



# 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](http://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:** \$9.44 PSF Net
- **Operating Expense:** \$5.46 PSF



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**SUITE 6807**  
2,403 sq ft



Suite 6807  
2,403 SF



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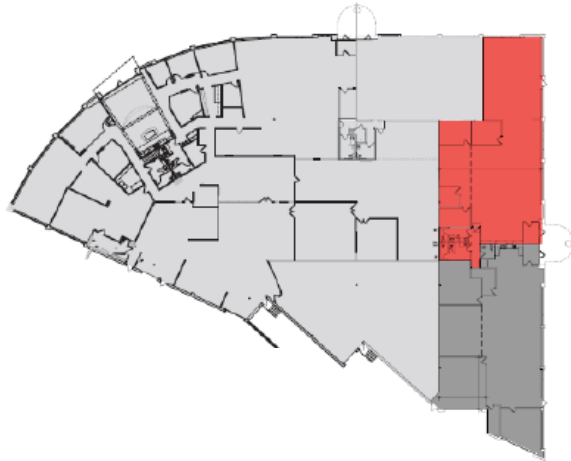


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6801 - 6811 Flying Cloud Drive, Eden Prairie, MN



■ SUITE 6803  
4,237 sq ft



Suite 6803  
4,237 SF



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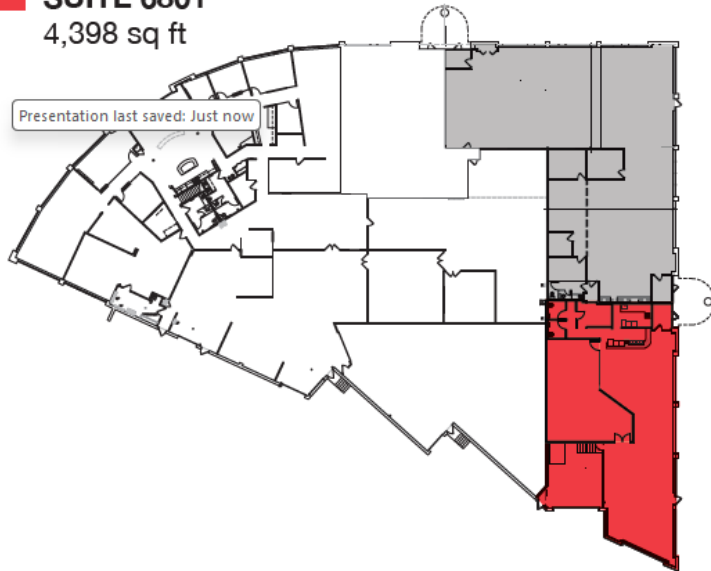
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# FOR LEASE

