

**FOR LEASE**

**Flex Building**  
Minnetonka, Minnesota



**CONTACTS:**

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**RMC CORPORATE CENTER**

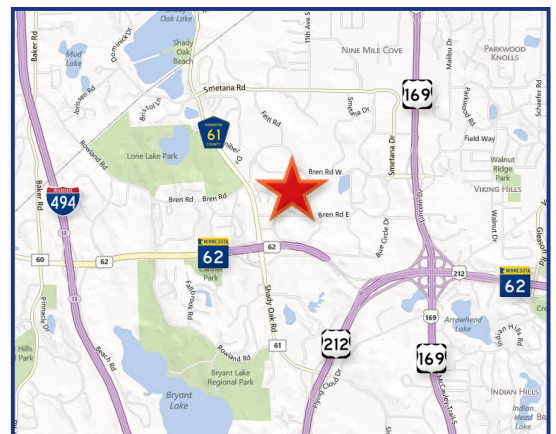
10901-10955 Bren Road East  
Minnetonka, Minnesota

**FEATURES:**

- ▶ Easy freeway access to Highway 169, Crosstown 62 and I-494
- ▶ Extensive glass lines
- ▶ Overlooking wetlands and adjacent to walk/bike path
- ▶ All office, office/showroom and office/warehouse suites
- ▶ Many nearby amenities, including restaurants and hotels

**BUILDING SPECIFICS:**

- ▶ 73,529 square foot flex facility
- ▶ Divisible for multiple tenants
- ▶ 14' clear height
- ▶ 177 parking stalls (2.4/1000)
- ▶ Fully sprinklered
- ▶ Local ownership and responsive, professional property management





FOR LEASE



## RMC CORPORATE CENTER

10901-10955 Bren Road East | Minnetonka, MN

**PARAMOUNT**  
REAL ESTATE CORPORATION

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

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TRUSTED. DEDICATED. EXPERIENCED.



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## RMC CORPORATE CENTER

**10901-10955 Bren Road East  
Minnetonka, MN**

**AVAILABLE**

**SQUARE FEET:**

	<u>OFFICE</u>	<u>WAREHOUSE</u>	<u>TOTAL</u>
Suite 10951:	2,210 sq. ft.	900 sq. ft.	<b>3,110 sq. ft.</b>
Suite 10901-10913 Combinations:			
Suite 10901/10905/10913:	21,184 sq. ft.	1,594 sq. ft.	<b>22,778 sq. ft.</b>
Suite 10905/10913:	15,741 sq. ft.	1,594 sq. ft.	<b>17,335 sq. ft.</b>
Suite 10901/10905:	12,635 sq. ft.	1,594 sq. ft.	<b>14,229 sq. ft.</b>
Suite 10913 (with warehouse):	8,549 sq. ft.	1,594 sq. ft.	<b>10,143 sq. ft.</b>
Suite 10913:	8,549 sq. ft.		<b>8,549 sq. ft.</b>
Suite 10901:	5,443 sq. ft.		<b>5,443 sq. ft.</b>

**BUILDING SIZE:** 73,529 square feet total

**NET RENTAL RATES:** \$9.50 per sq. ft. for Office  
\$4.50 per sq. ft. for Warehouse

**2019 EST. OPERATING EXPENSES & TAX:** \$4.19 per square foot

**LOADING:** Suite 10901-10913 – Two (2) docks, one (1) drive-in (ramped)  
Suite 10951 – One (1) drive-in (ramped)

**PARKING:** 177 stalls (2.41/1000)

**CLEAR HEIGHT:** 14'

- COMMENTS:**
- ▶ Easy freeway access to Highway 169, Crosstown 62 and Interstate 494
  - ▶ Approximate 2,500 SF data center with raised floors, fire suppression & backup generator
  - ▶ Extensive glass lines
  - ▶ Park like setting near walking path
  - ▶ Many nearby amenities

**For further information contact:**  
**PARAMOUNT REAL ESTATE CORP | TCN WORLDWIDE**  
**Nancy Powell | Vice President**  
**(952) 854-9210**  
**Email: [npowell@paramountre.com](mailto:npowell@paramountre.com)**

