

OFFICE FOR LEASE

## 6545 FLYING CLOUD DR.

6545 FLYING CLOUD DRIVE, EDEN PRAIRIE, MN 55344



FOR LEASE

**KW COMMERCIAL - LAKE MINNETONKA**

13100 Wayzata Boulevard, Suite 400  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

**PRESENTED BY:**

**ROYCE DURHMAN, CCIM**

Commercial Real Estate Agent

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# EXECUTIVE SUMMARY

6545 FLYING CLOUD DRIVE



## OFFERING SUMMARY

<b>UNITS AVAILABLE:</b>	Suite 100: 2,605 RSF Suite 201: 4,600 RSF
<b>PRICE / SF:</b>	\$16.00/sf/yr. Gross
<b>BUILDING SF:</b>	72,137
<b>LOT SIZE:</b>	4.99 Acres
<b>YEAR BUILT:</b>	1974
<b>PARKING:</b>	197 off-street stalls (2.74/1,000 sq. ft)
<b>ZONING:</b>	I-2 Industrial & Office

## PROPERTY OVERVIEW

Class B office building with (2) office units available for lease:

Suite 100 (2,605 RSF): (9) private offices, (1) large enclosed conference room, (1) open conference area (could fit approx. (6) cubicles), existing copier/filing area which could be a reception area.

Suite 201 (4,600 RSF): (17) private offices, (2) conference rooms, open area for (6) cubicles, kitchenette with sink and cabinets. Open ceiling with new lighting and newer carpet throughout.

## PROPERTY HIGHLIGHTS

- Located in Golden Triangle Business Area, fitness club on premises, well suited office space for executive & professional use as well as training/assembly use.
- Elevator & handicap accessible
- Dock & drive-in access for moving and occasional deliveries
- Fitness club on premises
- Fully sprinkled and new lighting
- Minutes from Eden Prairie Shopping Center

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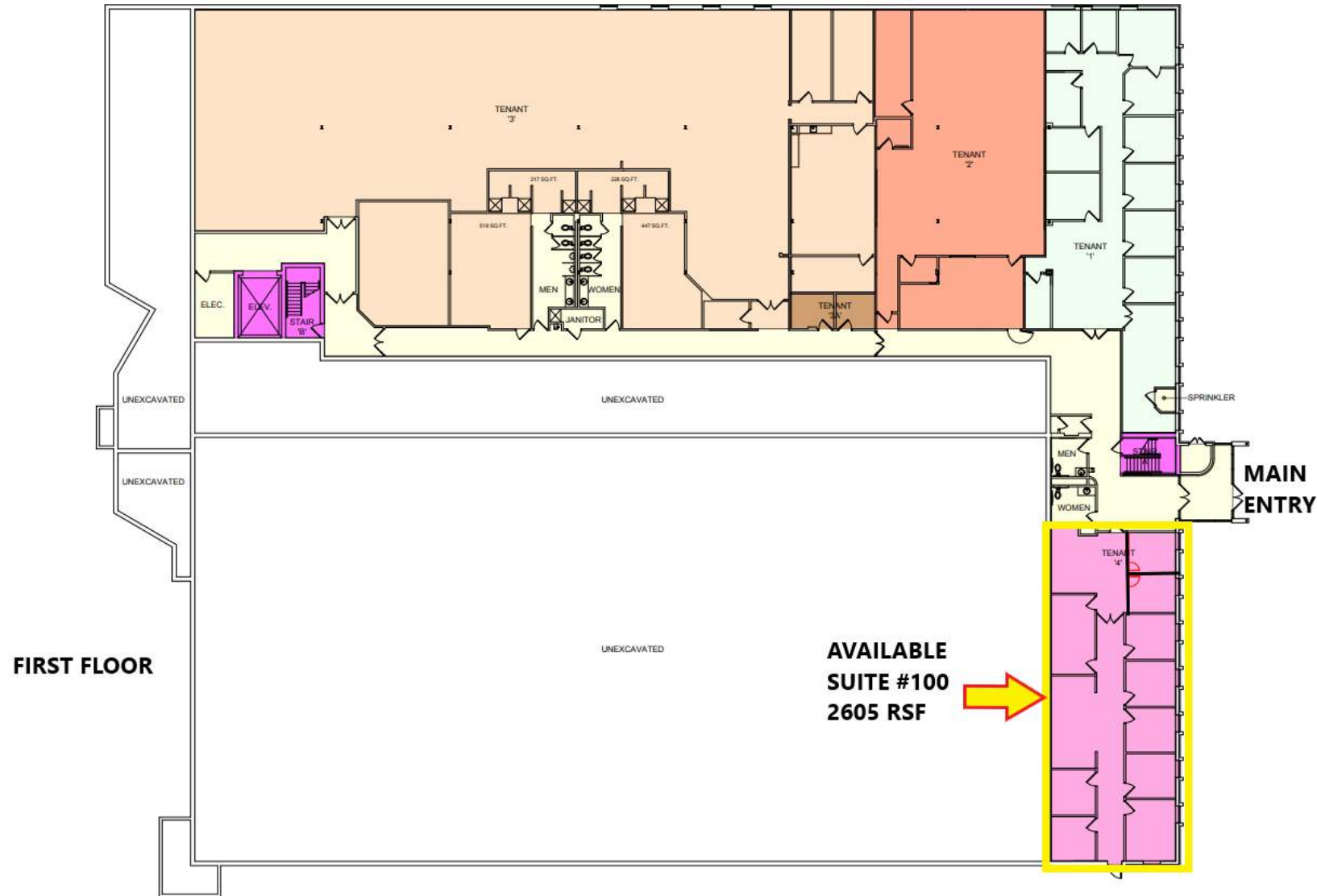


