

# 6400 FLYING CLOUD DRIVE

EDEN PRAIRIE, MN 55344

**MODERN & COLLABROTIVE RENOVATIONS!**

**OFFICE SUITES AVAILABLE  
FROM 1,064 sq ft to 2,800 sq ft!**



**SpaceNet Equities**  
"Commercial Real Estate Solutions"

[www.spaceneteq.com](http://www.spaceneteq.com)

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# Building Information and Site Map

**TOTAL BLDG SF:** 30,111 sf Total—(2 Stories)  
**YEAR BUILT:** 1980  
**CONSTRUCTION:** Steel frame, stucco finish  
**TOTAL ACRES:** 5.52 Acres  
**AVAILABLE SQ FT:** 1,100sf - 2,800 sq ft contiguous

**HVAC:** Gas Forced Air / Central A/C  
**FLOOR PLATES:** 15,000 sq ft floor plates -Two Stories  
**PARKING:** Surface: Stalls  
**BATHROOMS:** One Set per floor  
**LEASE RATE:** \$18.00—\$18.50 Gross Psf



**Modern Renovations**



**Nature views**

**AMENITIES:**

- Lunch room & storage
- Good Glass Line around perimeter
- Ample Surface parking
- Newly renovated Common Areas 2017
- Great location on Hwy 169/I-494/Hwy 212
- Family owned & managed

**COMMENTS:** 6400 Flying Cloud Drive is conveniently located at the intersections of Hwy-169 & Hwy 62 in Eden Prairie. A quiet and serene setting with peaceful views pond and nature preserve. Extensive re-model of common areas with a modern and collaborative feel. Lots of parking and good glass lines.

- \*New ownership, new modern renovations
- \*Family owned, local management
- \*Quick turn around on leases
- \*Good glass line and views with efficient floor plans
- \*Great economics and flexible lease terms

- \*Immediate access off of Hwy169/I-494 & Hwy 212
- \*Suites ranging from 1,100-3,800 sq ft
- \*Near restaurants, retail, bus line & lodging.
- \*Good Parking/Well Lit/Safe Eden Prairie location
- \*Building Conference Room (free to tenants)

**Gross Lease Rate: \$18.00-\$18.50 psf    Est. Operating Expenses: \$5.81 psf    R.E. Taxes: \$2.81 psf    Total: \$9.32 psf**



**For Leasing Information Contact:**

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