

Available

For Sale

13,920 Square Feet
Office Building
7820 Terrey Pine Court
Eden Prairie, MN

Highlights:

- Superior location on Highway 5
- Many shops and restaurants in the area
- Est. 42,000 Average Daily Traffic – front door
- Great signage on Highway 5
- Multiple private offices & cubicles, large training room
- Excellent parking – front & back. (5.3 spaces per 1000)
- Bathrooms on all floors & coffee bars
- Dramatic rear and side entrances
- All brick exterior
- Built in 1993
- Lease in place until 1st quarter 2012

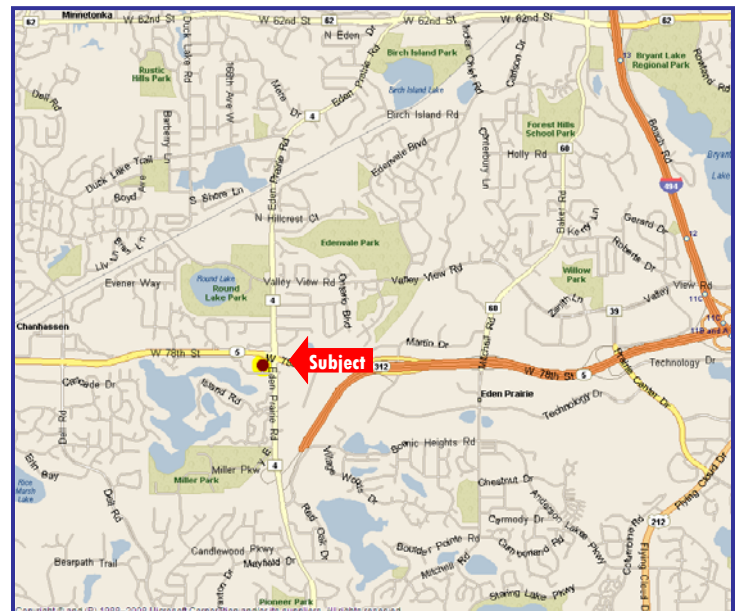


Exclusively Marketed by:
David J. Bruce

Phone: 952-525-9644

Email: dbruce@cchaseco.com

The C. Chase Company
5353 Gamble Drive, Suite 310
Minneapolis, MN 55416-1509



The C. Chase Company
Real Estate Brokerage and Consulting

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

FOR SALE
Highway 5 Office Building
Eden Prairie, MN

Address:	7820 Terrey Pine Court Eden Prairie, MN 55347
Lot Size:	1.61 acres/70,131 SF
Zoning:	Office
PID:	08-116-22-43-0040
Age:	1993, Excellent condition
Space Available:	13,920 SF (3 Floors)
Traffic Counts (2009):	Est. 42,000 ADT – Highway 5
Fire Protection:	Full wet sprinkler system
HVAC:	(2) gas burning heating/cooling units Roof top units
Elevator:	Serving all 3 floors
Construction:	Concrete deck, brick exterior
Entrances:	Dramatic front and side entries; atrium reception area
Roof:	Original, shake, flat rubber – 1993
Phone/IT systems:	Full cabling throughout/multiple access points
Parking:	74 Bituminous asphalt (5.3/1000)
Features:	<ul style="list-style-type: none">• Great access to Highway 5• Many shopping, dining, lodging, service amenities in area• Excellent visibility on Highway 5• Sets of bathrooms on all floors• Conference rooms & large training room• Coffee bars on all floors• Storage rooms on site• Fully alarmed• Net Lease in place until 1/31/2012 (details on request)
Taxes 2010:	\$58,177.74
Sale Price:	\$2,100,000.00 or \$150 per square foot

For further information, contact:

