

PRIME OFFICE/MEDICAL/RETAIL FOR LEASE WITH HWY 212 VISIBILITY!

6608 FLYING CLOUD DRIVE

EDEN PRAIRIE, MN 55344



**GREAT OWNER/USER OPPORTUNITY  
FOR LEASE OR SALE**

Office | Medical | Retail

Long-term lease income in place

5,564 sq ft

**SPACENETEQUITIES**

Commercial Real Estate Solutions

**JORDAN GREENBERG • 952-746-9600 • [jordan@spaceneteq.com](mailto:jordan@spaceneteq.com)**

SpaceNet Equities, LLC • 8100 Wayzata Blvd. • Golden Valley, MN 55426

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# BUILDING INFORMATION

**Available Sq Ft:** 5,564 sq ft on one level  
**Year Built:** 2000  
**Construction:** Decorative block, hi-tech finish  
**Parking:** Ample - front and rear of building  
**Bathrooms:** 2 private bathrooms  
**Lease Rate:** \$15.00 net psf

- Hard to find 1st level office suite
- High finish image with excellent parking
- Easily accessible to Hwys 212, 169 and I-494
- Signage available with direct visibility to Hwy 212
- Close to bus lines and retail near Eden Prairie Mall

## Comments:

Efficient layout with reception area in the front, large open area throughout the middle of the space with exterior private office and conference room on glass line. Two private bathrooms and kitchenette.

**Lease Rate: \$15.00 net psf • Sale Price: Negotiable**

**Real estate taxes: \$3.80 psf**

**Operating expense: \$3.18 psf**

**TOTAL: \$6.98 psf**



# SPACENET EQUITIES

Commercial Real Estate Solutions

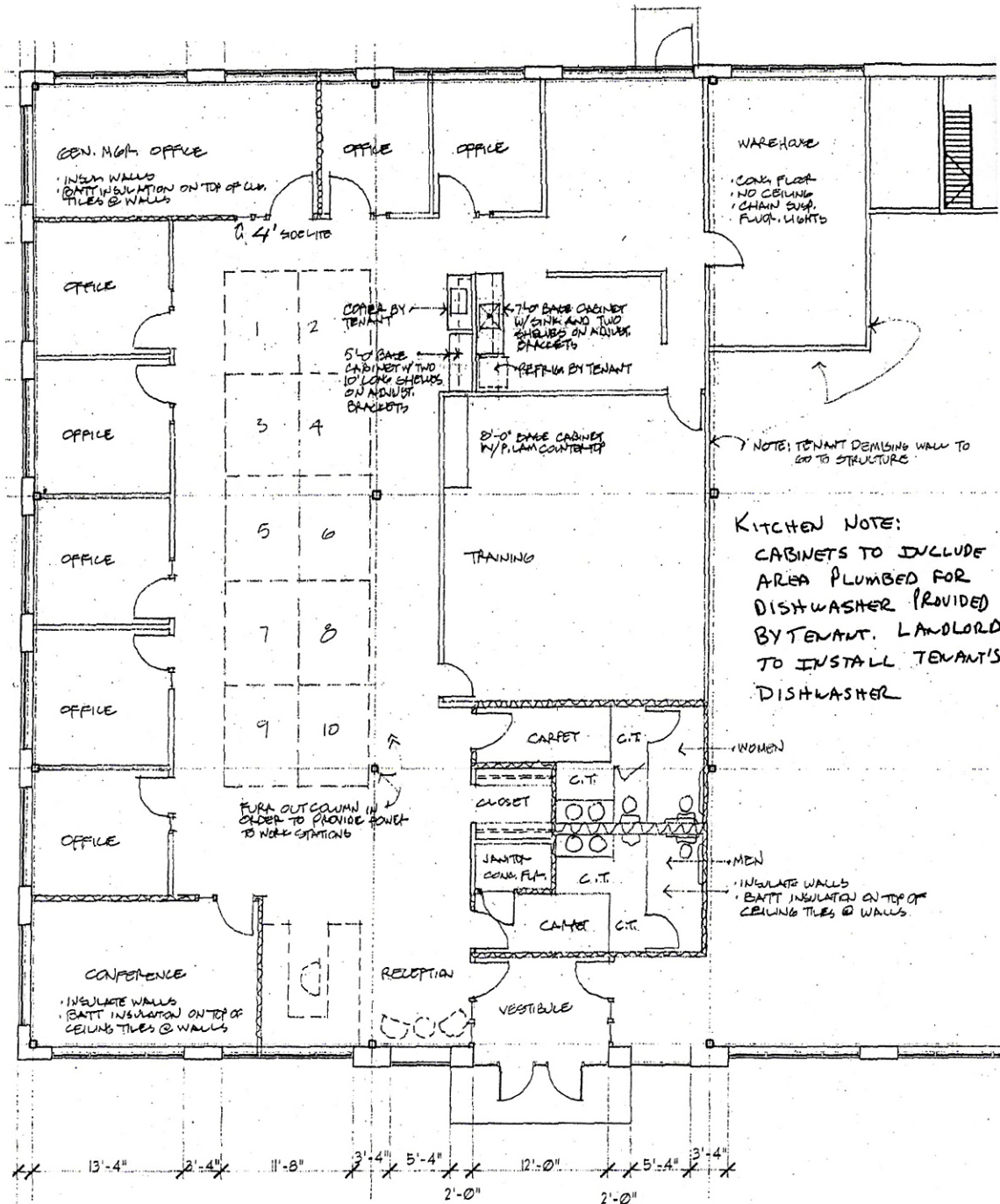
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# FLOOR PLAN



