

# For Sale / Lease

## STONEGATE PLAZA

3,549 - 11,874 SF Available

5213-5229 Shoreline Drive, Mound, MN 55364



Jordan Greenberg  
Andrew Ward  
952-746-9600

**SpaceNet Equities**  
"Commercial Real Estate Solutions"

[www.spaceneteq.com](http://www.spaceneteq.com)

8100 Wayzata Blvd. • Minneapolis, MN 55426

# Building Information and Site Map

<b>TOTAL BUILDINGS SF:</b>	32,425 sq. ft.	<b>PARKING:</b>	159 Stalls (4.91 per 1000)
<b>OFFICE/RETAIL CENTER:</b>	26,988 sq. ft.	<b>LAND AREA:</b>	3.66 Acres
<b>Available Suites:</b>		<b>YEAR BUILT:</b>	1956, Remodeled in 2006
Vacancy 1:	3,865 sq. ft.	<b>BUILDING DIMENSIONS:</b>	Approx. 262.50' x 100'
Vacancy 2:	3,549 sq. ft.	<b>LOADING ACCESS:</b>	1 Dock
Vacancy 3:	<u>4,460 sq. ft. (Office)</u>		
<b>Total:</b>	<b>11,874 sq. ft.</b>		
<b>BANK BUILDING:</b>	3,737 sq. ft. (Leased)		
<b>AUTOMOTIVE BUILDING:</b>	1,700 sq. ft. (Leased)		

**COMMENTS:**      *Owner/User or Investor opportunity to own a multi-building parcel just off of Lake Minnetonka in Mound. Flexible suite sizes ranging from 3,500 to 11,900 sq ft available. The building has recently been remodeled and also has a new roof.*

- \* Excellent retail/strip center
- \* Flexible suite sizes available
- \* Building Signage
- \* Plenty of parking
- \* Completely remodeled in 2006
- \* Lake Minnetonka setting

**ASKING LEASE RATE:** \$6.00 - \$10.00 Net Per Sq Ft  
                                   \$9.50 Net Per Sq Ft for Office

**TAXES:** \$2.13 per sq ft  
**CAM:**    \$1.47 per sq ft

**ASKING SALE PRICE:** \$3,350,000 (Financing Available)      **TAXES:** \$65,500



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**For Leasing & Sales Information:**

**Jordan Greenberg 952-746-9600**  
 (jordan@spaceneteq.com)

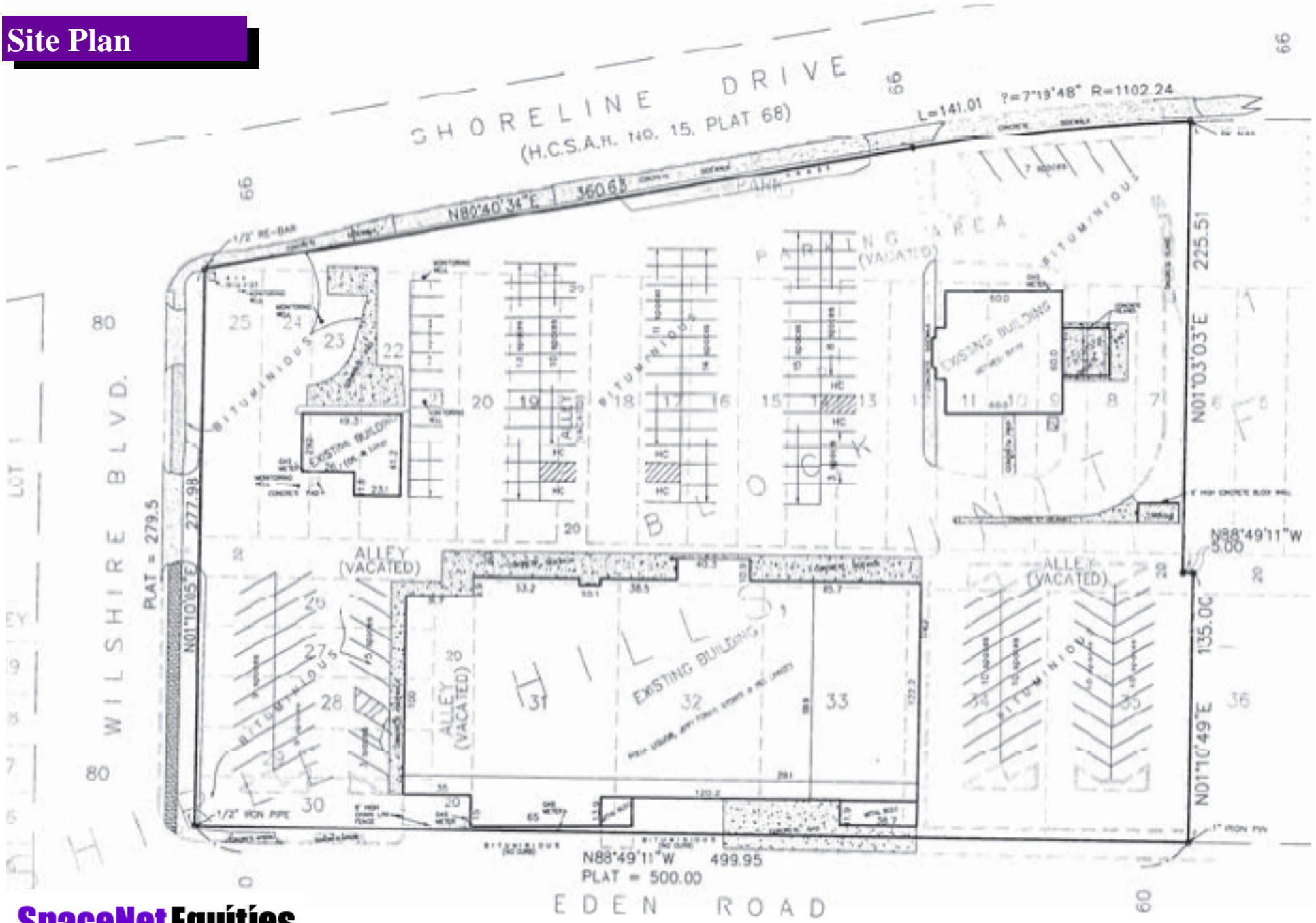
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This brochure has been compiled based on the best available information. We do not guarantee the reliability and accuracy of this information. All lessees and buyers should validate such information to ensure its accuracy.

# Site Plan



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