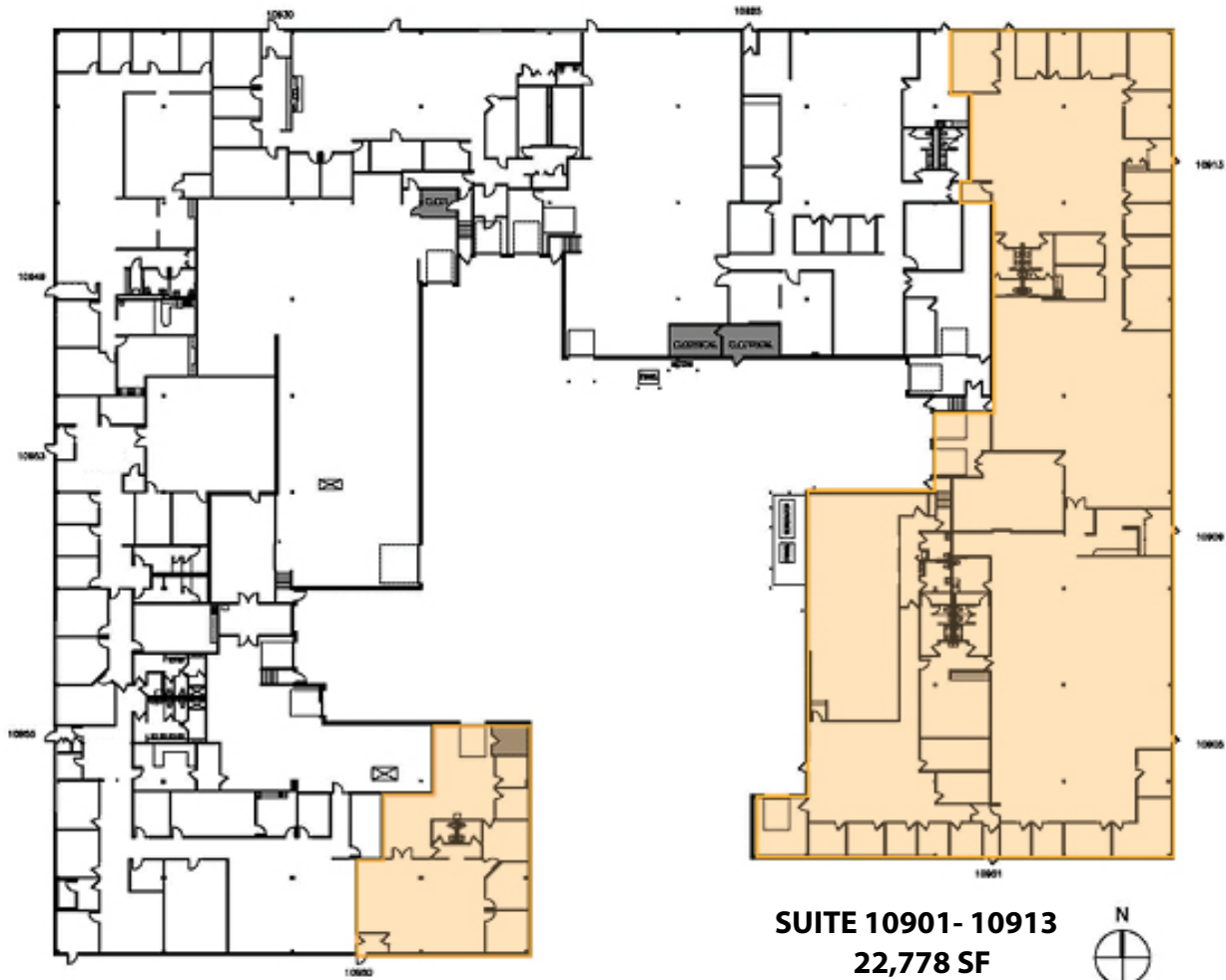
◆ 3601 Minnesota Drive, Suite 925, Bloomington, MN 55435 ◆

Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness.  
Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice

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**SUITE 10951**  
**3,110 SF**

