

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.An aerial photograph of a single-story brick industrial building with a flat roof. The building has a large glass entrance on the left side. In the foreground, there is a paved parking lot and a grassy area with some trees. In the background, there are other multi-story buildings and a hillside under a clear blue sky.

6103 Blue Circle Drive Minnetonka, MN

+/- 4,000 SF Office/Industrial For Lease

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26 Cubicles and
1 Private Office



Ample
Parking



Shared Access
to Breakroom &
Training Room



Highly Accessible
Location Facing
Nature Reserve
with Pond

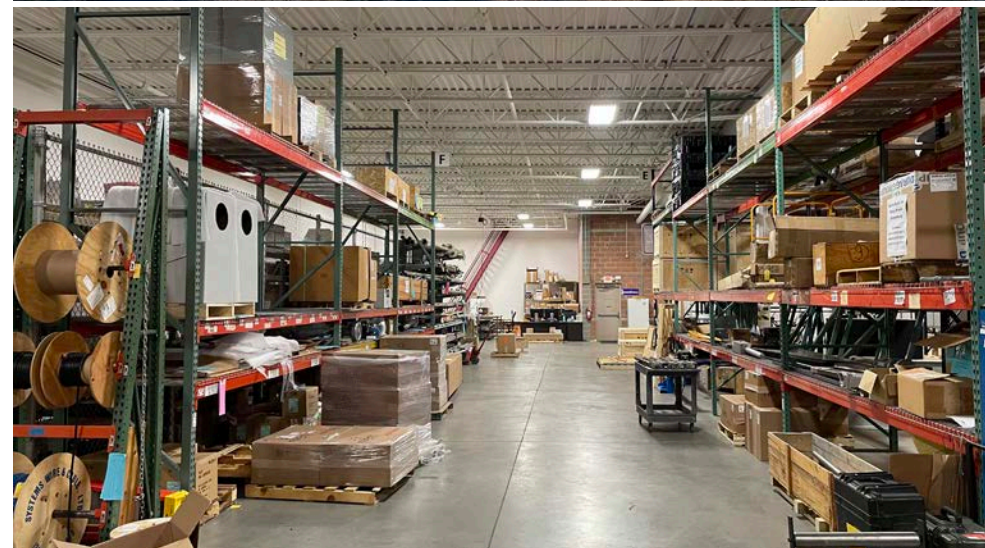
6103 Blue Circle Drive | For Lease

Property Profile

Property Overview

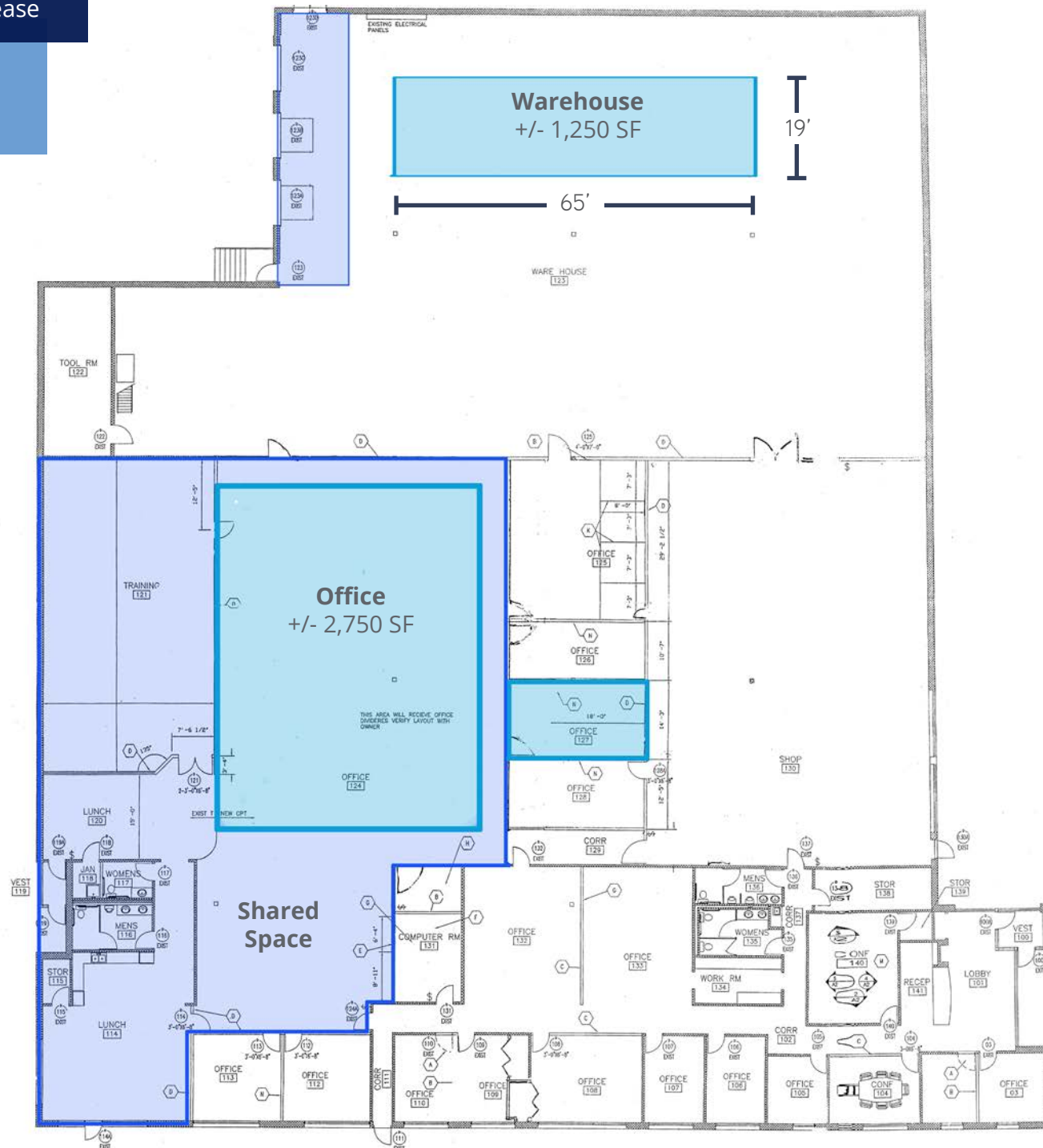
Location	6103 Blue Circle Drive Minnetonka, MN 55343
PID #	36.117.22.43.0019
Building Size	30,529 SF
Space Available	+/- 1,250 SF Warehouse <u>+/- 2,750 SF Furnished Office</u> +/- 4,000 SF Total
Land Size	4.90 Acres
Year Built	1996
Clear Height	16'
Loading	3 Dock Doors (shared)
Zoning	I-1: Industrial District

