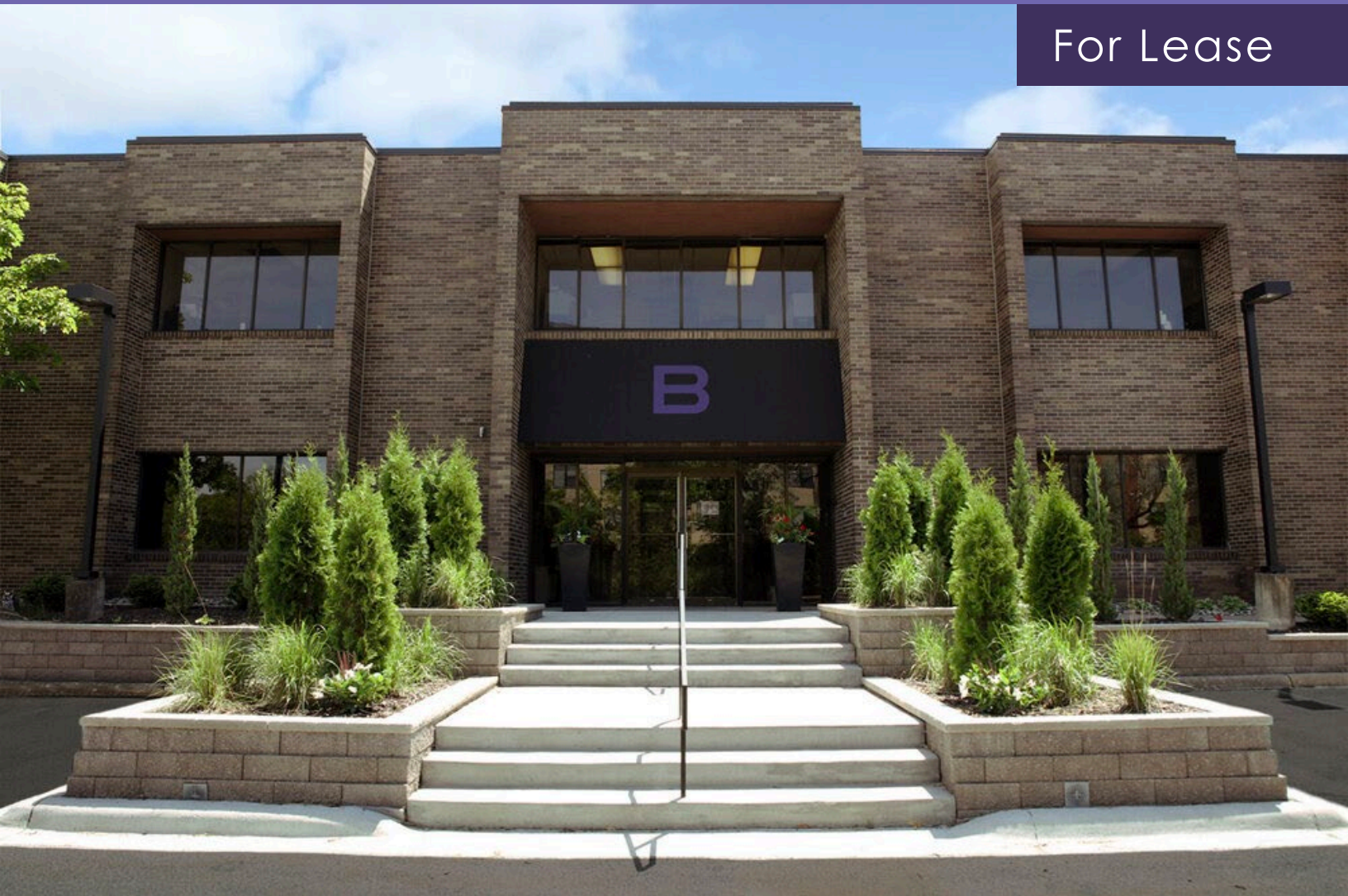




6110 BLUE CIRCLE DRIVE

For Lease



Introducing Class H Office Space.