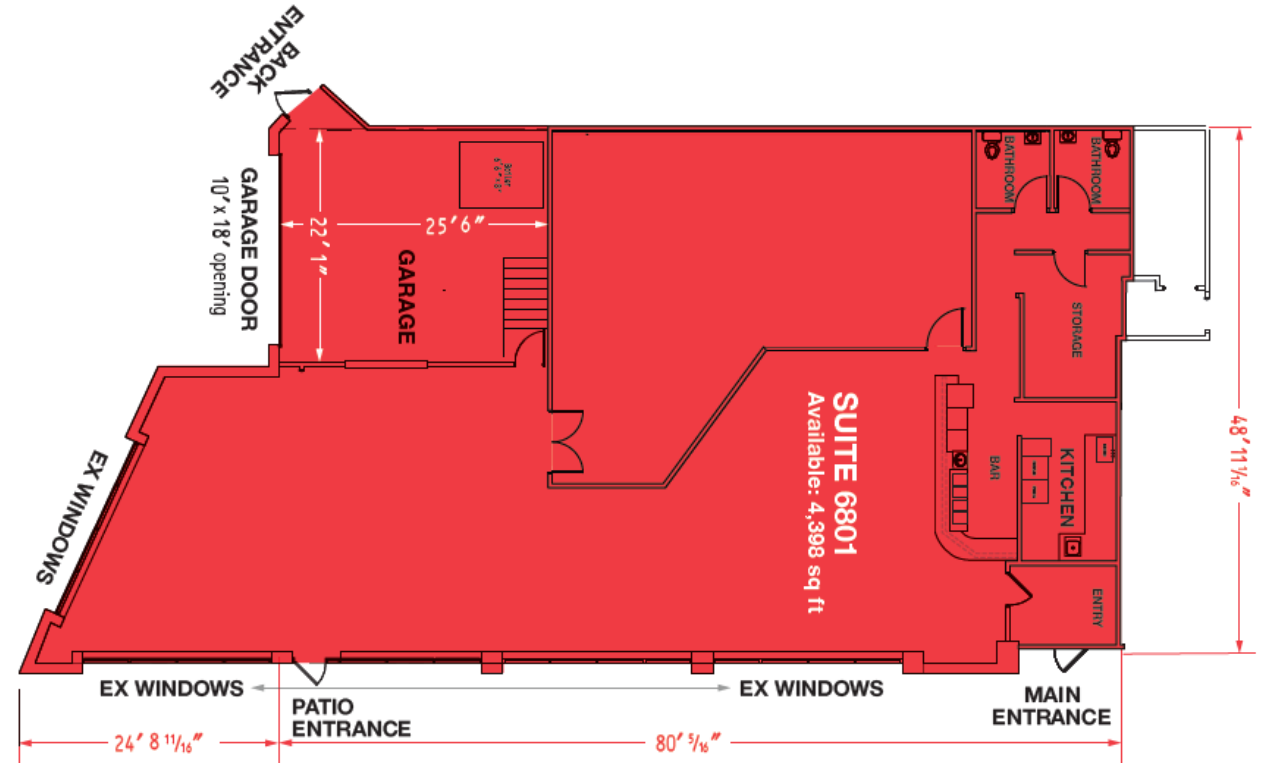
6801 - 6811 Flying Cloud Drive, Eden Prairie, MN

**SUITE 6801**  
4,398 sq ft

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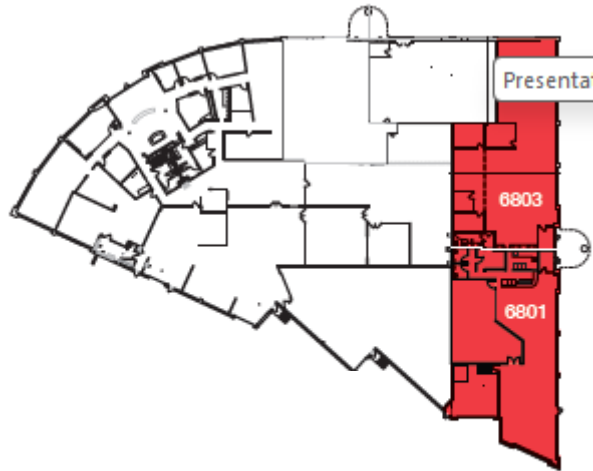