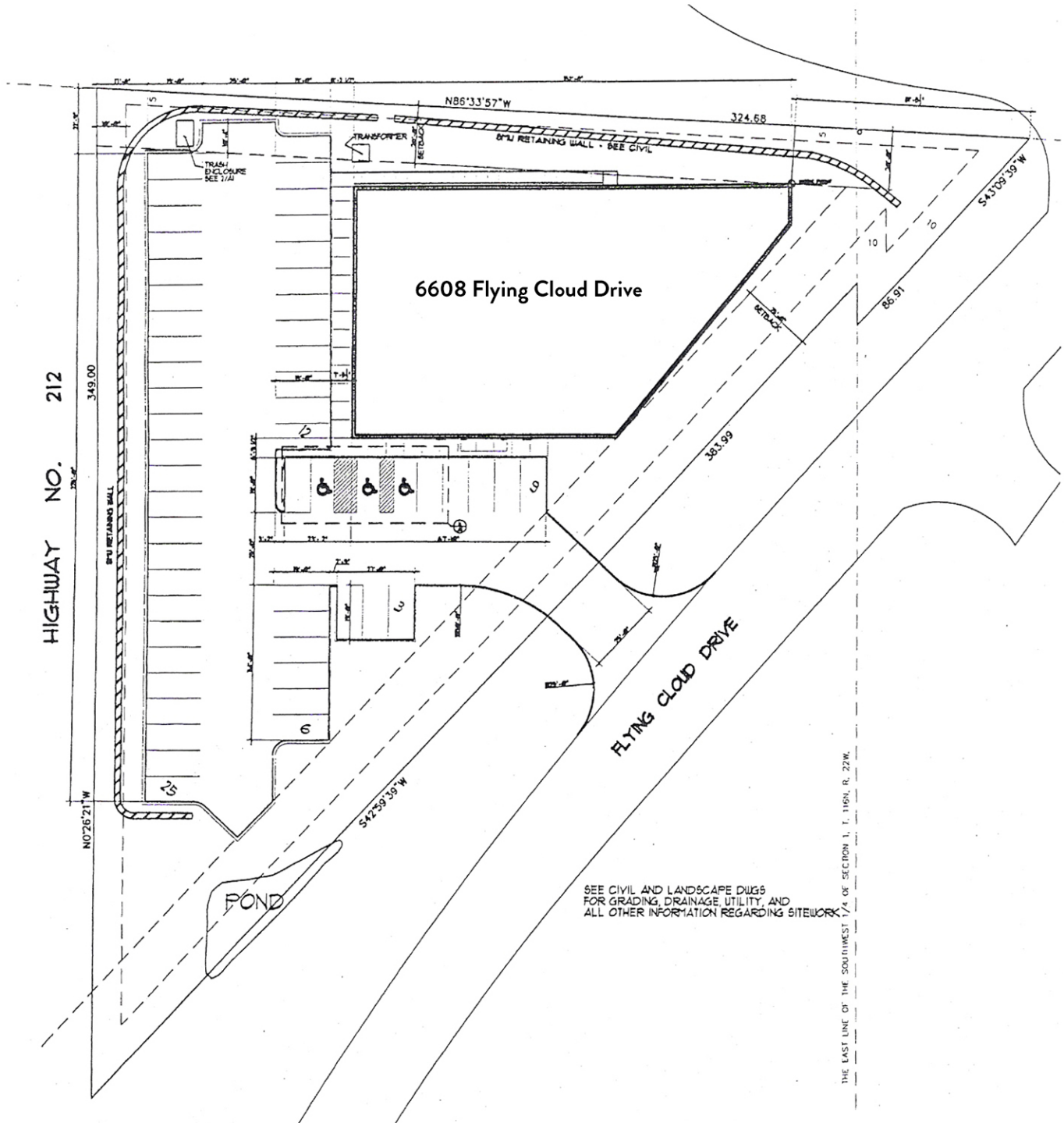
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# SITE PLAN