Because a **Healthy** office space is
the priority.

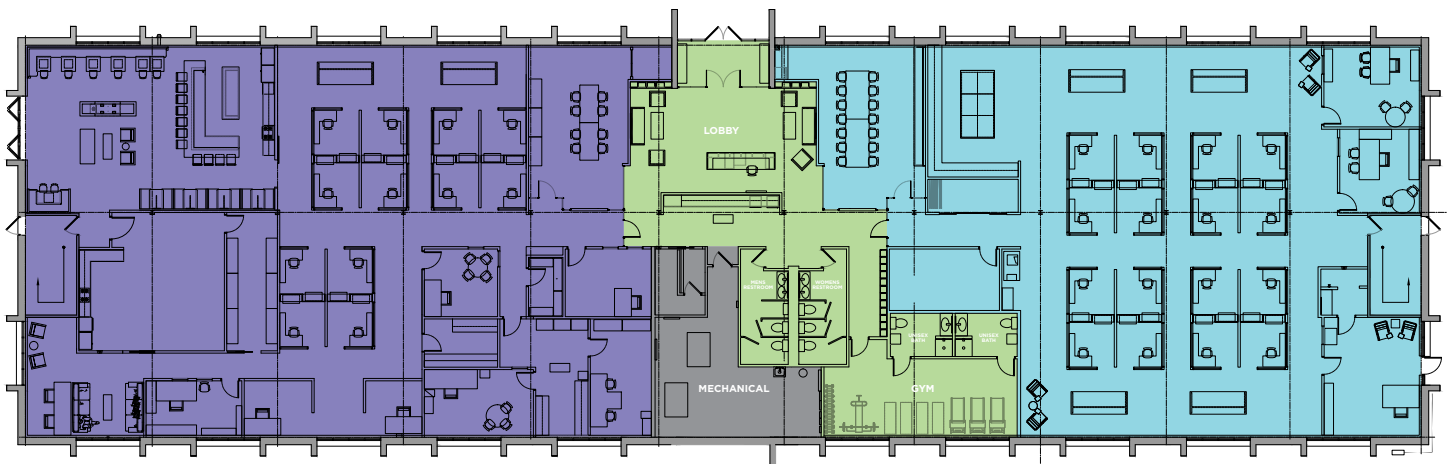
- 35,000 SF – 2 level building
- Each level has walk-up access and abundant surface parking
- 914 – 17,500 contiguous SF available
- Recently renovated common areas
- Building conference room and break area
- Monument signage available

CBRE

Property Highlights

- A hidden gem in Opus Park
- Walkable trails to nearby coffee shops and dining
- Direct access to walking trail system
- Easy access to Hwy 169 from the east, Shady Oak Road from the west and Hwy 62 from the south