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# LEVEL 1 FLOOR PLAN- SUITE 100 AVAILABLE

6545 FLYING CLOUD DRIVE



FOSS BUILDING  
6545 FLYING CLOUD DRIVE  
EDEN PRAIRIE, MN



ISSUE/REVISIONS  
001-001-001-001  
FIRST FLOOR  
LEASE PLAN  
T-1

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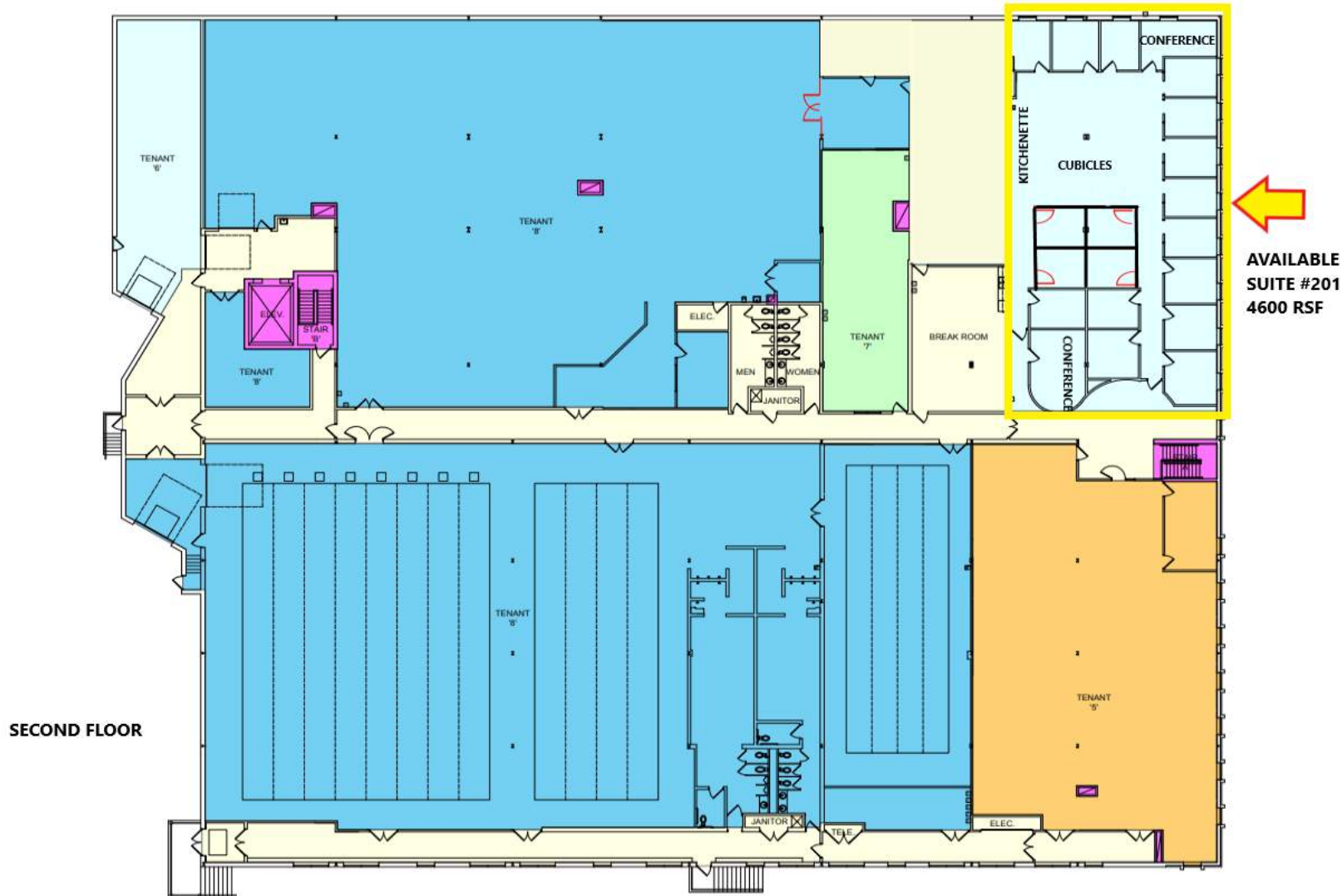


