

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a blue rectangular box. Below the text are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.

Colliers

A large, modern industrial building with a light blue tiled facade and dark blue vertical accents. The building has several large windows and a ramp leading to an entrance. A silver car is parked in the foreground on the left. The sky is overcast.

# Available For Lease

Cedar/73 Business Center  
Bldg 1 - 11111-11181 Greenbrier Rd  
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
- 18' clear height

## Property Information

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|-------------------------|---|
| <b>Building Address</b> | 11111-11181 Greenbrier Rd<br>Bldg 1<br>Minnetonka, MN 55305 |
|-------------------------|---|

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|-----------------------------|--------------------|
| <b>Building Square Feet</b> | 31,600 Square Feet |
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|                  |   |
|------------------|---|
| <b>Available</b> | <b>Suite 11131</b><br>3,842 SF Whse Total |
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|                |              |
|----------------|--------------|
| <b>Loading</b> | One (1) Dock |
|----------------|--------------|

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|                        |   |
|------------------------|---|
| <b>Net Rental Rate</b> | \$13.00 PSF Office<br>\$ 7.50 PSF Production/Whse |
|------------------------|---|

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|-----------------------|-----------|
| <b>Ceiling Height</b> | 18' Clear |
|-----------------------|-----------|

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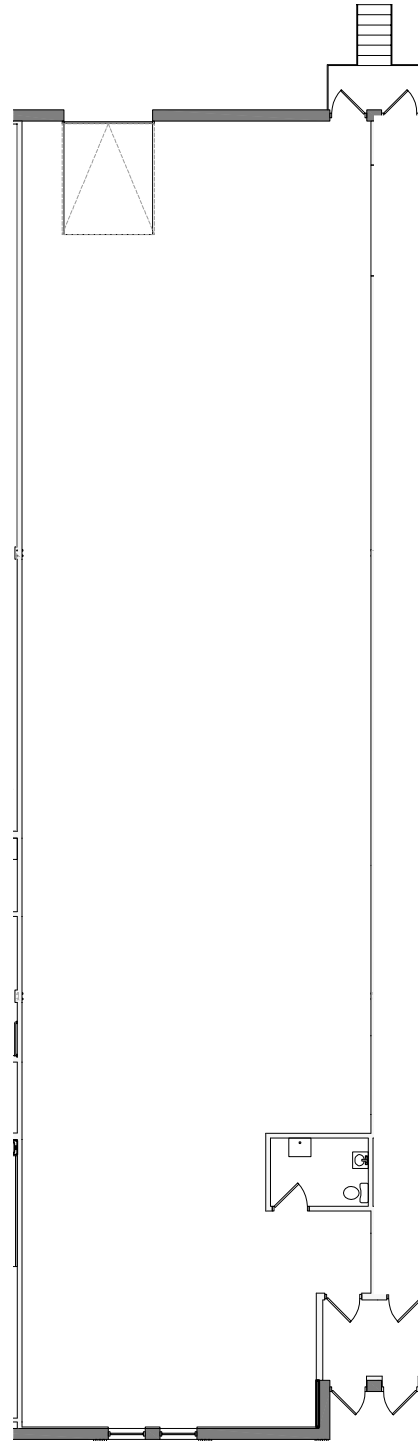
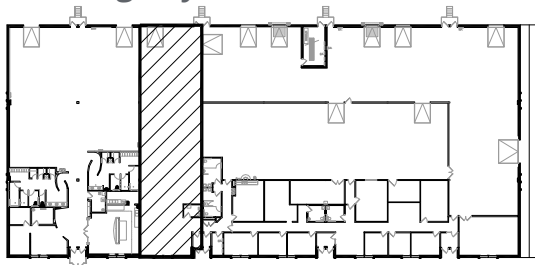
|                                |   |
|--------------------------------|---|
| <b>2026 CAM &amp; RE Taxes</b> | \$2.61 PSF CAM<br>\$2.64 PSF RE Taxes<br>\$5.25 PSF Total |
|--------------------------------|---|