First Floor Option A



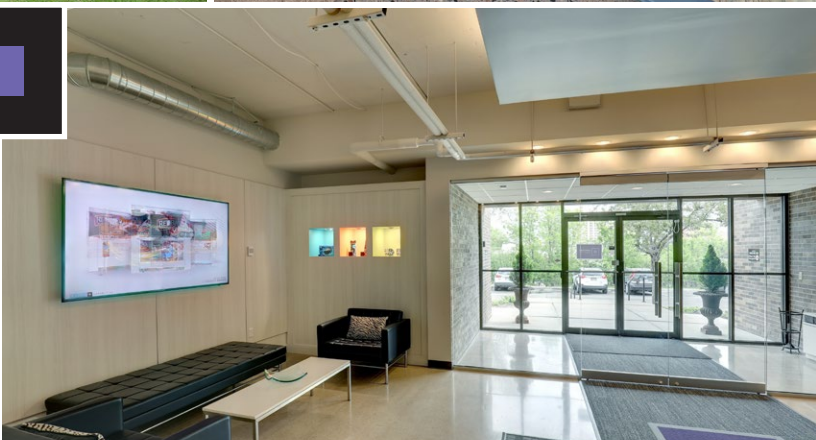
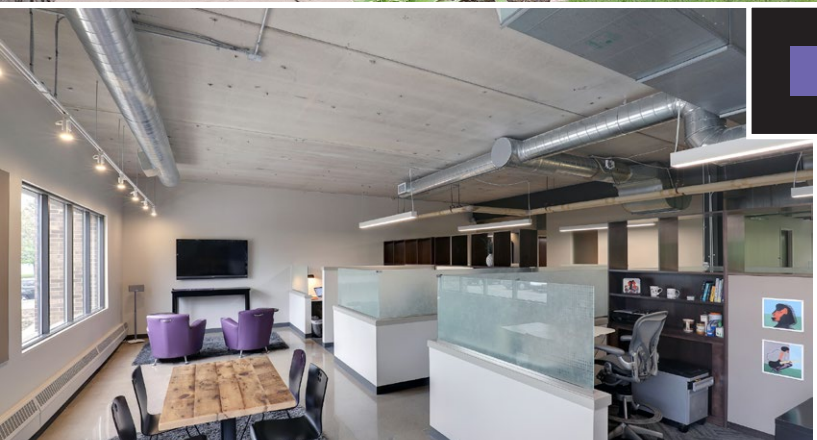
LEASED COMMON OPEN Approx 6200 sq/ft

First Floor Option B



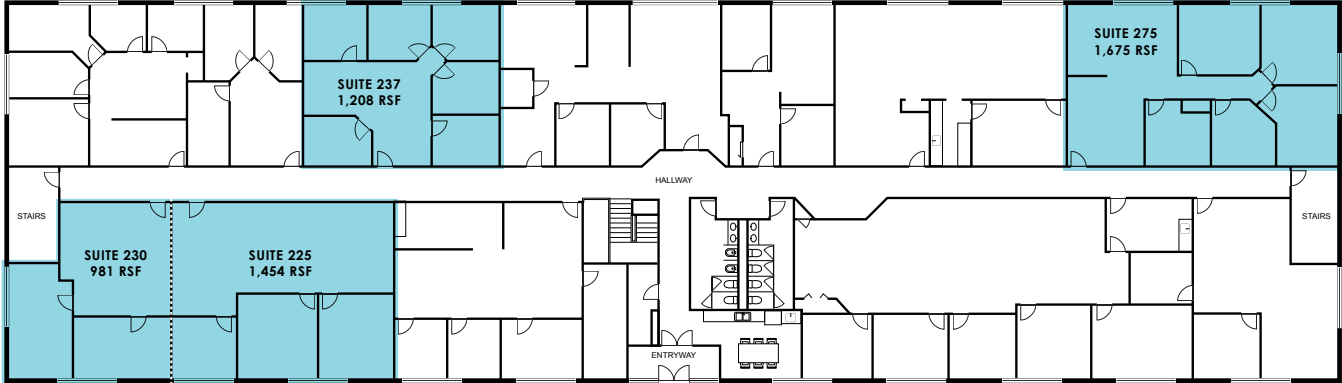
LEASED COMMON OPEN Approx 5,540 sq/ft

- Enjoy a Live/Work/Play feeling within Opus Park
- Multiple outdoor breakout/patio spaces
- “Socially Distanced” suites feature reduced density, some with in-place furniture and cubicles that are move-in ready