Lease Rate Negotiable





Floor Plan



6103 Blue Circle Drive | For Lease

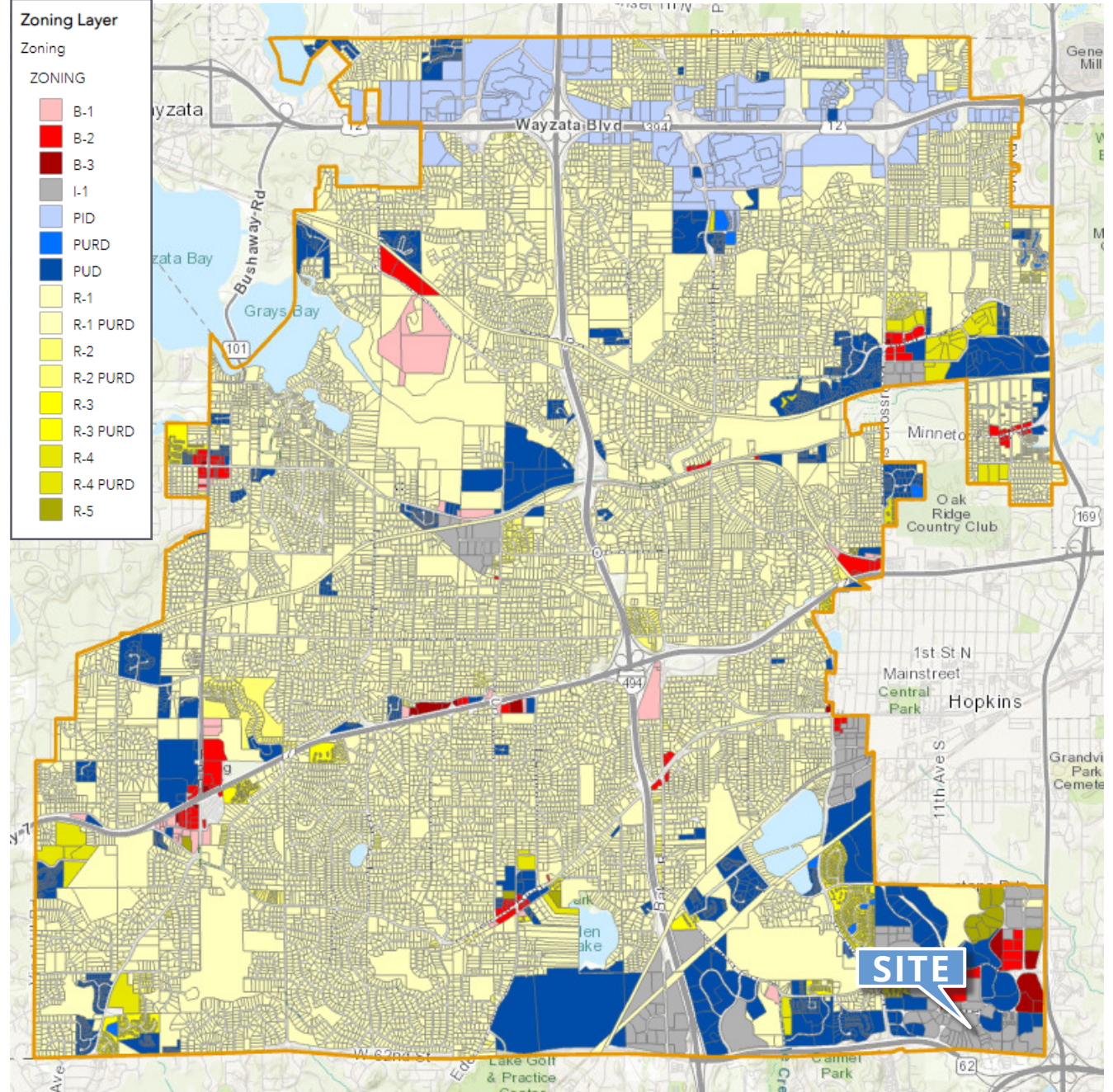
Zoning Map

