



FOR LEASE

6801 - 6811 Flying Cloud Drive, Eden Prairie, MN

OVERVIEW

The Whiteboard building offers open concept office space available in a first-class location with incredible access to Highways and the future Light Rail. The available space is an endcap unit with private entrance, a great glass line and excellent parking. With responsive local ownership, onsite management and visibility/signage to Hwy 212 in the Golden Triangle, this is a can't miss opportunity.



www.copperwoodmn.com

684 Excelsior Blvd. – Suite 210 Excelsior, MN 55331

Justin Stueve

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A Division of Copperwood Investments, LLC



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SPECS

- 34,000 Sf Office/Showroom Building
- Suite 6807 - 2,403 sf available
- Suite 6803 - 4,237 sf available
- Suite 6801 - 4,398 sf available
- Suite 6801/6803 – 8,635 sf available
- Endcap and Inline Space
- Generous Glass Line
- Strong Local Ownership
- 60+ Parking Spots Available
- Access to Hwy 212, Hwy 62, 494, 169
- Visibility and Signage to Hwy 212
- On the future Light Rail
- 5 Minute walk from Golden Triangle Station
- **Lease Rate:** \$14.00 PSF Net
- **Operating Expense:** \$5.46 PSF



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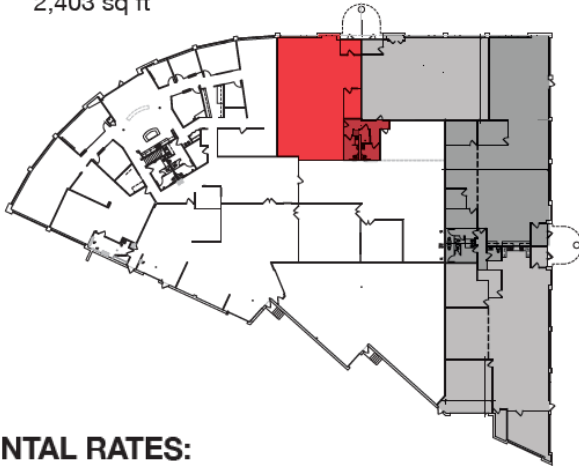


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6801 - 6811 Flying Cloud Drive, Eden Prairie, MN



SUITE 6807
2,403 sq ft



RENTAL RATES:
\$14 per sq ft as is

2025 (EST.) CAM & TAX:
\$5.46 per sq ft

Suite 6807
2,403 SF



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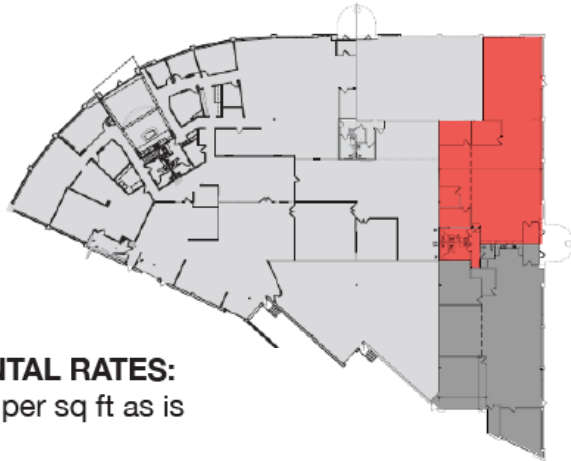