First Floor

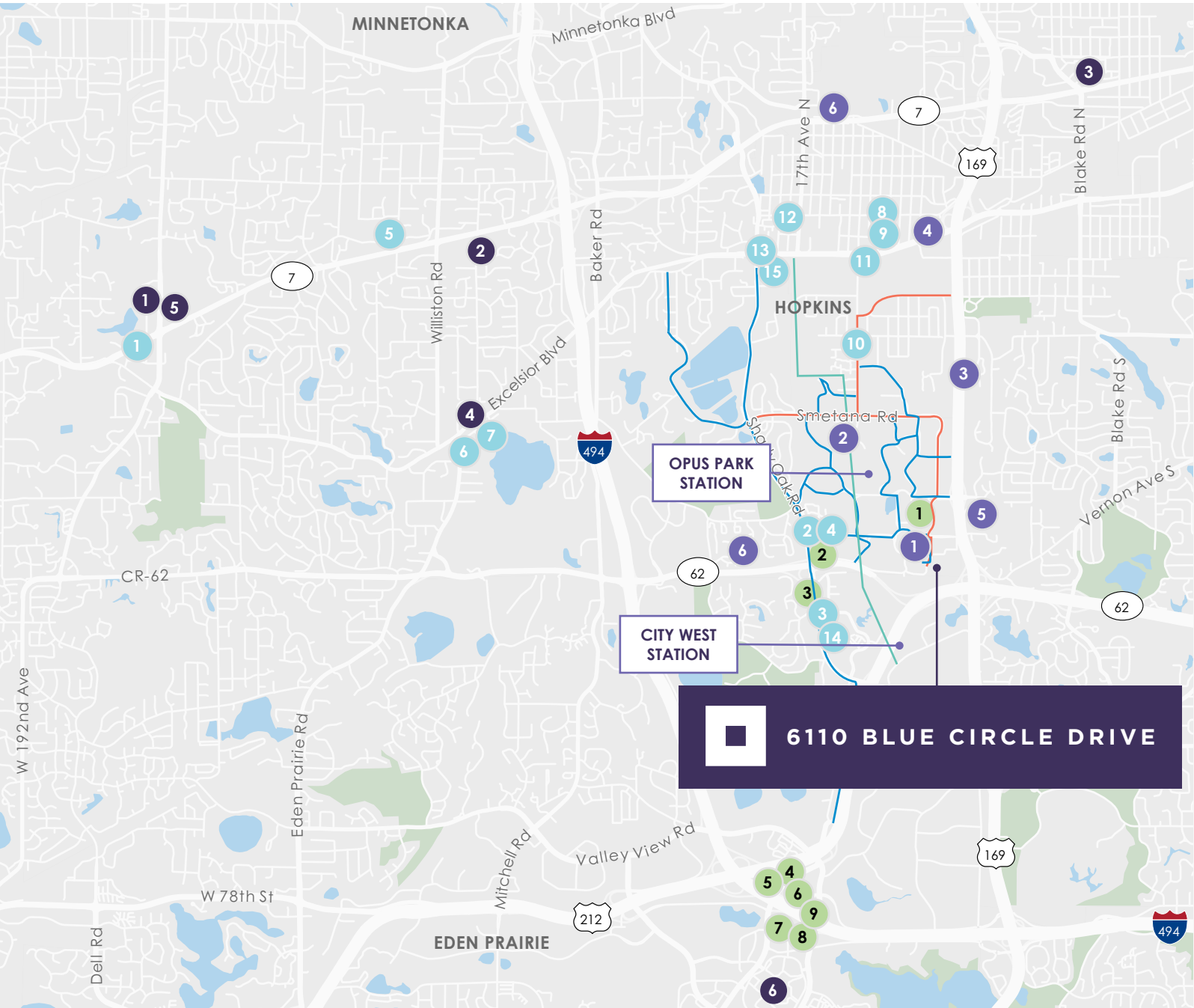
Second Floor



■ OPEN







Introducing **Class H** Office Space.

Because a **Healthy** office space is the priority.