Dave Bruce
952-525-9644

dbruce@cchaseco.com

Highway 5 Office Building
Photos



West & South View



West & South View

Highway 5 Office Building
Photos



View from Highway 5



Coffee Bar

Highway 5 Office Building Photos



Reception Area

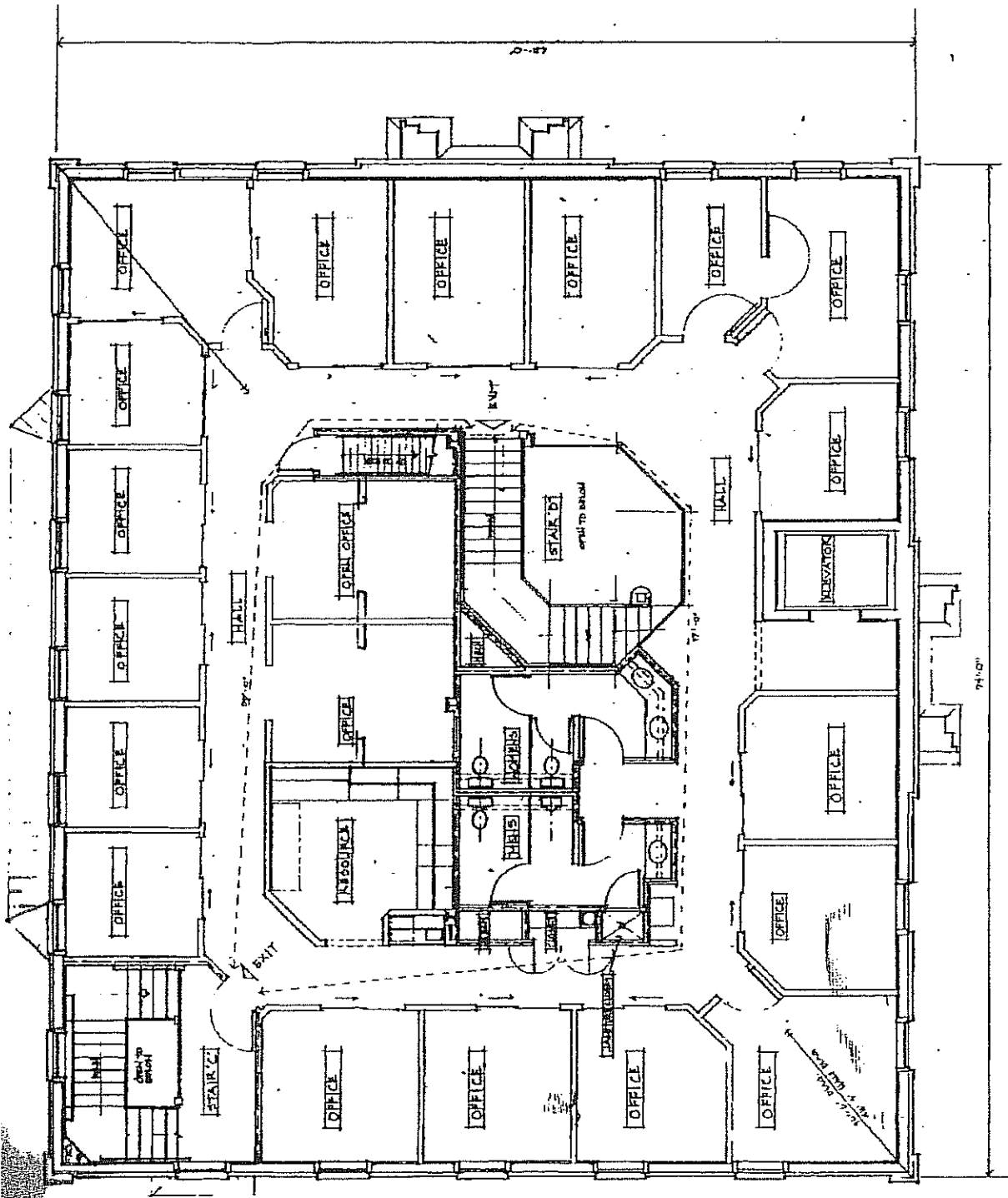


Training Room

Highway 5 Office Building
Photos



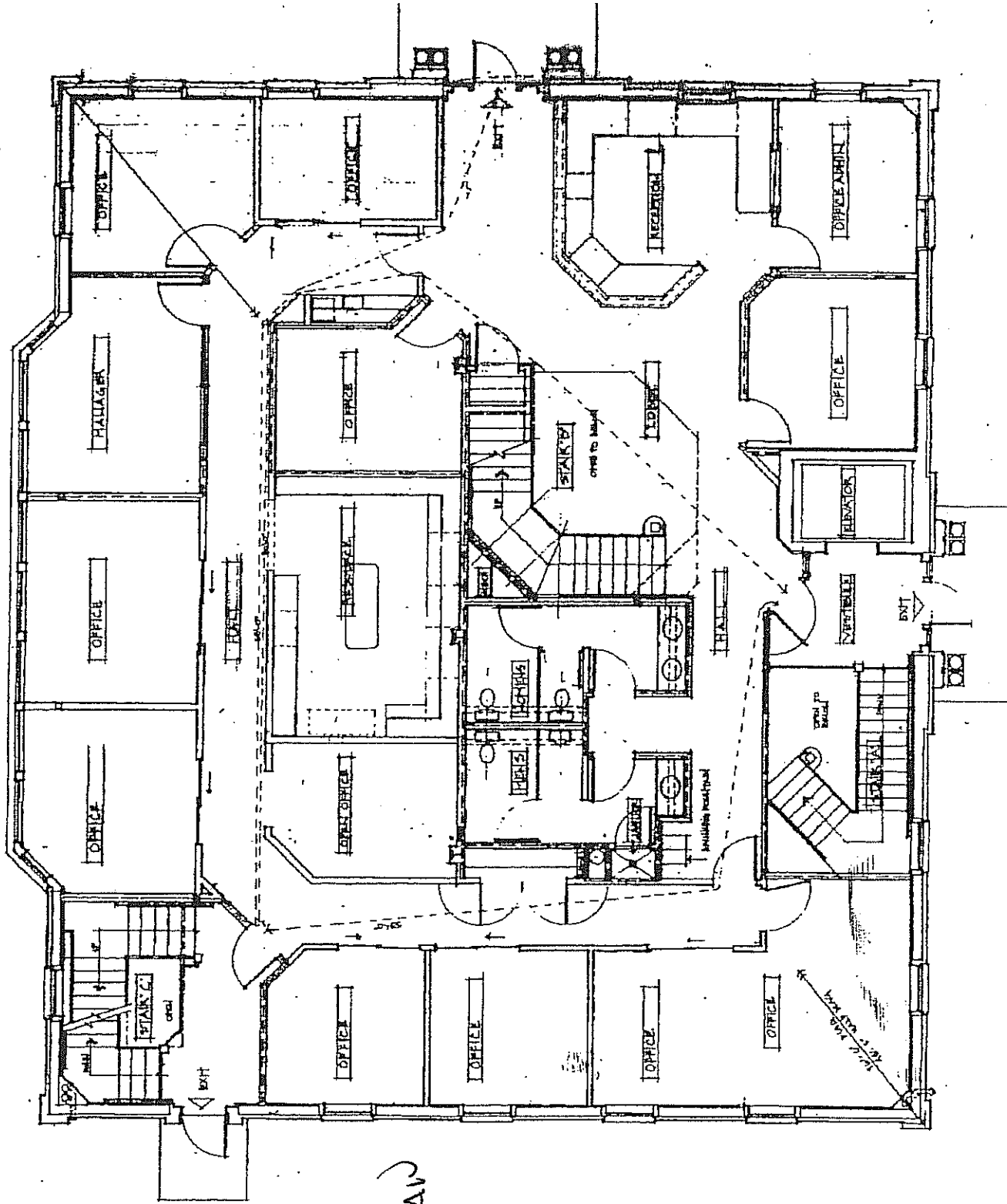
Aerial Map



NOT TO SCALE
 SECOND FLOOR
 PLAN.

SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 DRAWN BY: J. W. SCHMITT
 CHECKED BY: J. W. SCHMITT
 DATE: 10/15/54

<p>BRUCE W. SCHMITT & ASSOCIATES, P.A. ARCHITECTS 2000 W. WISCONSIN ST. MILWAUKEE, WIS. 53233</p>	<p>OFFICE BUILDING FOR 1501 PARTNERSHIP EDWIN DOWDIE, MINNESOTA</p>	<p>1. I hereby certify that this plan, specification and report were prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Wisconsin. BRUCE W. SCHMITT ARCHITECT DATE: 10/15/54</p>
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NOT TO SCALE
 FIRST FLOOR PLAN

FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"

APPROX. 20' x 20' = 400' ±
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1. This drawing is to be used only for the project for which it was prepared. It is not to be used for any other project without the written consent of the architect.

OFFICE BUILDING FOR
 1501 PARTNER & SHIP
 EDEN PRairie, MINNESOTA

BRUCE W. SCHMITT & ASSOCIATES, P.A.
 ARCHITECTS
 1501 PARTNER & SHIP
 EDEN PRairie, MINNESOTA 55424

Parcel Data for Taxes Payable 2010

Property ID:	08-116-22-43-0040		
Address:	7820 TERREY PINE CT		
Municipality:	EDEN PRAIRIE		
School Dist:	272	Construction year: 1993	
Watershed:	4	Approx. Parcel Size: S 303X237X306X213	
Sewer Dist:			
Owner Name:	7820 TERRY PINE LTD PTNRSHP		
Taxpayer Name	7820 TERRY PINE LTD PTNRSHP		
& Address:	7550 FRANCE AVE S #300 EDINA MN 55435		

Most Current Sales Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

Sale Date:	November, 1993
Sale Price:	\$228,000
Transaction Type:	

Tax Parcel Description

Addition Name:	MITCHELL LAKE ESTATES 3RD ADDN
Lot:	001
Block:	001
Metes & Bounds:	
Abstract or Torrens:	TORRENS

Value and Tax Summary for Taxes Payable 2010 Values Established by Assessor as of January 2, 2009

Estimated Market Value:	\$1,774,000
Taxable Market Value:	\$1,774,000
Total Improvement Amount:	
Total Net Tax:	\$58,177.74
Total Special Assessments:	
Solid Waste Fee:	
Total Tax:	\$58,177.74

Property Information Detail for Taxes Payable 2010 Values Established by Assessor as of January 2, 2009

Values:

Land Market	\$974,000
Building Market	\$800,000
Machinery Market	
Total Market:	\$1,774,000

