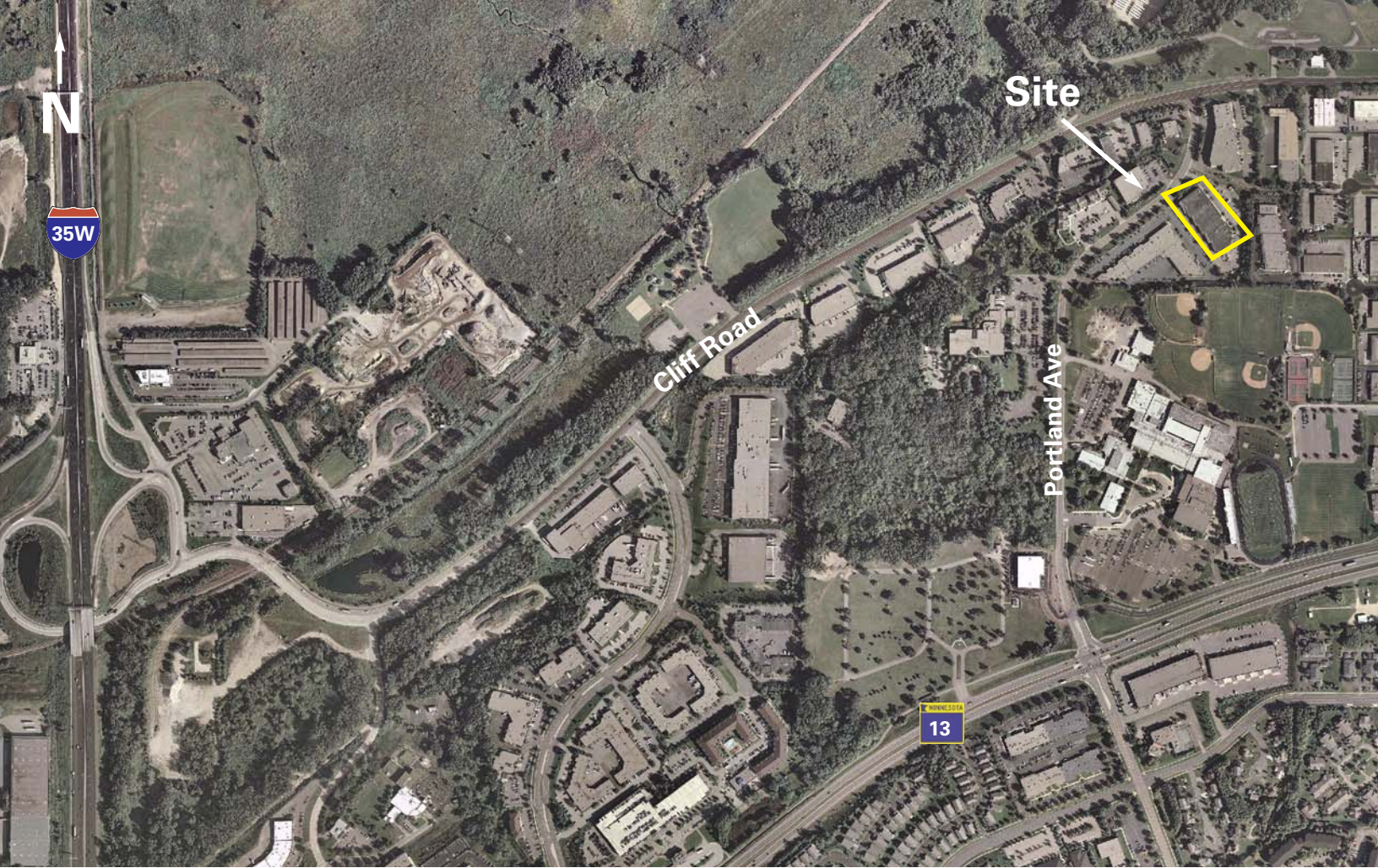
For more information contact:

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



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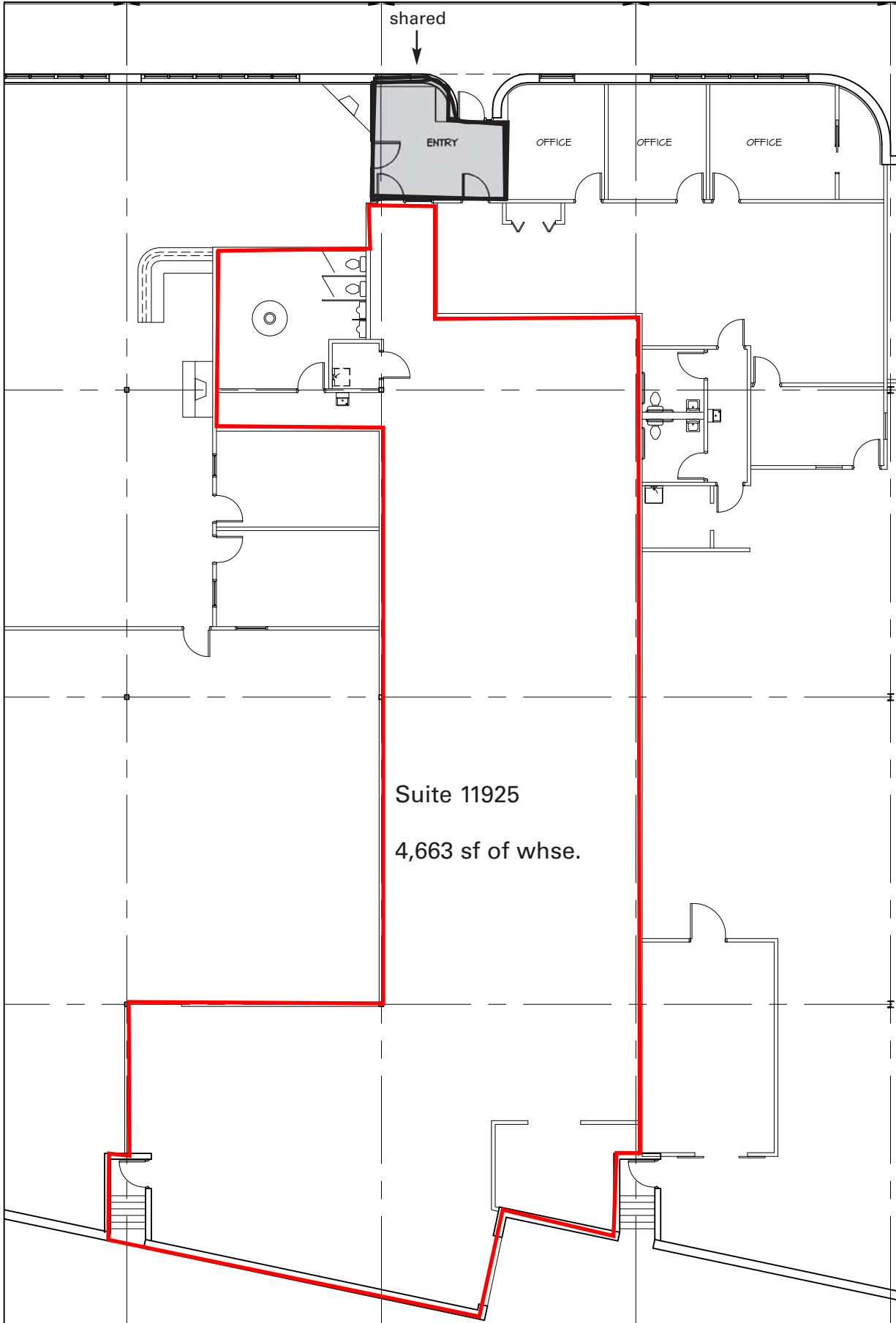
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Ridgeview Business Center For Lease

| | | |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Building Address: | 11921-11935 Portland Avenue Burnsville, Minnesota | Ryan Krzmarzick <ul style="list-style-type: none">• 952.897.7746• rlk@welshco.com |
| Building Square Feet: | 45,233 square feet total | |
| Currently Available: Suite 11925: | 4,663 square feet of warehouse <ul style="list-style-type: none">• One (1) dock door | Eric Rossbach <ul style="list-style-type: none">• 952.897.7872• ejr@welshco.com |
| Power: Suite 11925 | Panel 1 - 3 phase 200 AMPS 277/480 volt Panel 2 - 3 phase 120 AMPS 120/208 volt | Ted Carlson, CCIM, SIOR <ul style="list-style-type: none">• 952.897.7788• tcarlson@welshco.com |
| Net Rental Rates: | \$8.50 psf office \$4.50 psf warehouse | |
| 2010 (est.) CAM & Real Estate Taxes: | \$1.19 psf for CAM <u>\$1.41 psf for Real Estate Taxes</u> \$2.60 psf total | www.welshco.com |
| Clear Height: | 16' | 4350 Baker Road, Suite 400 Minnetonka, MN 55343 Tel: 952.897.7700 Fax: 952.842.7700 |
| Year Built: | 1981 | |
| Utility Providers: | Electric - Xcel Energy Gas - CenterPoint Energy | |
| Zoning: | I-1 Industrial Park | |
| Lot Size: | 3.83 acres | |
| Parking: | 92 stalls | |
| Amenities: | <ul style="list-style-type: none">• Floor drains• Locally owned and managed | |



Suite 11925
4,663 sf of whse.

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
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|--------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------|
| LINVILL PROPERTIES 11975 PORTLAND AVE. S., SUITE #138 BURNSVILLE, MINNESOTA 55337 MAGGIE LINVILL (952) 890-5400 | | CHECKED BY DRAWN BY DATE SCALE SHEET NO. |
| R & C DRAFTING AND ESTIMATING | | 11925 PORTLAND AVENUE SOUTH BURNSVILLE, MINNESOTA |
| 1448 CREEK RIDGE LANE SAVAGE, MN. 55378 (612) 965-3999 | | 9/18/09 1/16"=1'-0" RPC |