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# LEVEL 2 FLOOR PLAN- SUITE 201 AVAILABLE

6545 FLYING CLOUD DRIVE



FOSS BUILDING  
6509 FLYING CLOUD DRIVE  
EDEN PRAIRIE, MN



ISSUE/REVISIONS  
02-03-01-0

SECOND FLOOR  
LEASE PLAN  
T-2

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# PROPERTY PHOTOS

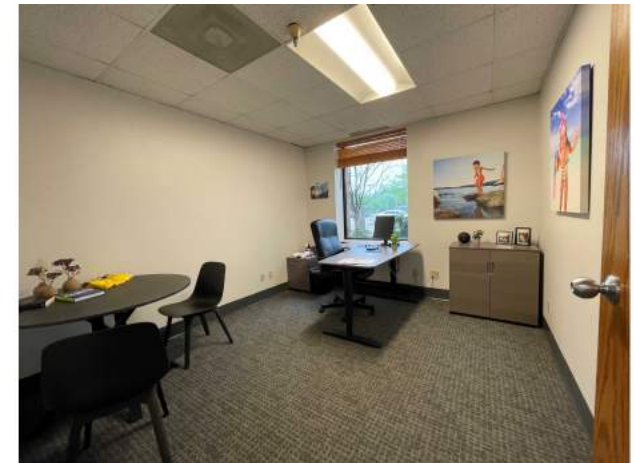
6545 FLYING CLOUD DRIVE





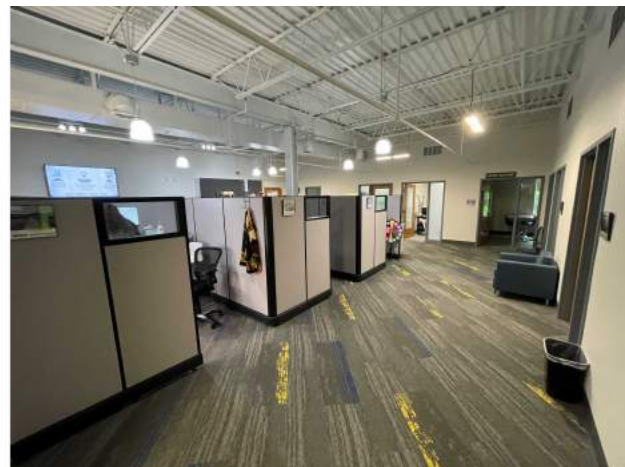
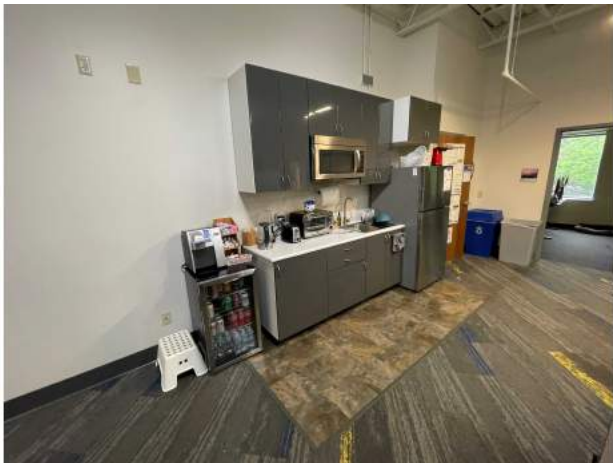
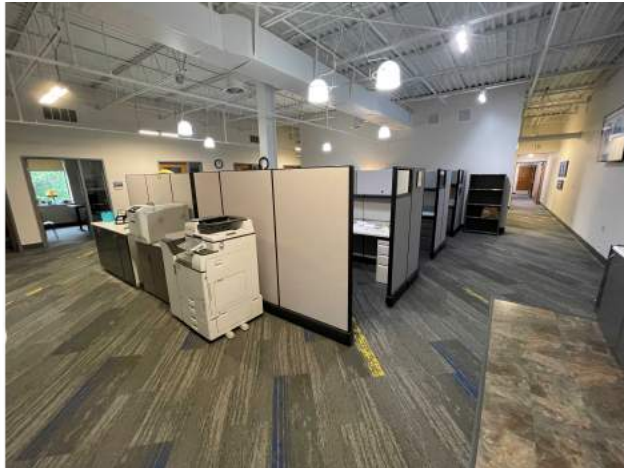
# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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## SECTION 11.30. I - INDUSTRIAL DISTRICTS.