FOR LEASE

6801 - 6811 Flying Cloud Drive, Eden Prairie, MN



■ SUITE 6803
4,237 sq ft



RENTAL RATES:
\$14 per sq ft as is

2025 (EST.) CAM & TAX:
\$5.46 per sq ft

Suite 6803
4,237 SF



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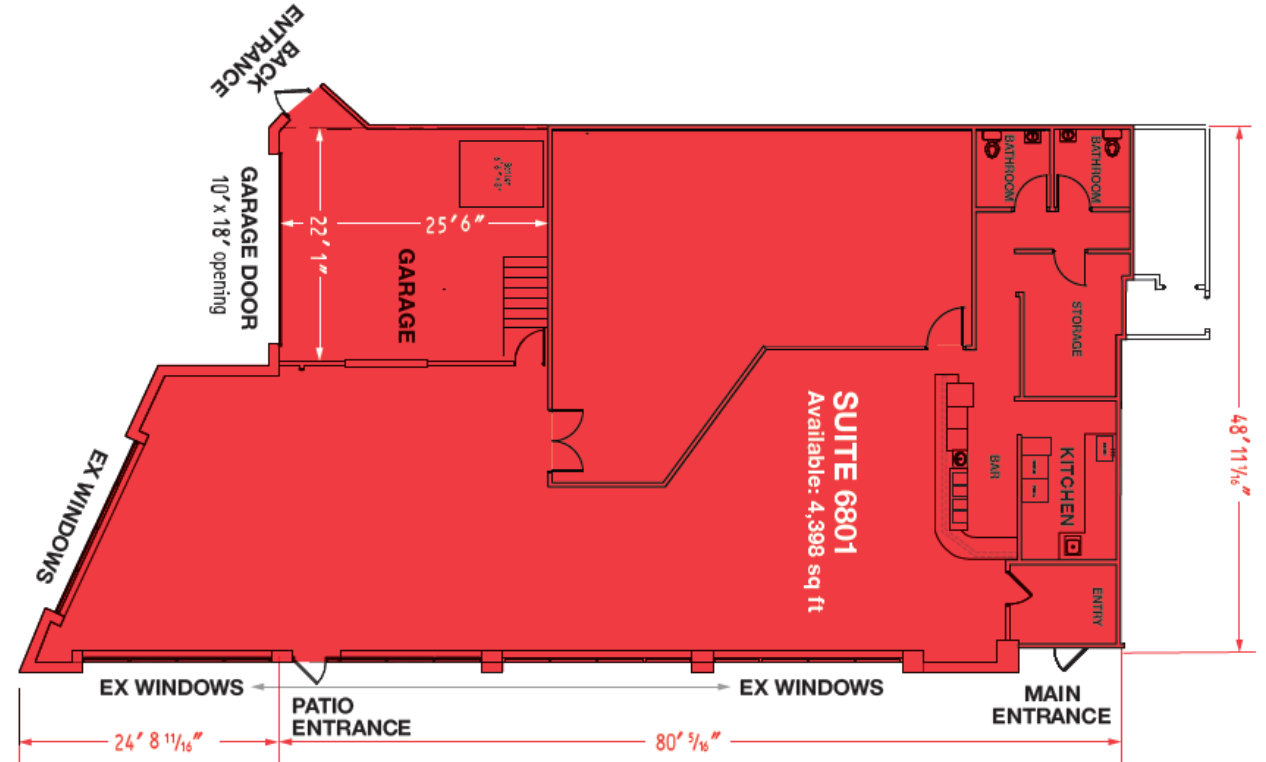
SUITE 6801
4,398 sq ft

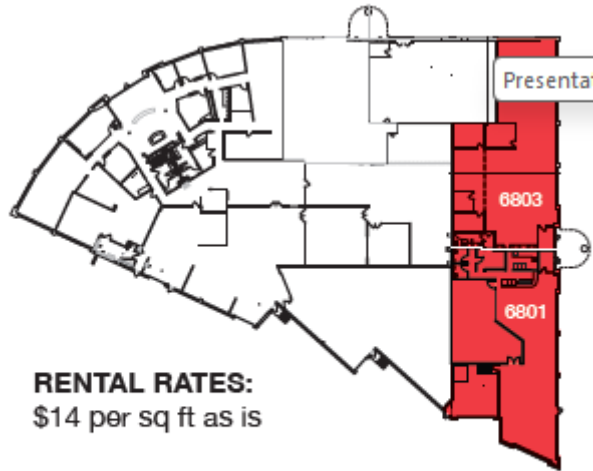
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RENTAL RATES:
\$14 per sq ft as is

