



Westwood III Business Center

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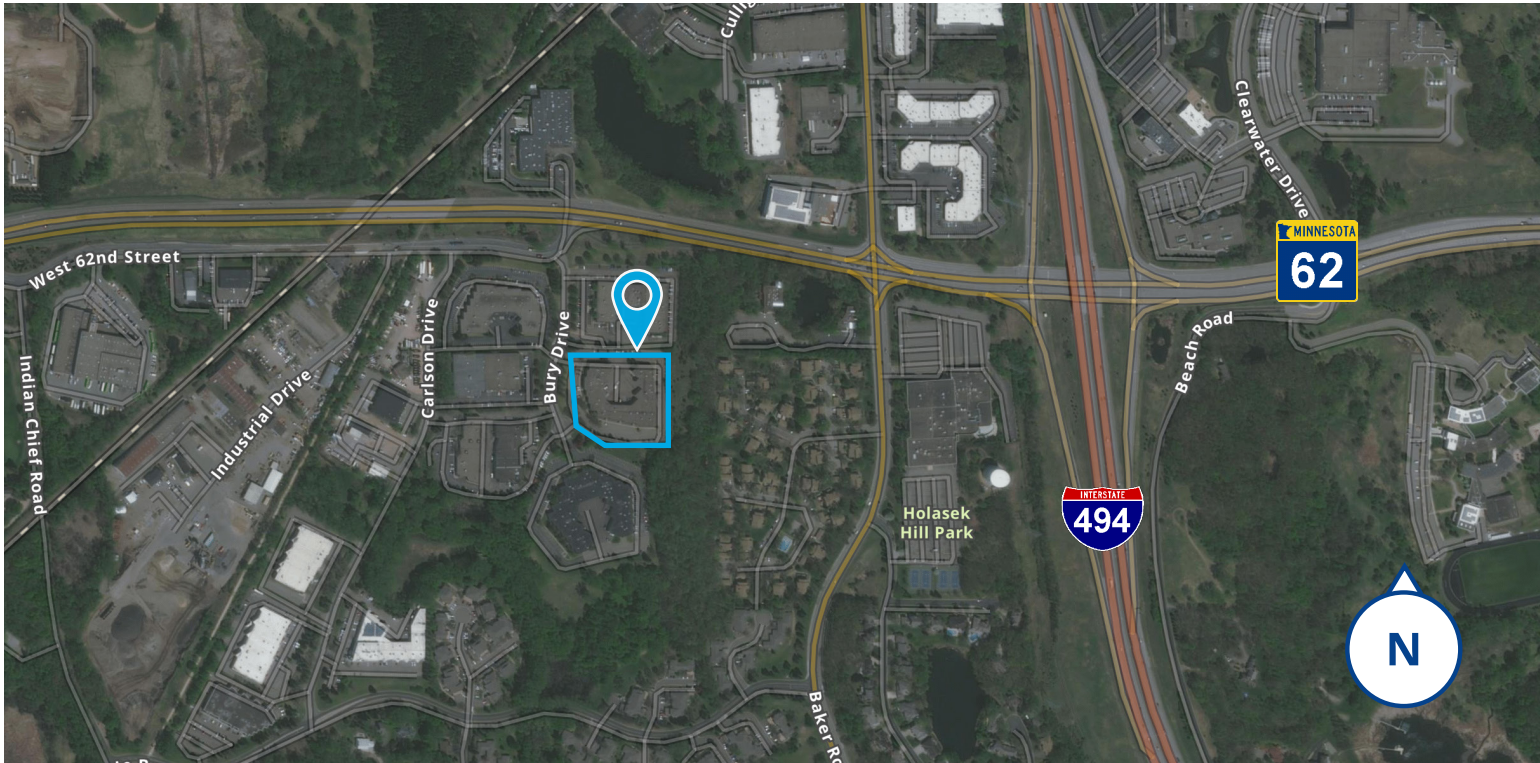
6251-6279 Bury Drive Eden Prairie, MN

Office/Showroom building with great small bay options

- 51,940 SF industrial building
- Built in 1987
- 16' clear height
- 2.95/1,000 parking ratio
- Fully air conditioned suite
- Fully sprinklered
- Easy access to Highway 62 and I-494

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Property Profile



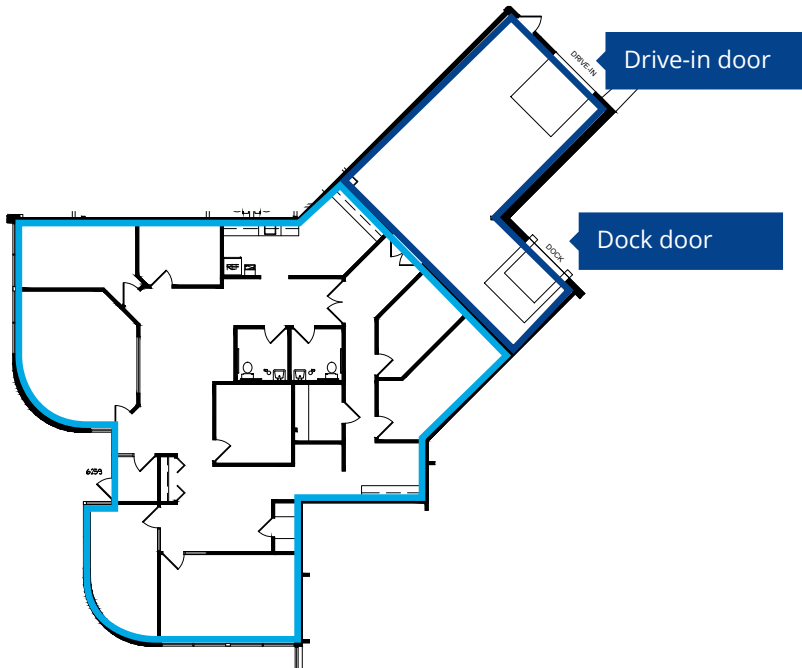
Property Facts

Building Address	6251-6279 Bury Drive Eden Prairie, MN
Building SF	51,940 SF
Parking	2.95/1,000 ratio
Lease Rate	\$11.50 PSF office \$5.00 PSF warehouse
2021 CAM/Tax	\$2.22 PSF CAM \$2.25 PSF Tax \$4.47 PSF Total

Currently Available

Suite 6259	Office	2,995 SF
	Warehouse	939 SF
	Total	3,934 SF
Loading	One dock	
	One drive-in	
Suite 6267	Total	6,164 SF
Options	<ul style="list-style-type: none">• Ownership open to “creative office” with exposed 16’ clear ceilings• Require a minimum of 2,500 SF office build out• 3 docks total (potential for drive in)	

Floor Plans



Suite 6259

3,934 SF

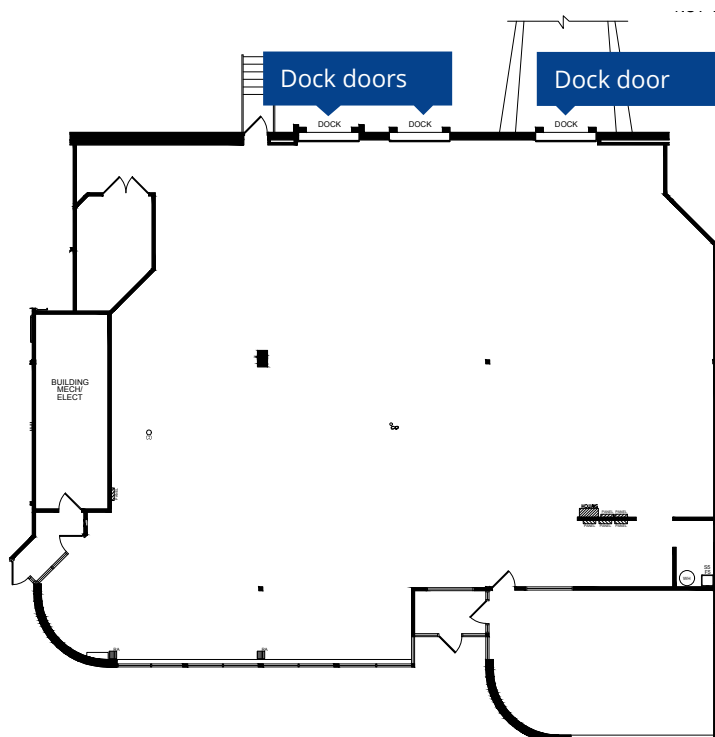


Office Space – 2,995 SF



Industrial Space – 939 SF

N



Suite 6267

6,164 SF

- Ownership open to “creative office” with exposed 16’ clear ceilings
- Require a minimum of 2,500 SF office build out
- 3 docks total (potential for drive in)

View Online
colliers.com/msp

Bury Drive

Suite 6259
3,934 SF

Suite 6267
6,164 SF

Contact



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Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



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