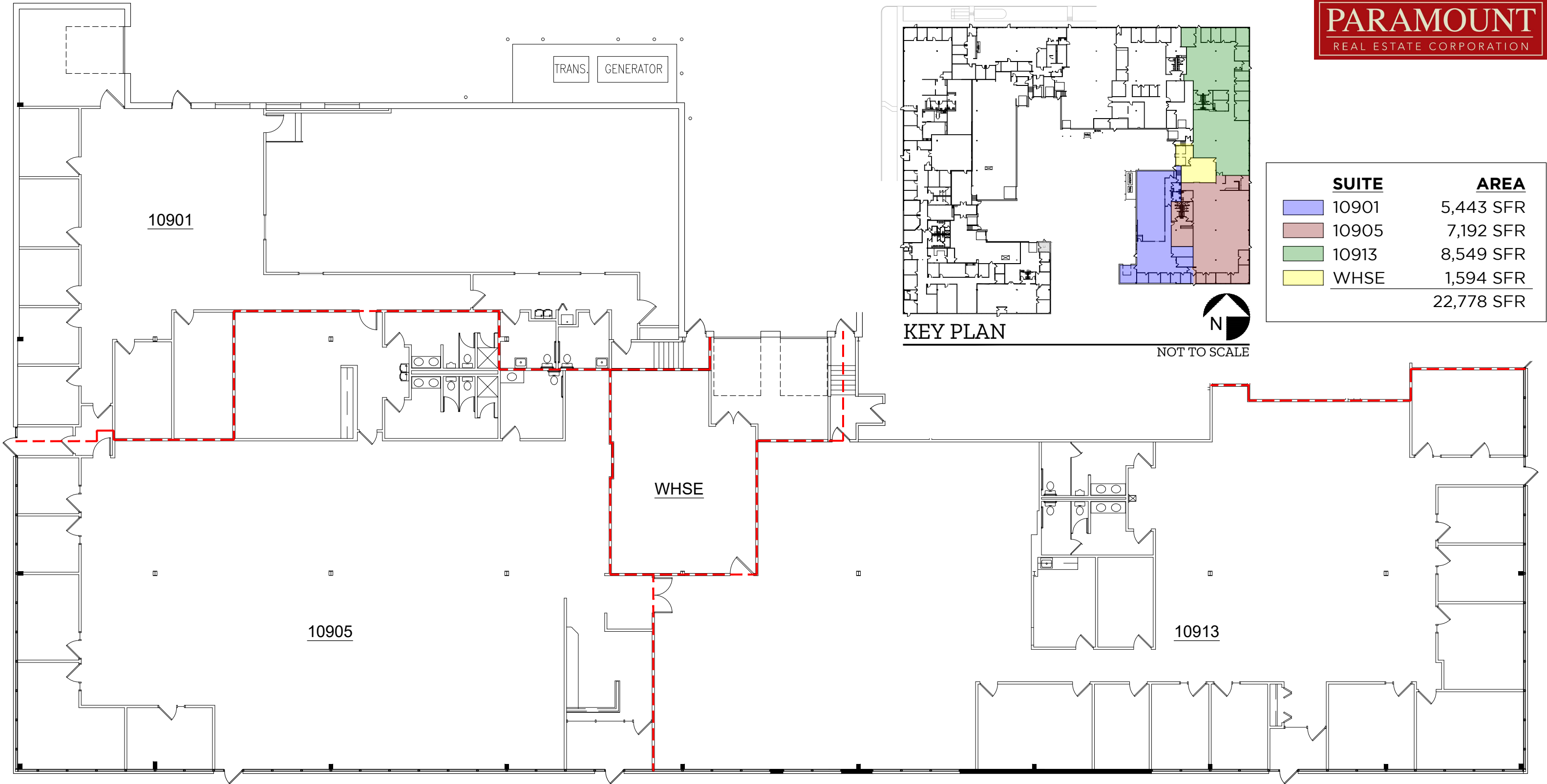
**SUITE 10901- 10913**  
**22,778 SF**



For more information please contact:

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FLOOR PLAN

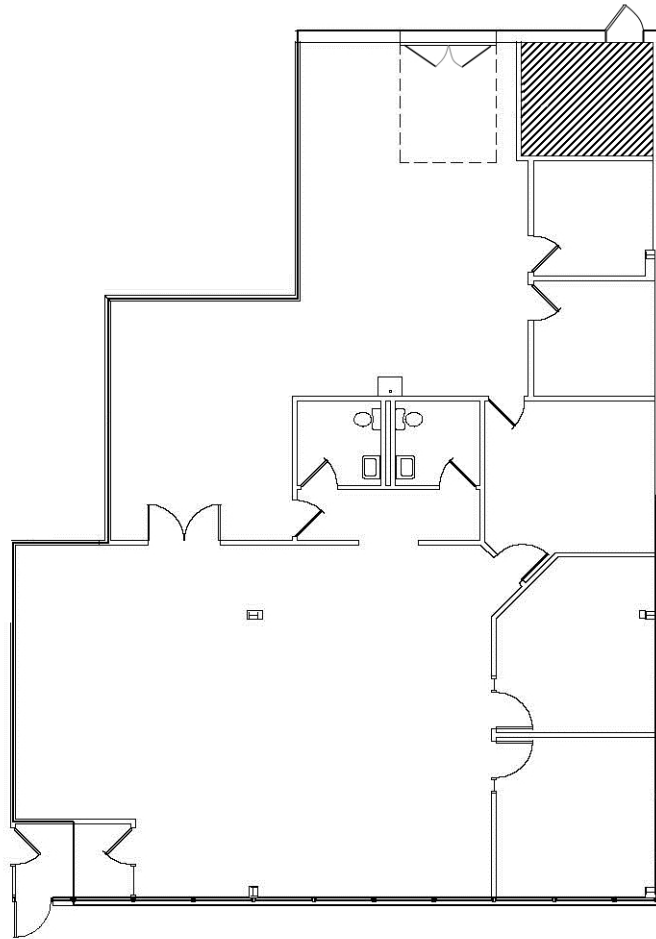


SCALE: 1/16" = 1'-0"

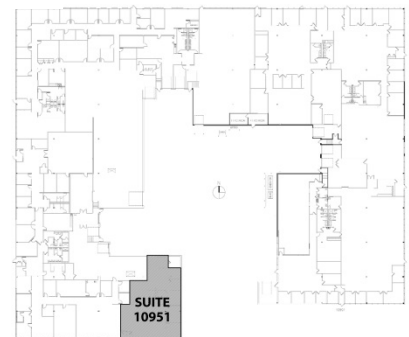
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## RMC CORPORATE CENTER

10901-10955 Bren Road East | Suite 10951  
Minnetonka, MN



**Suite 10951**  
**2,210 SF Office**  
**900 SF Warehouse**  
**3,110 SF Total**



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