- Individual work spaces that support social distancing
- Stringent daily cleaning and sanitizing protocols
- Directly connected to walking/running paths and extensive trail system
- Equipped gym with 2 private spa grade shower rooms
- No elevators: walk-up access
- Abundant open lot parking
- Immaculate modern kitchen & common areas
- Owner occupied and managed
- Outdoor patios and dining areas



DINING

- 1 Ike's Minnetonka
- 2 Yum! Kitchen and Bakery
- 3 Woody's Grille
- 4 Jimmy's Kitchen and Bar
- 5 Davanni's Pizza & Hot Hoagies
- 6 The Copper Cow
- 7 Gold Nugget Tavern & Grille
- 8 Pub 819
- 9 Mainstreet Bar & Grill
- 10 Casa Deli
- 11 Wendy's
- 12 Dairy Queen
- 13 Subway
- 14 Campiello
- 15 McDonalds

RETAIL

- 1 Target
- 2 General Store of Minnetonka
- 3 Knollwood Mall
- 4 Lunds & Byerlys
- 5 Cub Foods
- 6 Eden Prairie Center

HOTELS

- 1 Minneapolis Marriott Southwest
- 2 Holiday Inn Express & Suites
- 3 Hilton Garden Inn - Eden Prairie
- 4 Comfort Inn Eden Prairie
- 5 Residence Inn by Marriott
- 6 Courtyard by Marriott
- 7 TownePlace Suites by Marriott
- 8 SpringHill Suites by Marriott
- 9 Hyatt Place