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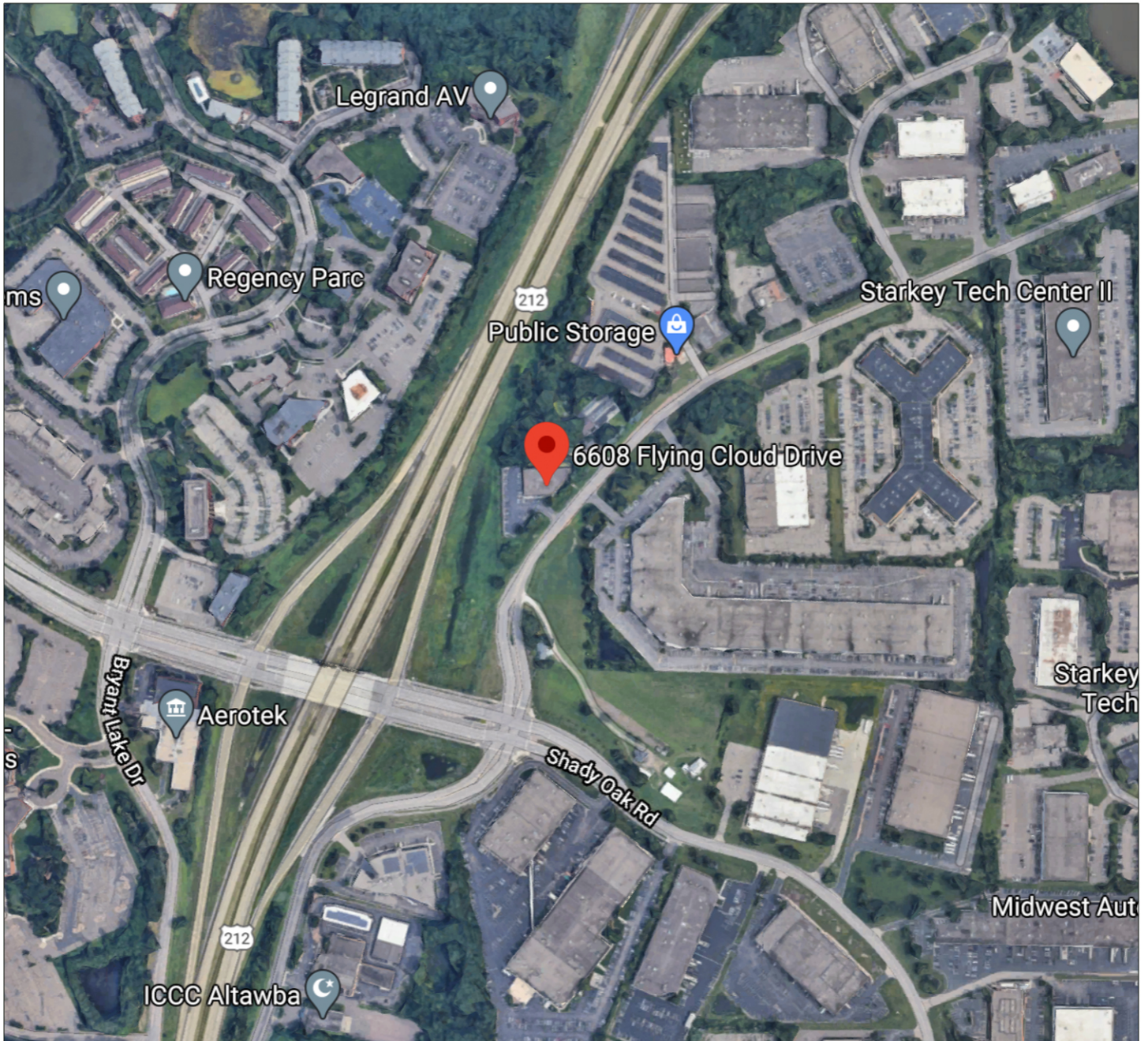
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# SITE MAP



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