Suite 6801  
4,398 SF

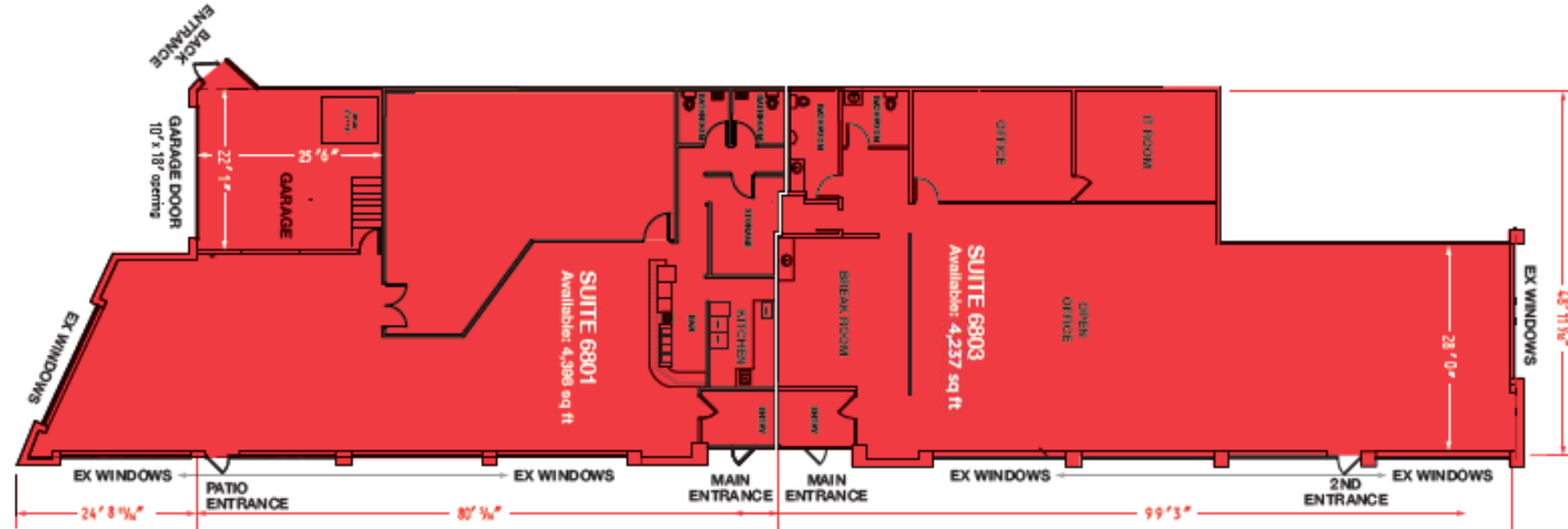


# FOR LEASE

6801 - 6811 Flying Cloud Drive, Eden Prairie, MN



Suite 6801/6803  
8,635 SF



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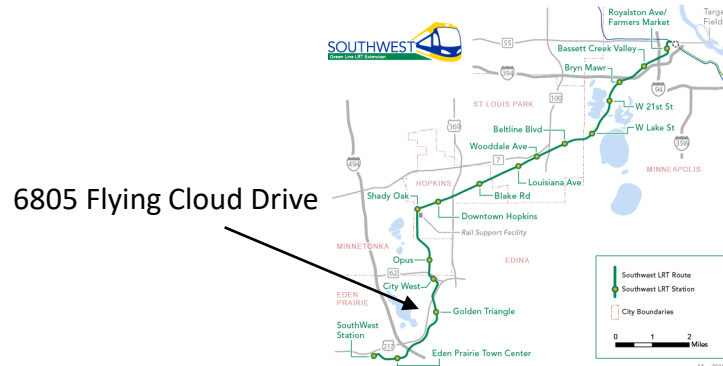


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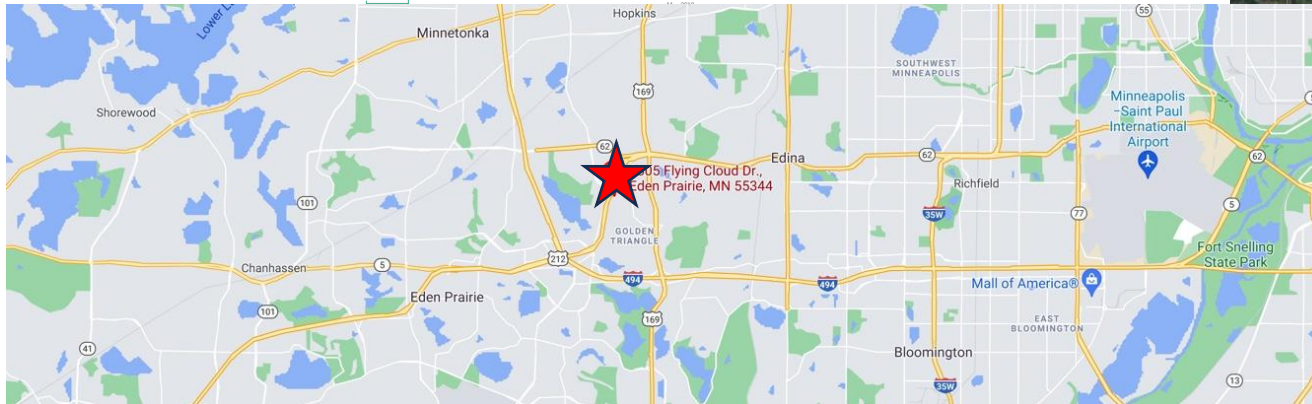


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6801 - 6811 Flying Cloud Drive, Eden Prairie, MN



6805 Flying Cloud Drive



For more information on [Eden Prairie](#)

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