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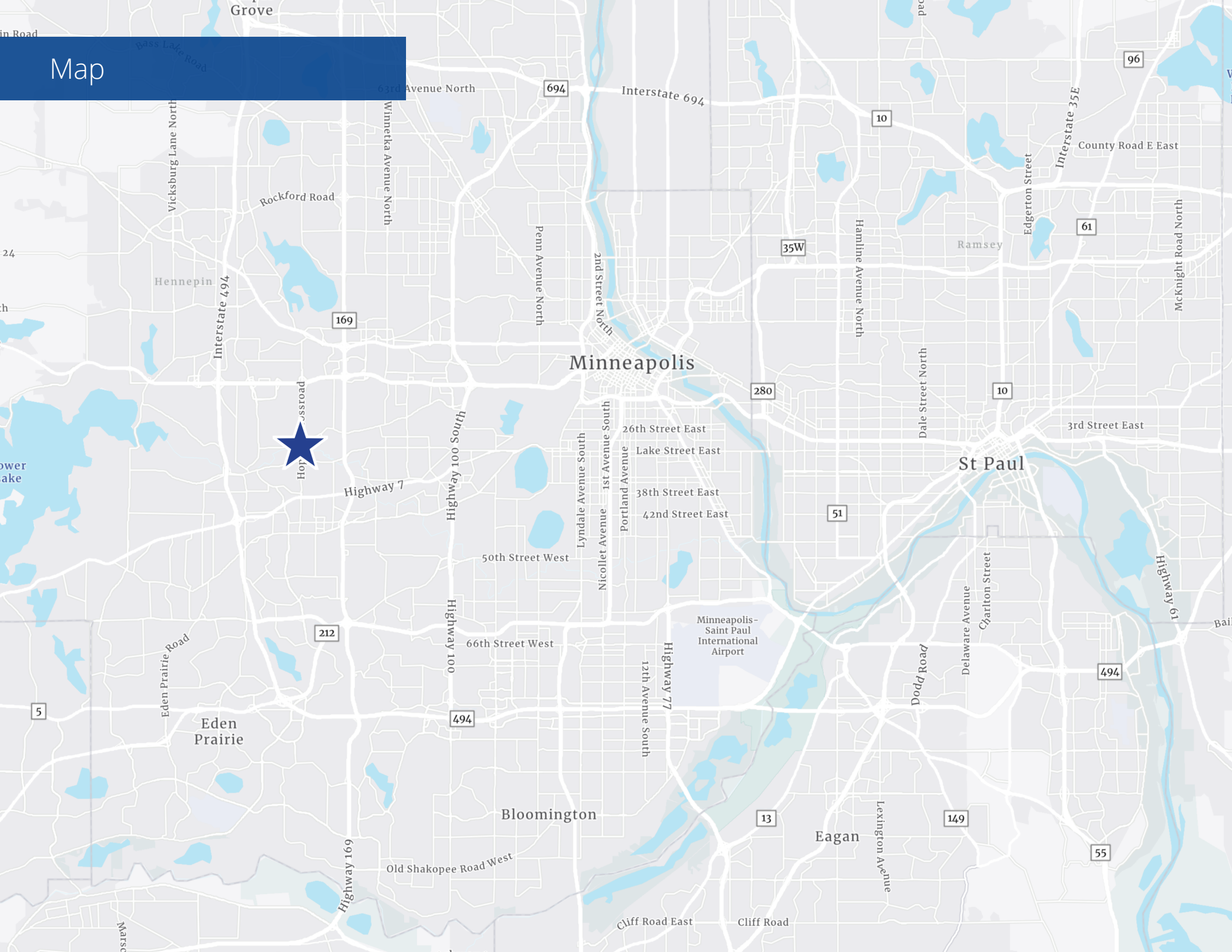
# Floor Plan

