



EBCC

EDEN BLUFF
CORPORATE CENTER

14800 Charlson Rd. | Eden Prairie, MN 55437 | EdenBluffCorporateCenter.com



Unique large, single-story office property in Eden Prairie

Eden Bluff Corporate Center is an ideal option for businesses that need a lot of dedicated, non-shared space with abundant parking. Eden Bluff Corporate Center is located just off an extensive nature area right off the Minnesota River. In addition, it is near the popular southwest region of Eden Prairie, Chaska, Shakopee and Chanhassen.

AMENITIES



7/1000 Parking



Meeting Rooms,
Boardrooms, &
Large Training Room



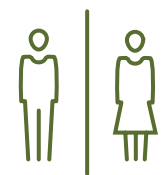
Multiple
Break Areas



Cafeteria & Large
Café Area



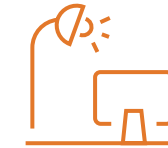
Adjacent to Flying
Cloud Airport



Numerous
Bathroom Banks



Phone Rooms,
Breakrooms, &
Lounges



Scenic nature
views



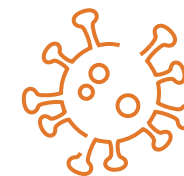
Access to biking
and hiking trails



Ample natural
daylight across
floorplate



Needlepoint
bipolar
ionization HVAC

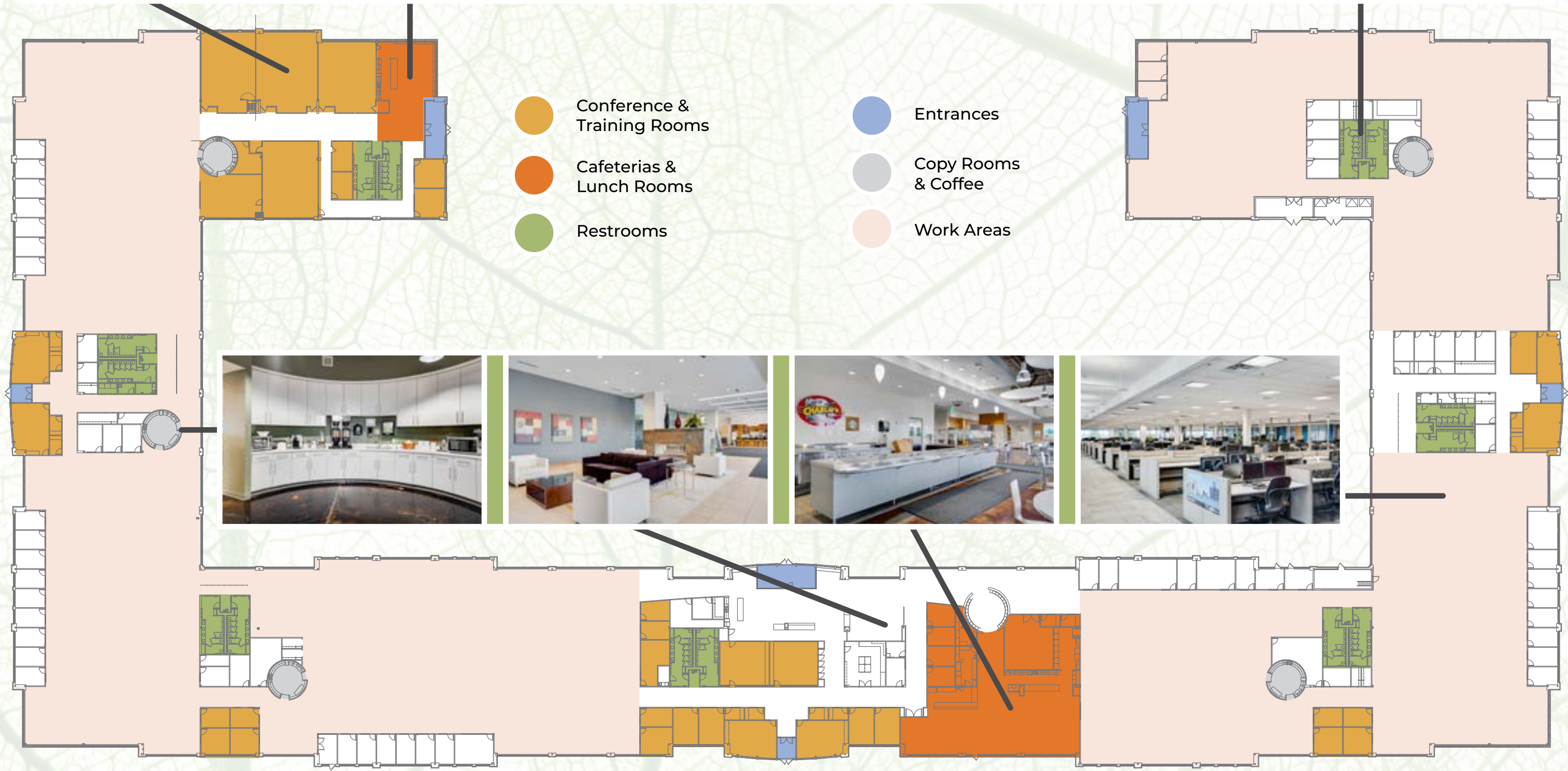


Acoustic sound-
masking



WELLNESS

Site Plan



- Conference & Training Rooms
- Cafeterias & Lunch Rooms
- Restrooms

- Entrances
- Copy Rooms & Coffee
- Work Areas



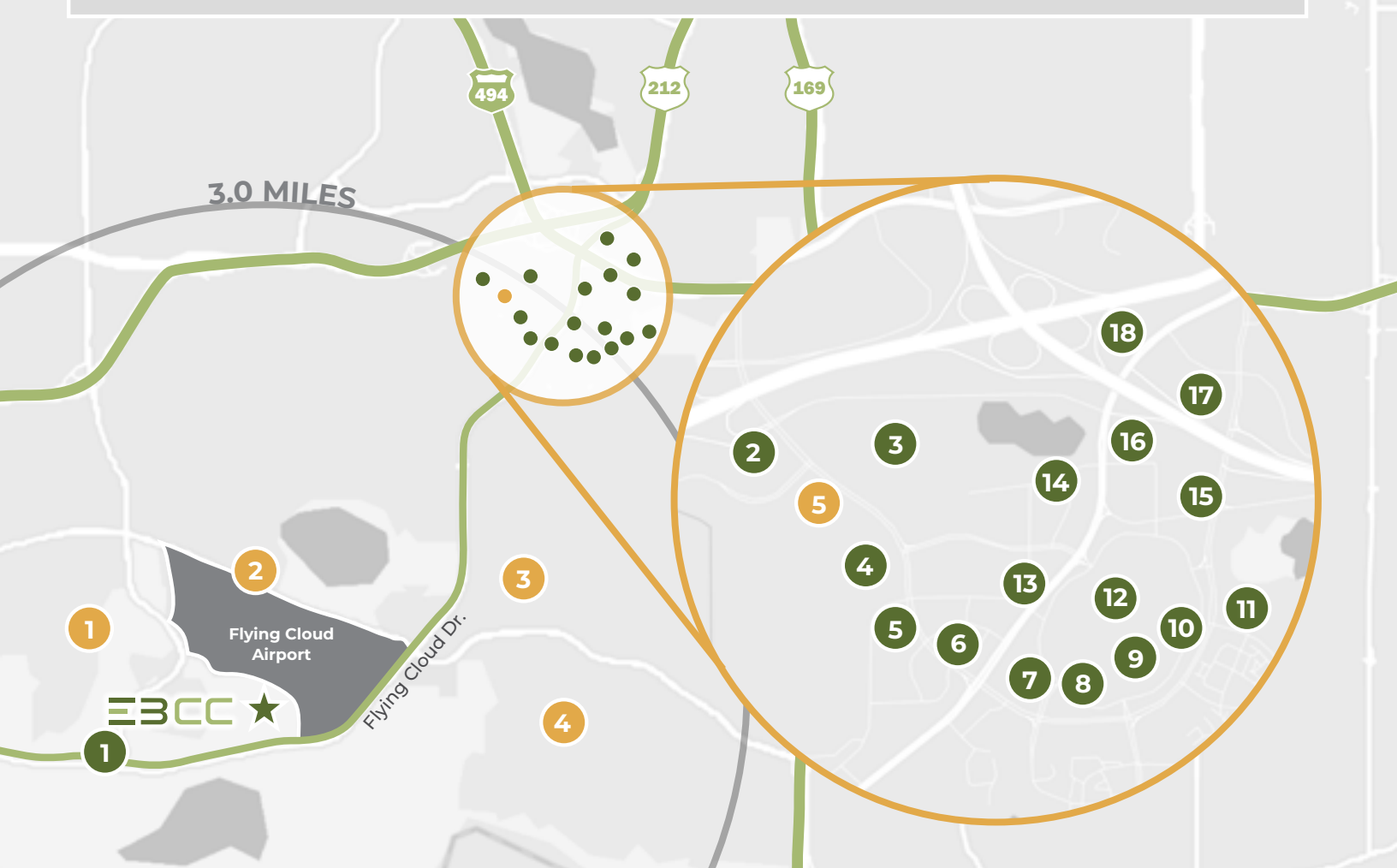


Parks

- 1 Cedar Hills Park
- 2 Staring Lake Park
- 3 Creekwood Park
- 4 Homeward Hills Park
- 5 Purgatory Creek Park

Amenities

- 1 Lions Tap
- 2 SW Transit Station
- 3 Costco
- 4 Flagship LifeTime
- 5 CVS
- 6 Punch Pizza
- 7 Starbucks
- 8 SCHEELS
- 9 Wildfire
- 10 Von Maur
- 11 PetSmart
- 12 Target
- 13 Kona Grill
- 14 Redstone
- 15 Cub Foods
- 16 Best Buy
- 17 Hyatt Place
- 18 Residence Inn



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