**Subd. 1. Purposes.** The purposes of the I-Industrial District are to:

- (1) Reserve appropriately located area for industrial and related activities;
- (2) Protect areas appropriate for industrial use from intrusion by inharmonious uses;
- (3) Protect residential and commercial properties and protect nuisance-free, non-hazardous, industrial uses from noise, odor, insect nuisance, dust, dirt, smoke, vibration, heat and cold, glare, truck and rail traffic, and other objectionable influences, and from fire, explosion, noxious fumes, radiation, and other hazards incidental to certain industrial uses;
- (4) Provide opportunities for certain types of industrial plants to concentrate in mutually beneficial relationship to each other;
- (5) Provide adequate space to meet the needs of modern industrial development including off-street parking and truck loading areas and landscaping;
- (6) Provide sufficient open space around industrial structures to protect them from the hazards of fire and minimize the impact of industrial plants on nearby uses;
- (7) Minimize traffic congestion and avoid the over-loading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them; and,
- (8) Permit and reserve areas for employment activity and service to the public which do not materially detract from nearby industrial uses.

A. Special Purposes of Industrial Park Districts.

1. To establish and maintain high standards of site planning, architecture, and landscape design that will create an environment attractive to the most discriminating industries and research and development establishments seeking sites in the Metropolitan area.
2. Provide and ensure the continuity of locations for industries that can operate on small sites with minimum mutual adverse impact.

B. Special Purpose of the I-GEN General Industrial District. To provide locations where industries that desire larger sites and outside storage can operate with minimum restriction and without adverse effect on other uses.

**Subd. 2. Permitted Uses.**

- A. Manufacturing, warehousing, wholesale, distribution, processing, packaging, assembling, compounding, and accessory uses, conducted within a building.
- B. Office Uses.
- C. Public Infrastructure.



# ZONING PERMITTED USES

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- D. Supporting minor commercial uses as contained within office/industrial buildings, providing a supplemental function to the major office and/or industrial use. The commercial use is not to exceed fifteen percent (15%) of the gross Floor Area Ratio of the building it occupies.

(Source: Ordinance No. 9-87, 5-7-1987)

- E. Gymnasium.

(Source: Ordinance No. 16-82, 1-14-1983)

- F. Funeral Homes.

(Source: Ordinance No. 17-94, 5-27-1994)

- G. Antennas and Towers, in those locations and subject to the limitations contained in City Code Section 11.06.

(Source: Ordinance No. 27-97, 6-13-1997)

- H. Showrooms, provided products are for display purposes only and not for direct retail sales.

(Source: Ordinance No. 13-2005, 7-19-2005)

- I. Automotive Repair Services - Major, when conducted exclusively in an enclosed building.

(Source: Ordinance No. 26-2016, 11-24-2016)

- J. Commercial Kennel.

(Source: Ordinance No. 27-2016, 11-24-2016)

- K. Self-Storage Facility within the I-Gen Zoning District.

(Source: Ordinance No. 21-2017, 12-21-2017)

- L. Small Brewer.

(Source: Ordinance No. 6-2018, 5-10-2018)

- M. Small Brewer with Brewer Taproom.

- N. Microdistillery.

- O. Microdistillery with Cocktail Room.

- P. Sexually oriented businesses within the I-2 and I-5 Zoning Districts, subject to the limitations contained in Subdivision 5 of this section. The sexually oriented business, together with other commercial uses permitted under this section, may not exceed fifteen percent (15%) of the gross Floor Area Ratio of the building they occupy.



# LOCATION MAPS

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