Suite 11131  
3,842 SF Whse Total  
• One (1) dock

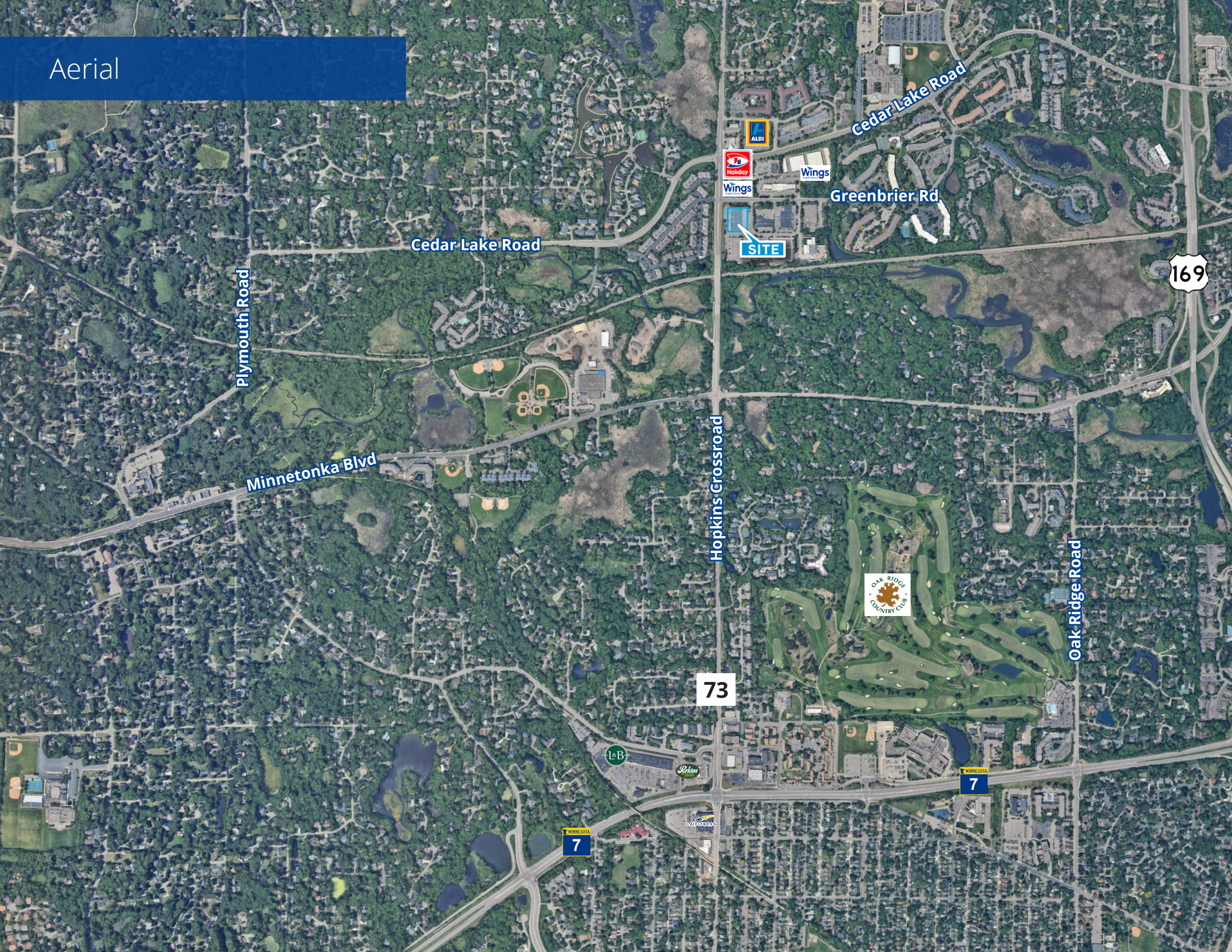
## Building Key Plan



Map



Aerial



Plymouth Road

Cedar Lake Road

Minnetonka Blvd

Hopkins Crossroad

73

7

7

169

Cedar Lake Road

Greenbrier Rd

Oak Ridge Road

