



For more information, contact:

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200 South Sixth Street | Suite 1400
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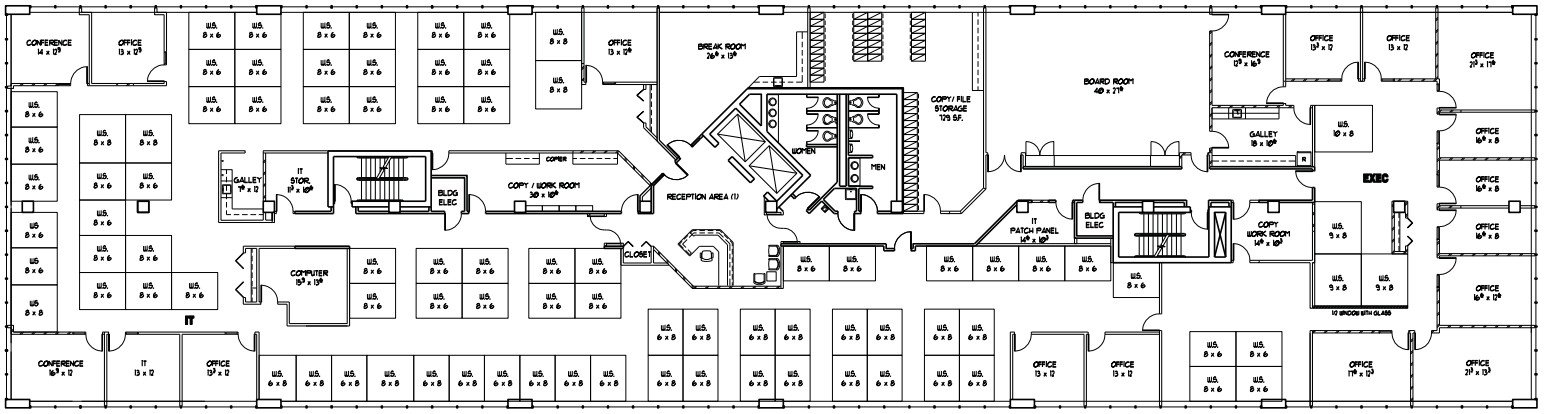
FOR LEASE

ONE CORPORATE CENTER IV
7301 OHMS LANE
EDINA | MN

- ◇ Top floor available (20,000 SF)
 - Building naming rights and crown signage opportunity, to meet city code and landlord approval
 - Top position on new monument signage
 - Secured floor opportunity
- ◇ Conveniently located near the intersection of Highway 100 & I-494
- ◇ Building amenities include a fully furnished conference/training center, equipped with wi-fi, drop down screen and overhead projector, a vended breakroom and maildrop facilities
- ◇ Brand new elevators, enhanced landscaping and lobby/common area upgrades
- ◇ Numerous area amenities within a two mile radius
- ◇ Card access security & security patrols
- ◇ Ample surface parking
- ◇ Professional on-site property management & engineering staff



Commercial Real Estate Services



Sample full floor layout

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Total SF:	112,085 SF
Rates:	\$12.00 PSF
Operating Expenses and Real Estate Taxes:	\$9.52 PSF
Tenant Improvements:	Turn-key to building standard
R/U Factor:	15%
Parking:	5/1,000 surface parking
Elevators:	2 passenger elevators
Security:	24 hour card key security access system



TURLEY
MARTIN
TUCKER

Commercial Real Estate Services

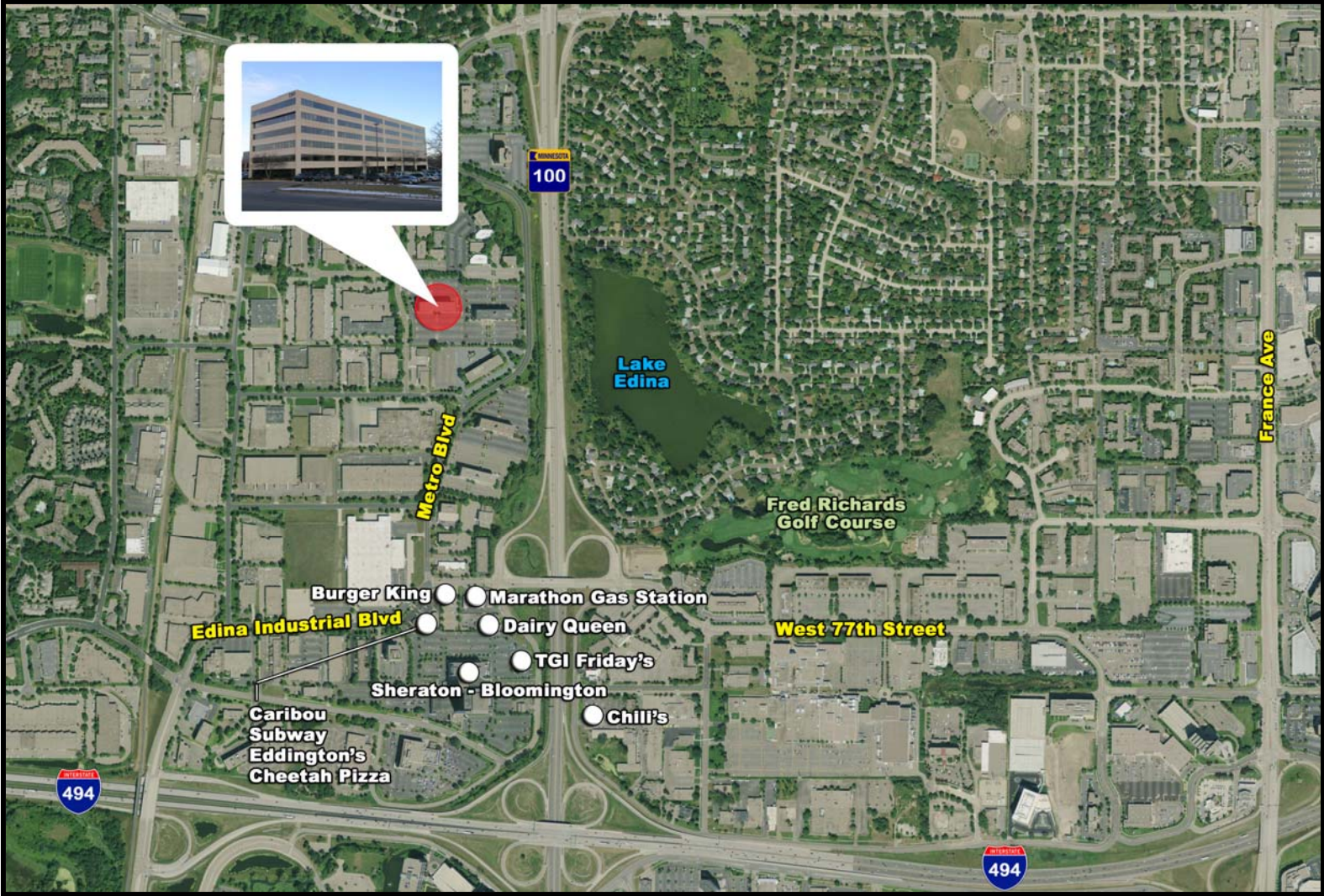
FACT SHEET

www.ctmt.com

One Corporate Center IV

Address:	7301 Ohms Lane Edina, Minnesota 55439
Year Built/Renovated:	1982/1999
Floors	Six (6)
Total Rentable Area:	112,085 rentable square feet
Average Floor Size:	19,400 square feet
Net Rate:	\$12.00
Operating Expenses and Real Estate Taxes:	\$9.52
R/U Factor	15%
Parking:	5/1,000 surface parking
Elevators:	Two passenger elevators
Security:	24 hour card key security access system
Building Hours:	Monday – Friday: 7:00 a.m. – 6:00 p.m. Saturday: 8:00 a.m. – 2:00 p.m.
Building Amenities:	Newly remodeled common areas, vended lunch room, conference/training room, shipping and receiving dock area, on-site property management and engineering staff
Area Amenities:	Southdale Shopping Center, numerous hotels, restaurants, banks, fitness centers, with visibility and access from Highway 100 at I-494
Leasing Agents:	Anna N. Engstrom 612/347-9386 aengstrom@ctmt.com Mark A. Stevens 612/347-9365 mstevens@ctmt.com

AERIAL



LOCATION MAP

