



Available For Lease

Cedar/73 Business Center
Bldg 5 - 2835-2845 Hedberg Drive
Minnetonka, MN 55305

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Building Specifications

Additional features

- Office/warehouse building totaling 130,000 square feet
- Unique color-coded building and signage for easy tenant identification
- Excellent suburban location with great access to I-494, I-394, Hwy 169, Minnetonka Blvd and Hwy 7
- 12' clear height

Property Information

Building Address 2835-2845 Hedberg Dr
Bldg 5
Minnetonka, MN 55305

Building Square Feet 29,038 square feet

Available

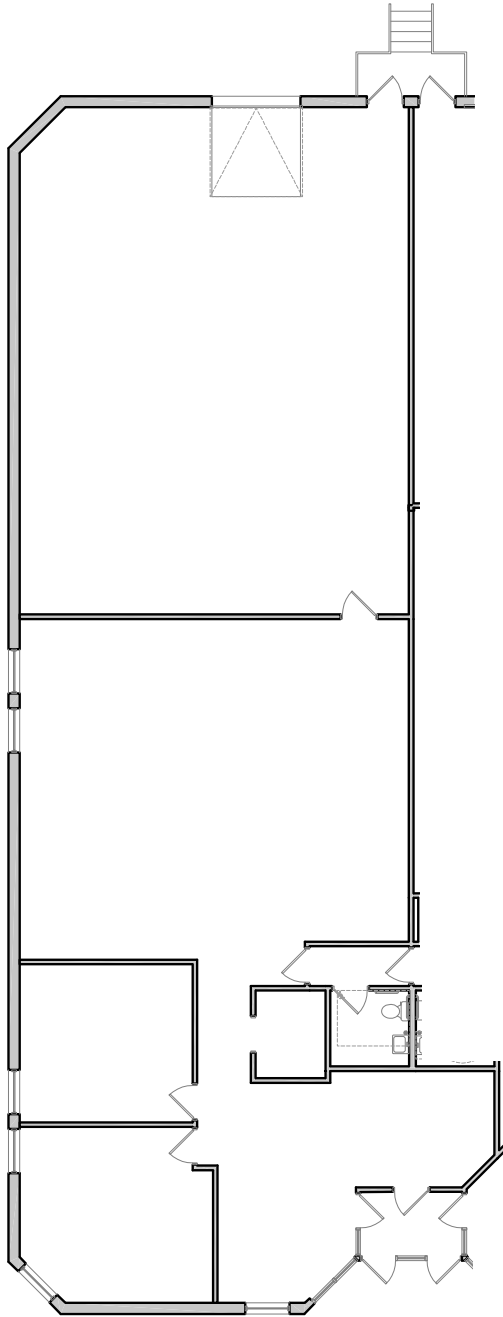
Suite 2845
3,937 SF Total
2,326 SF Office
1,611 SF Warehouse

- One (1) dock door
- \$10.00 PSF Net Rental Rate

Ceiling Height 12' clear

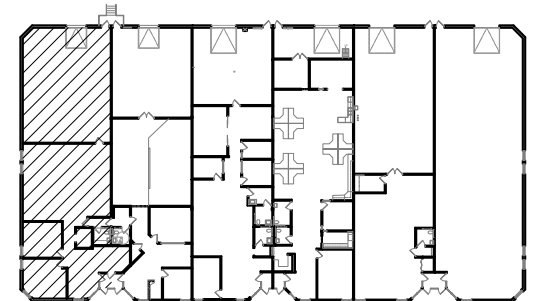
2026 CAM & RE Taxes \$2.61 PSF CAM
\$2.64 PSF RE Taxes
\$5.25 PSF Total

