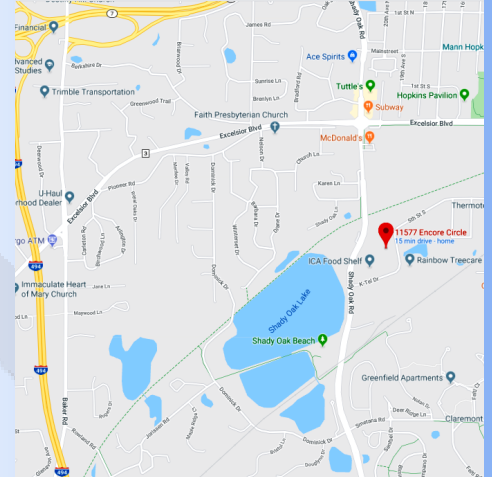


FOR LEASE

Encore Park IIB
11577 Encore Circle
Minnetonka, MN 55343



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

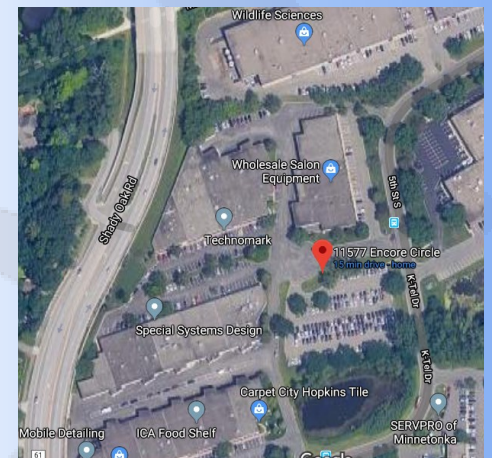
11577 Encore Circle: Office: +/- 600 SF
Warehouse: 4,310 SF
Total Office/Warehouse: 4,910 SF

Net Rental Rates: \$10.75 PSF Office
\$5.75 PSF Warehouse

Estimated CAM & Taxes: \$3.43 PSF

FEATURES:

- Functional office and warehouse.
- Dock door.
- 12' Clear Height.
- 3 phase power.
- On MTC Bus Line, close to the new SW Light Rail station.
- Convenient location - access to Crosstown 62, Hwy 7 and 169 minutes away.
- Convenient to the amenities of downtown Hopkins.
- Flexibility for office ranging from 0- 600 SF. Owner will demo existing office to suit.
- Multiple building business park



CONTACT:

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952-475-5122

www.summerhillcommercial.com

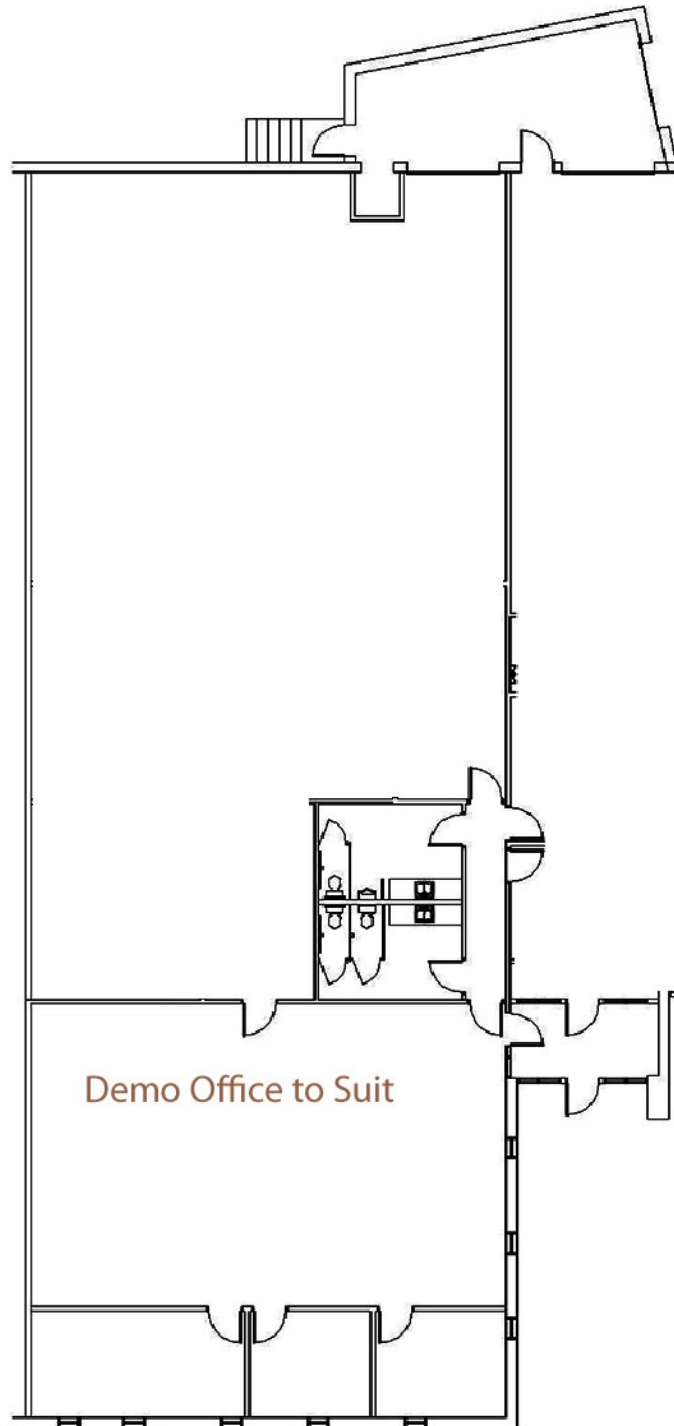
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OFFICE/WAREHOUSE PLAN:



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