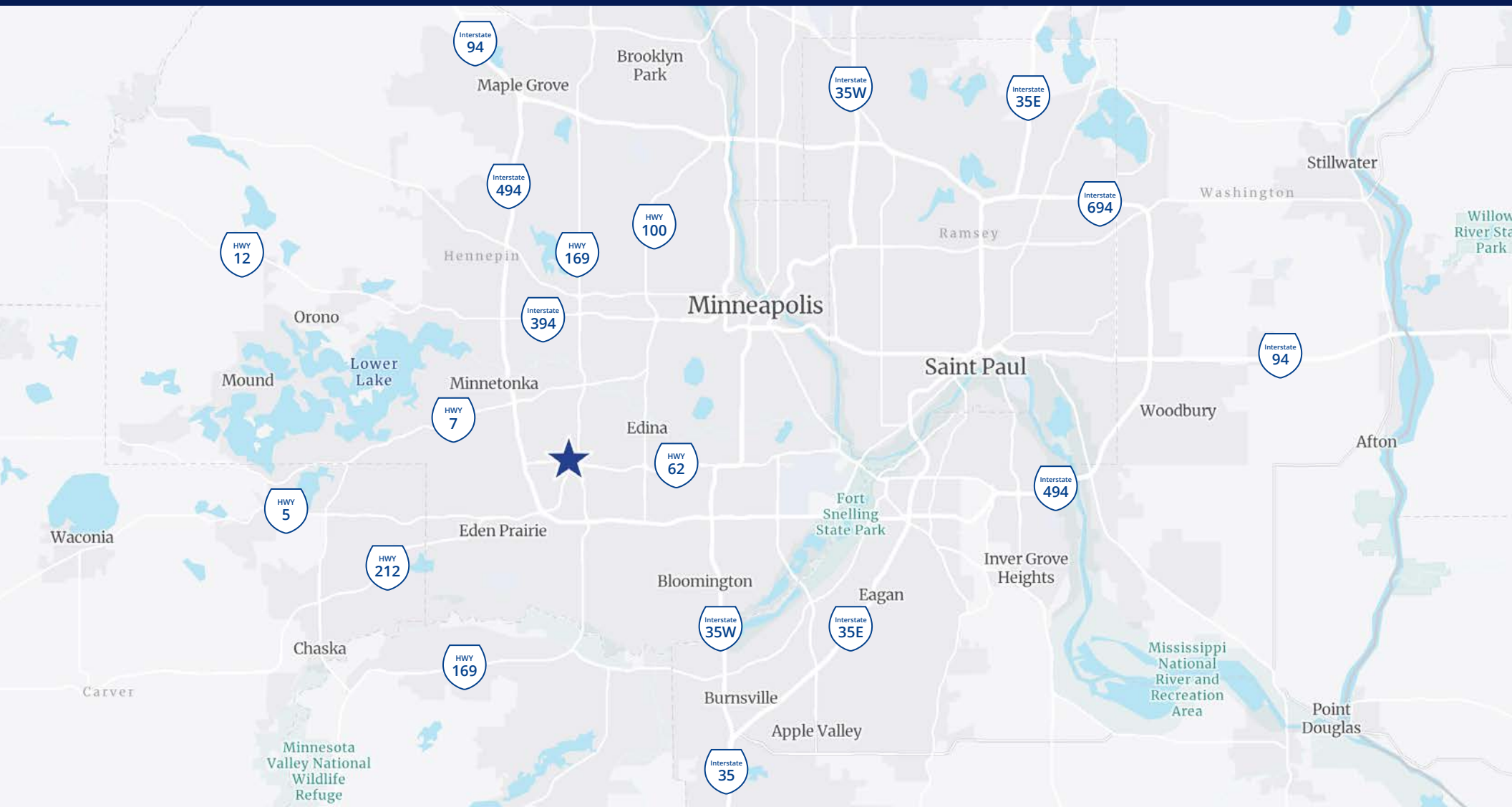


CLICK FOR INTERACTIVE
ZONING MAP



CLICK FOR I-1:
INDUSTRIAL DISTRICT
ZONING CODE





Demographics (5 mile radius)



