800 PRAIRIE CENTER

800 Prairie Center Drive ✦ Eden Prairie, MN 55344

- ✦ 43,083 SF Two-Story Medical Office Building

- ✦ Located off Hwy 212 with immediate access to I-494

- ✦ Adjacent to the Eden Prairie Lifetime Club

- ✦ Close proximity to many hotels, restaurants, and regional shopping mall Eden Prairie Center

- ✦ Building conference room and vending area

- ✦ Underground executive parking

FOR LEASE

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800 PRAIRIE CENTER
800 Prairie Center Drive ✦ Eden Prairie, MN 55344

✦ BUILDING DETAILS

- Building Size: 43,083
- Year Built: 2002. renovated in 2014
- Rental Rate: $22.00 PSF
- Est. 2023 Ops/Tax: $17.79 PSF
- Space Available:
    - Suite 120   5,545 RSF*
        - *Space Available 10/1/2023

✦ AMENITIES

- Located off Hwy 212 with immediate access to I-494
- Adjacent to the Eden Prairie Lifetime Club
- Close proximity to many hotels, restaurants, and regional shopping mall Eden Prairie Center
- Building conference room and vending area
- 140 parking stalls
- Superb glass-line
- Underground executive parking
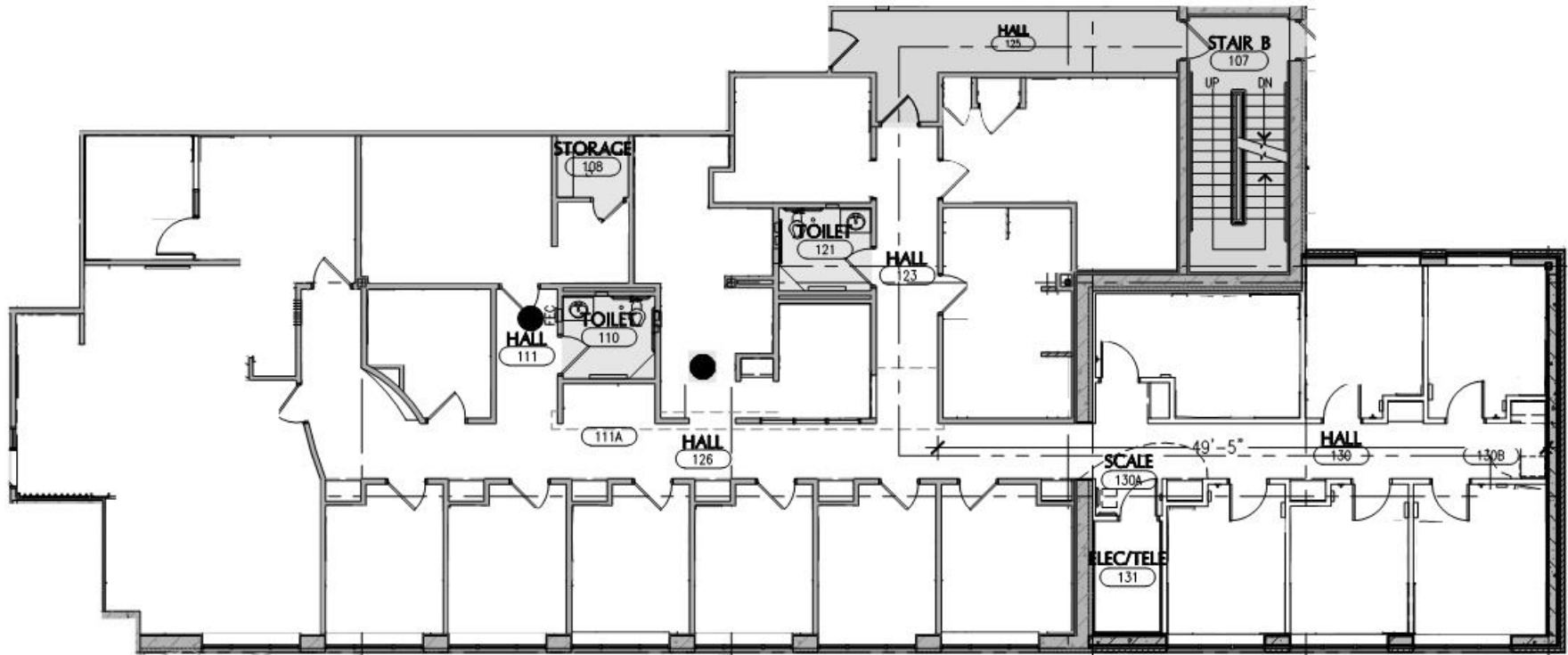- Storage available

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HALL
125

STAIR B
107

UP   DN

STORAGE
108

TOILET
121

HALL
123

TOILET
110

HALL
111

HALL
111A

HALL
126

49'-5"

HALL
130

130B

SCALE
130A

ELEC/TELE
131

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