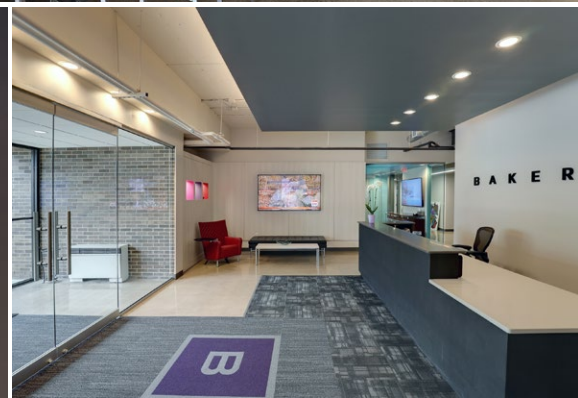
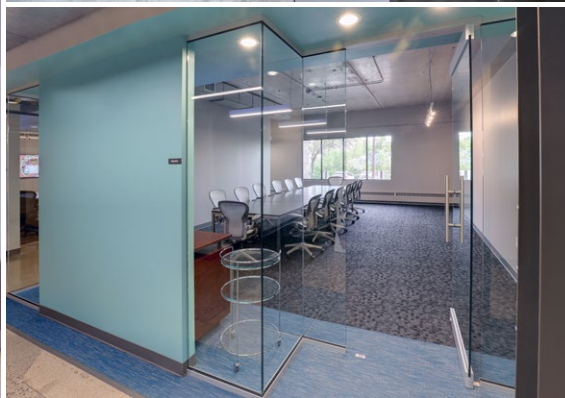
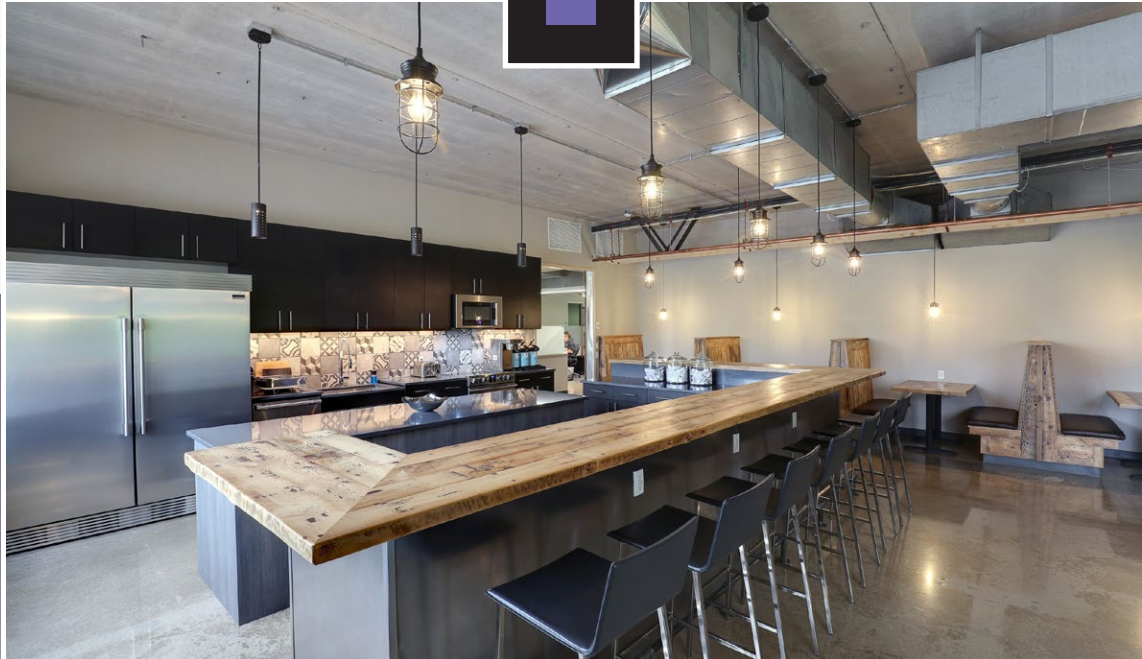
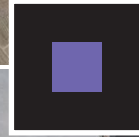
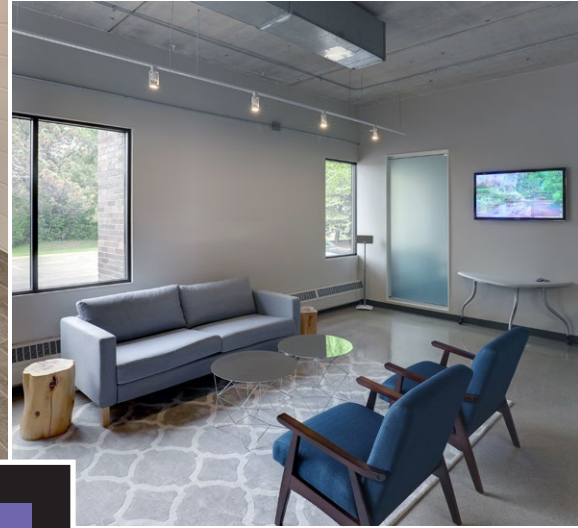
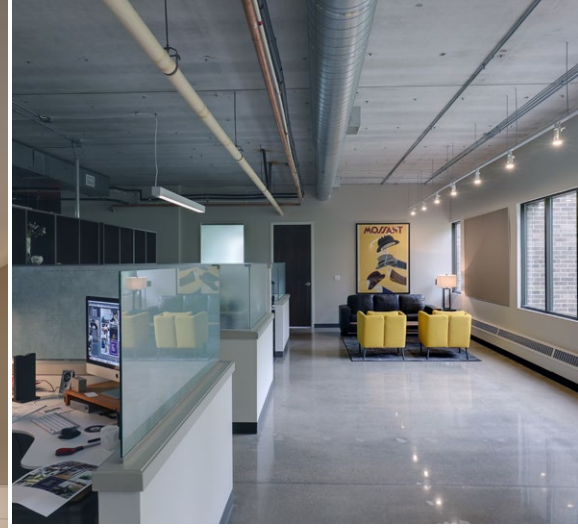
APARTMENTS

- 1 Rize Apartments
- 2 Claremont Apartments
- 3 Oaks Lincoln Apartments & Townhomes
- 4 Town Terrace Apartments
- 5 The Loden
- 6 Chasewood Gates
- 7 Brentwood Park Townhomes

— Surrounding Roads for Enter/Exit

— Walking Trails

— Light Rail Line





6110 BLUE CIRCLE DRIVE

Owned by Purple Square Properties

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CBRE

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