2026
population

218,655



2026 Average
Household Income

\$169,970



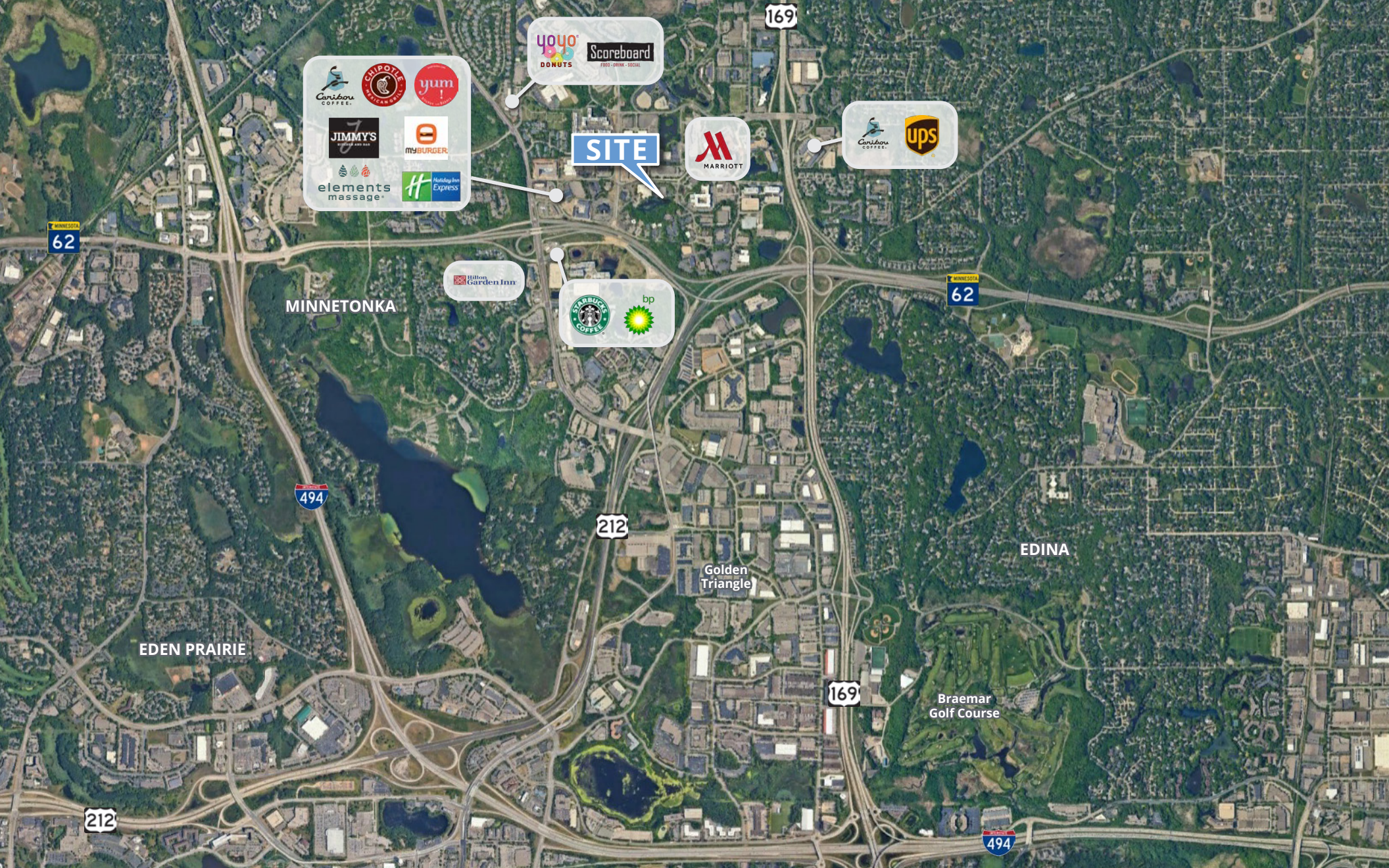
0.2 Miles

to Metro Transit
Bus Stop



15 Miles

to Minneapolis/St. Paul
International Airport



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