SITE

ALDI

Holiday Inn

Wings

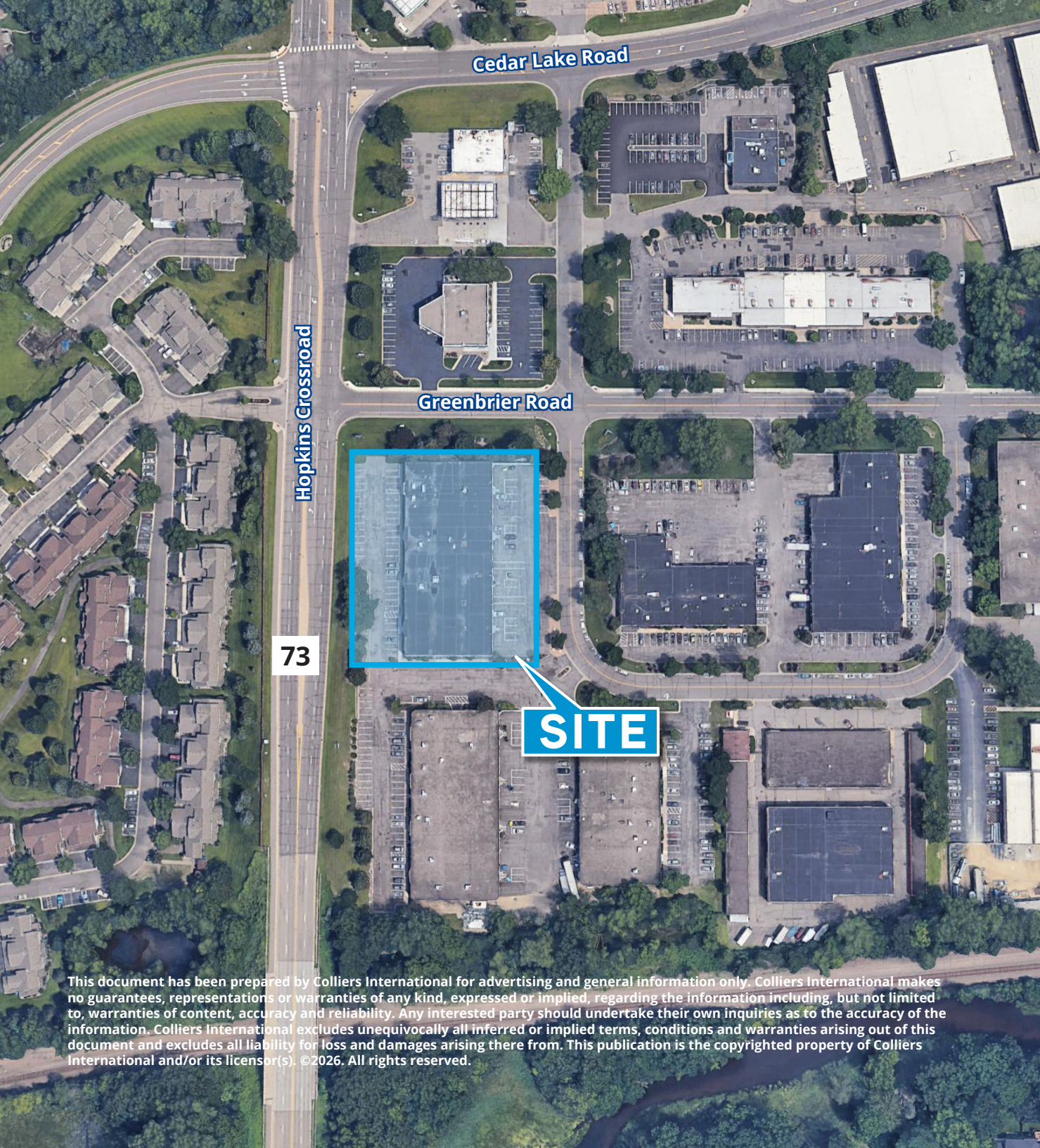
Wings

OAK RIDGE COUNTRY CLUB

1&B

St. Ann

Winn-Dixie



Cedar Lake Road

Hopkins Crossroad

Greenbrier Road

73

**SITE**



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