

# 294-400 Grove Ln E



## For Sublease

Front and Center second floor overlooking Lk Mtka and docks. Restaurant in bldg. 5 private offices, large open area (trading desk), fireplace, private restroom w/ shower, and breakroom. Face rate is \$36 N, Make us an offer. Option to extend for 2-3yr terms. Additional space may be available direct with Landlord.

### Location

**294-400 Grove Ln E**  
 Wayzata, MN 55391  
 Park/Complex Name:  
 Market: Southwest Submarket:  
 Cross Streets: SW of Lake St and Grove Ln

### Listing Summary

Available SF	4,226 SF	Rate	Negotiable NNN
Min Div	4,226 SF	Taxes/SF	
Max Contig	4,226 SF	Operating Exp/SF	\$15.39
Sublease	Yes		
Term	2/29/2008		

### Property Description

Building Size	70,975 SF	Class	C	Common Area Factor	Parking Spaces
Floors	2	Status	Existing	Min Floor Size	Parking Ratio
		Year Built	1940	Max Floor Size	

### Available Suites

Floor	Unit	SF Avail	Min Div	Max Contig	Rate	Available
2	280	4,226	4,226	4,226	Negotiable NNN	

Comments: Great Opportunity to sub-lease a premier off. in the Boatworks Bldg. Front and Center overlooking Lk Mtka from 2nd floor. 5 privates, Lg trading desk area, powered blinds, fireplace, restroom w/ shower. \$36 face rate.

### Copperwood Investments

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