

South Lake Office Building



For Lease
23505 Smithtown Rd
Shorewood, MN

Building Size: 26,036
Available Space: 900 to 21,500 SF
Net Rent: \$19.00
Taxing & Operating Data: \$6.00 - estimated
Zoning: Office - Showroom
Parking: 117 open lot spaces

Building Data:

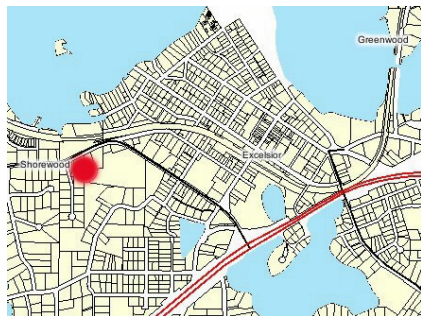
- Construction: Brick/Concrete/Steel
- Lighting: Parabolic & Fluorescent
- Heating/AC: Gas FA
- Floors: 2
- Ceiling Height: 9 feet "finished"
- Restrooms: 2 per floor

Todd Frostad
• 612-280-0912
• todd@frostadinc.com

www.frostadinc.com

Building Amenities:

- Lake Minnetonka View – North side
- Pond View – South Side
- 17,000 Cars per day visibility
- Close to downtown Excelsior
- Close to Hwy 7
- **Building signage available**
- New construction complete in late 2006
- **Private entrances available**



New Construction

**Former Shorewood
Nursery Site**



Frostad Development Company, LLC