2025 (EST.) CAM & TAX:
\$5.46 per sa

Suite 6801
4,398 SF

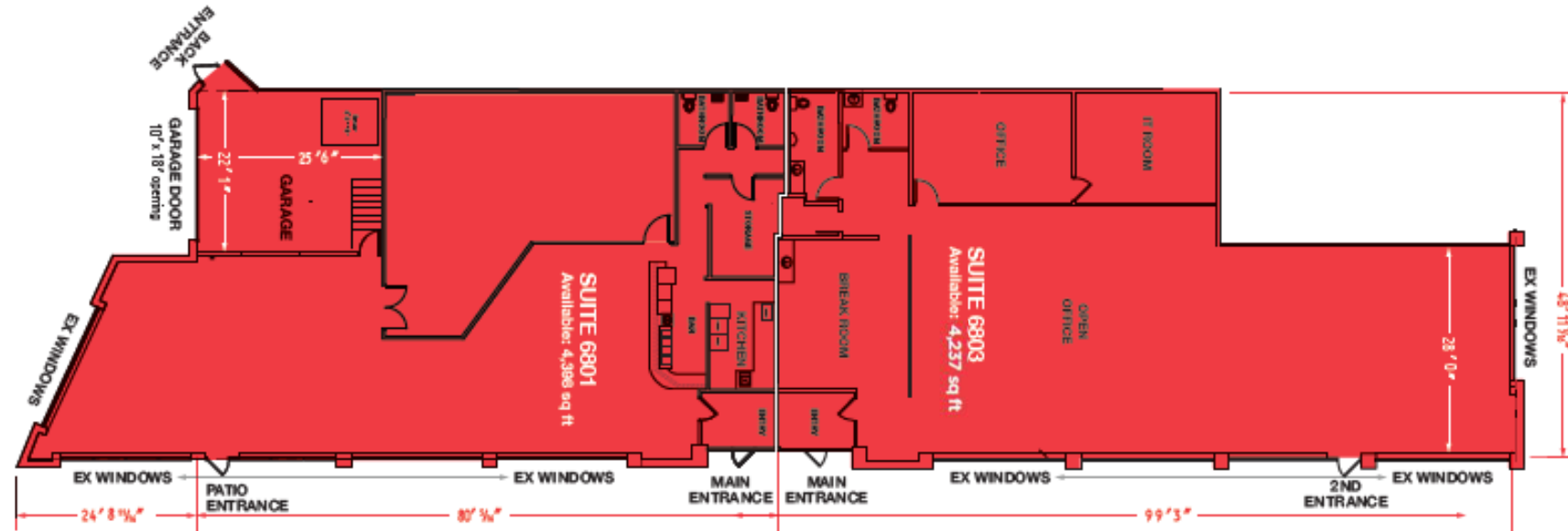




RENTAL RATES:
\$14 per sq ft as is

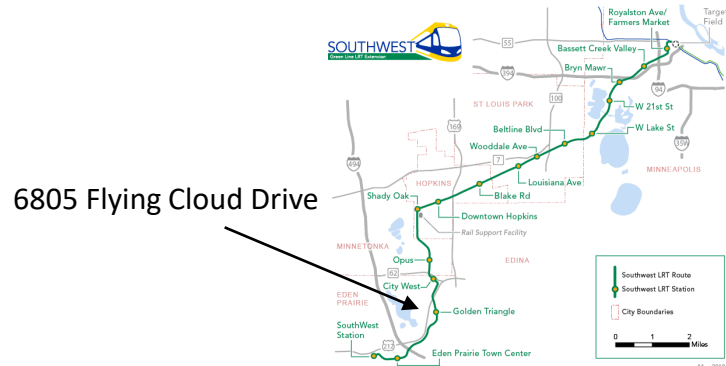
2025 (EST.) CAM & TAX:
\$5.46 per sq ft

Suite 6801/6803 8,635 SF

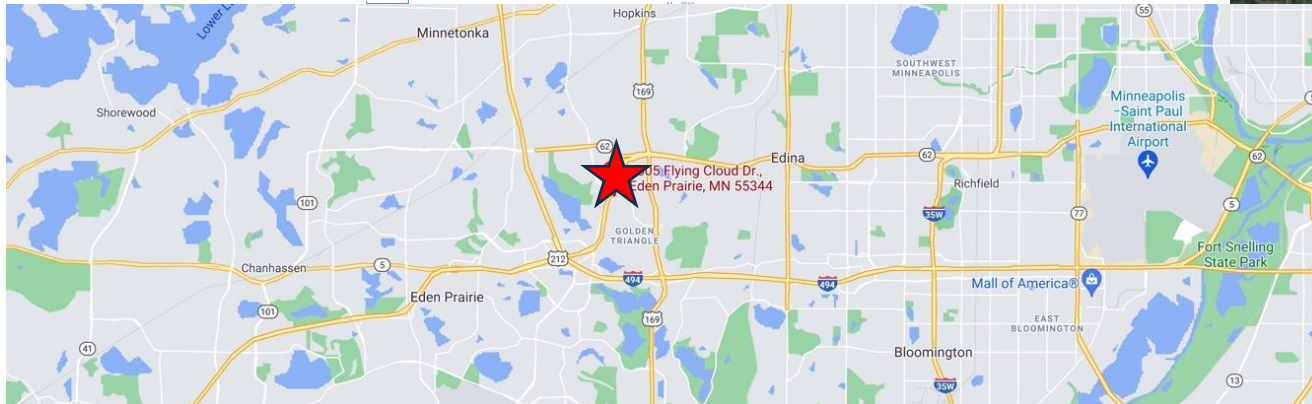


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6805 Flying Cloud Drive



For more information on [Eden Prairie](#)

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