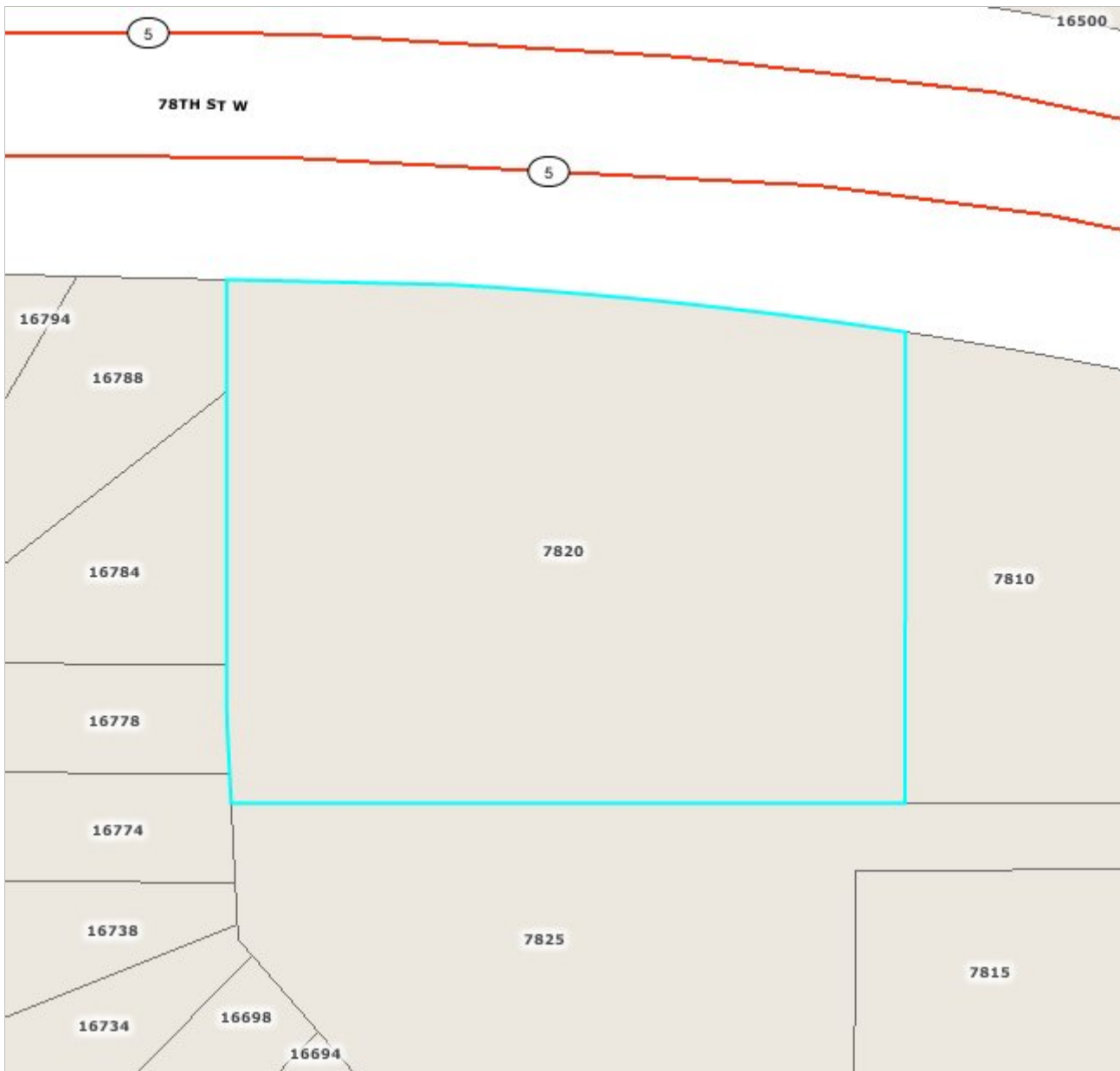
Qualifying Improvements
Veterans Exclusion

Classifications:

Property Type	COMMERCIAL PREFERRED
Homestead Status	NON-HOMESTEAD
Relative Homestead	
Agricultural	
Exempt Status	

Hennepin County Property Map - Tax Year: 2010

The data contained on this page is derived from a compilation of records and maps and may contain discrepancies that can only be disclosed by an accurate survey performed by a licensed land surveyor. The perimeter and area (square footage and acres) are approximates and may contain discrepancies. The information on this page should be used for reference purposes only. Hennepin County does not guarantee the accuracy of material herein contained and is not responsible for any misuse or misrepresentation of this information or its derivatives.



Selected Parcel Data

Parcel ID: 08-116-22-43-0040
 Owner Name: 7820 TERRY PINE LTD PTNRSHP
 Parcel Address: 7820 TERREY PINE CT , EDEN PRAIRIE , MN 55347
 Property Type: COMMERCIAL-PREF
 Homestead: NON-HOMESTEAD
 Area (sqft): 70049
 Area (acres): 1.61
 A-T-B: TORRENS
 Market Total: \$1,774,000.00
 Tax Total: \$58,177.74

Date Printed: 11/8/2010 11:02:40 AM
 Current Parcel Date: 11/5/2010

Sale Price: \$228,000.00
 Sale Date: 11/1993
 Sale Code: