



# BENT CREEK BUSINESS CENTER

## OFFICE CONDOS FOR SALE

7525 Mitchell Road | Eden Prairie, MN 55344

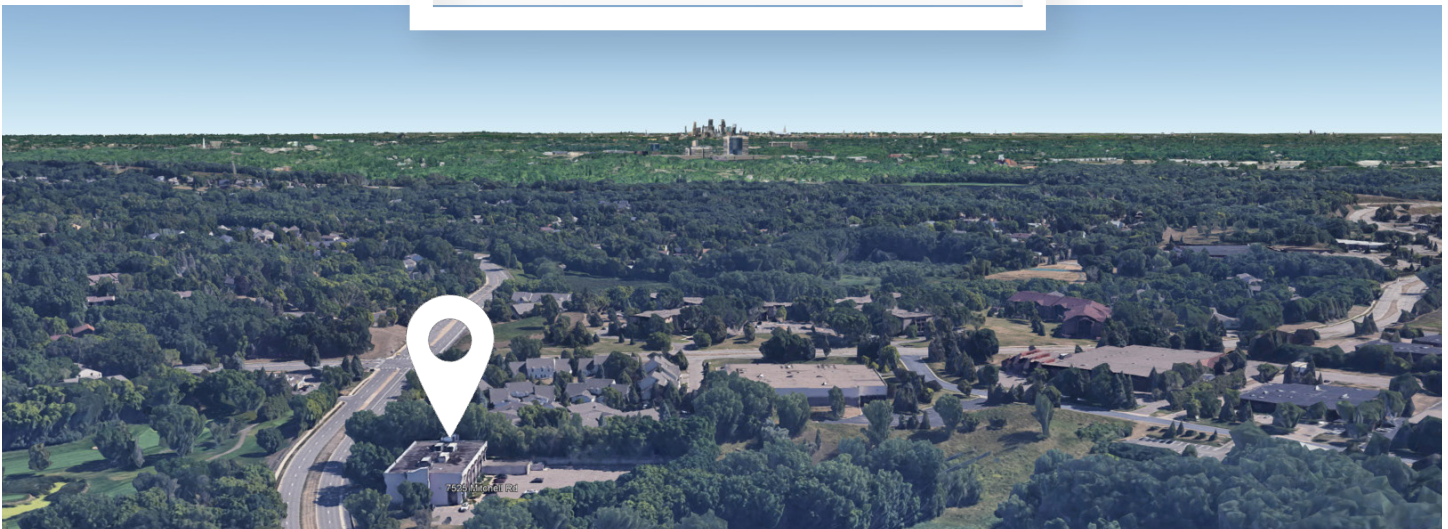
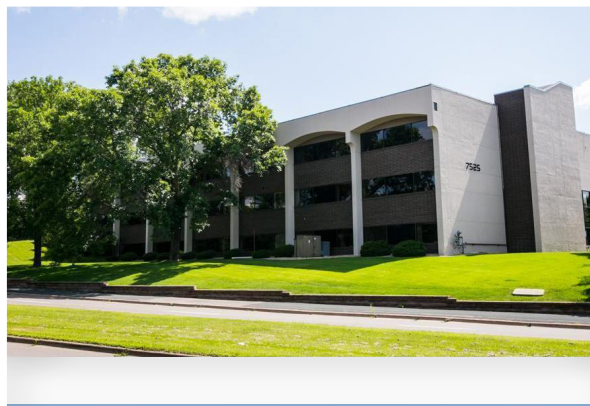
### DETAILS

<b>AVAILABLE</b>	Suite 301: 2,688 SF
<b>SALE PRICING</b>	\$85.00/SF
<b>PARKING</b>	Surface Lot: 174 spaces Ratio: 5.7/1,000
<b>BUILDING SIZE</b>	42,729 SF
<b>YEAR BUILT / RENOVATED</b>	1974 / 2006
<b>ELEVATORS</b>	1

### AMENITIES

Professional Office Building, With Views of Bent Creek Golf Course
Close to MN 212 & MN 5, with access to I-494
Kitchenettes with Dishwasher
Reception Area
Conference Room
Controlled Access Entry
Atrium Lobby





#### Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



#### Independent Advantage

We provide personalized service and take the time to fully invest in our clients.



#### Full-Service

From start to finish: we're directly involved every step of the way.

## CONTACT US

**Nils Snyder**

612.240.7967

[nsnyder@kenwoodcommercial.com](mailto:nsnyder@kenwoodcommercial.com)

**Holly Becker**

651.666.856

[hbecker@kenwoodcommercial.com](mailto:hbecker@kenwoodcommercial.com)

---

**ASSOCIATION FEES, REAL ESTATE TAXES, AND UTILITIES INFORMATION**

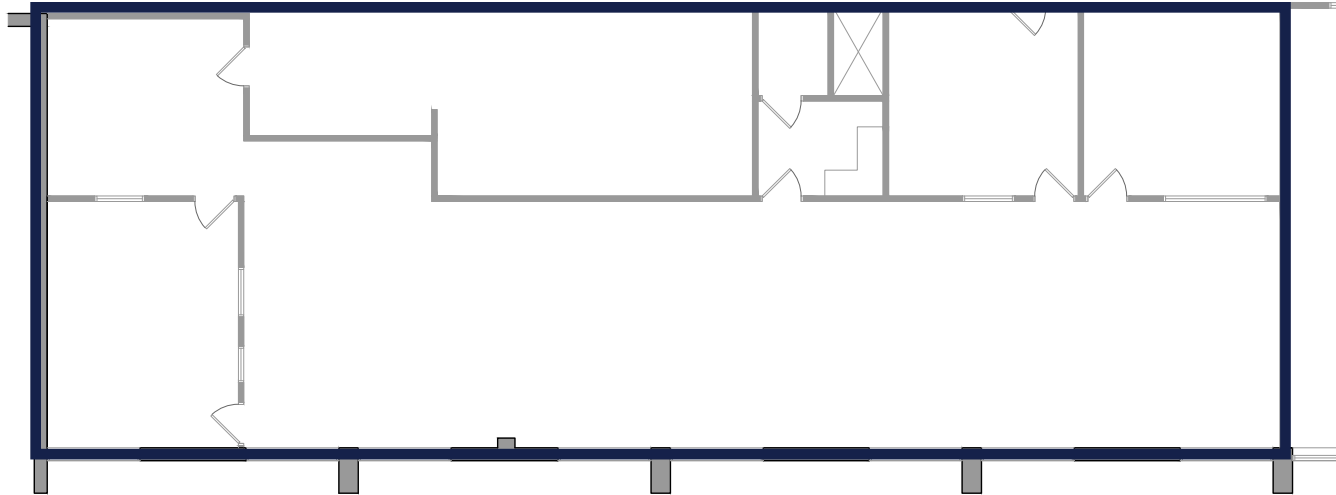
---

<b>Condo #</b> / Square Footage	<b>301</b> / 1,885 SF	<b>302</b> / 803 SF
Association Fees / month	\$1,403.78	\$598.01
2024 Real Estate Taxes, Hennepin County / year	\$2,563.50	\$1,655.88

- All Utilities and Light Janitorial are included in Association Fee
- IT and Special Janitorial expenses are individual Condo Owner's responsibility
- No Upcoming Special Assessments at this time
- Click for [Bylaws of Bent Creek Business Center Condominium Association](#)

**AVAILABLE**

Suite 301: 2,688 SF\*\*



\*\*Square Footages are taken from Hennepin County records



---

## INTERIOR PHOTOS

---





## INTERIOR PHOTOS





[illegible]