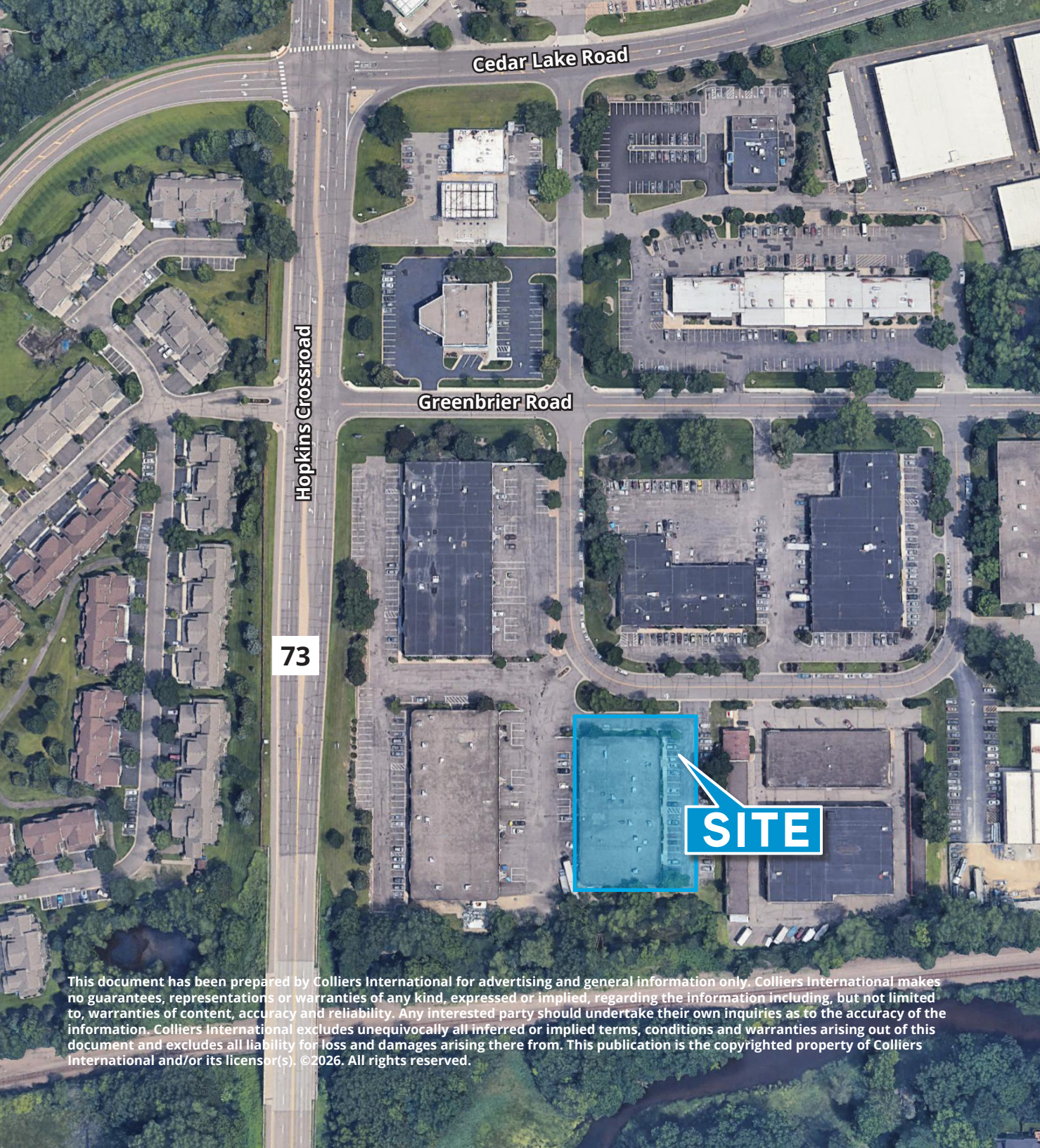
Floor Plan



Suite 2845
3,937 SF Total
2,326 SF Office
1,611 SF Warehouse
• One (1) dock

Building Key Plan





Cedar Lake Road

Hopkins Crossroad

Greenbrier Road

73

SITE



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