



OFFICE

SUBLEASE AVAILABLE | EDEN PRAIRIE
FLYING CLOUD BUSINESS CENTER



TRANSWESTERN

REAL ESTATE
SERVICES

PROPERTY SUMMARY

OVERVIEW

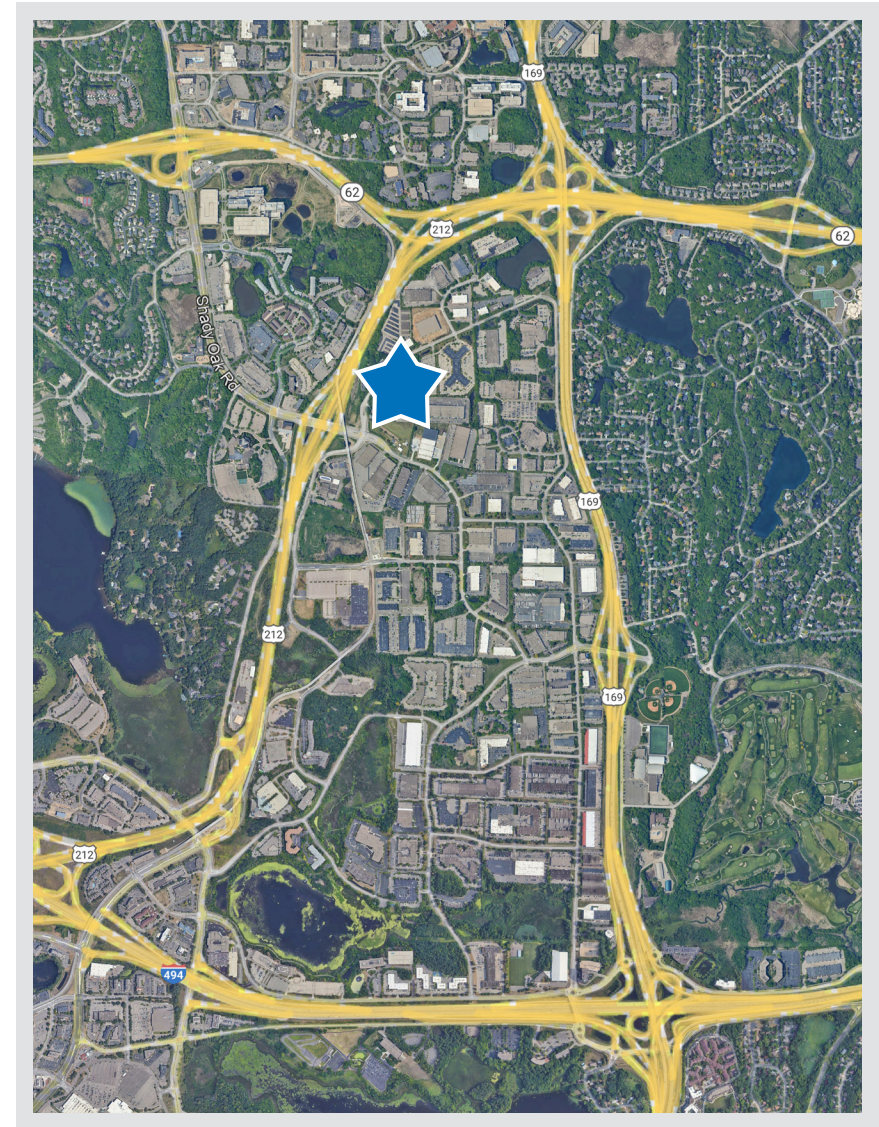
ADDRESS:	6533 Flying Cloud Drive, Eden Prairie, MN
TOTAL SF:	204,000 SF Office/Warehouse
YEAR BUILT:	1996
LOADING:	Dock doors
CLEAR HEIGHT:	24'
PARKING:	644 spaces

SUBLEASE AVAILABLE

SUITE 200:	31,905 SF Total [26,236 SF Warehouse + 31,905 SF Office]
LOADING:	1 Dock door
ASKING RATES:	Negotiable
TERM:	Through 6/30/30

HIGHLIGHTS

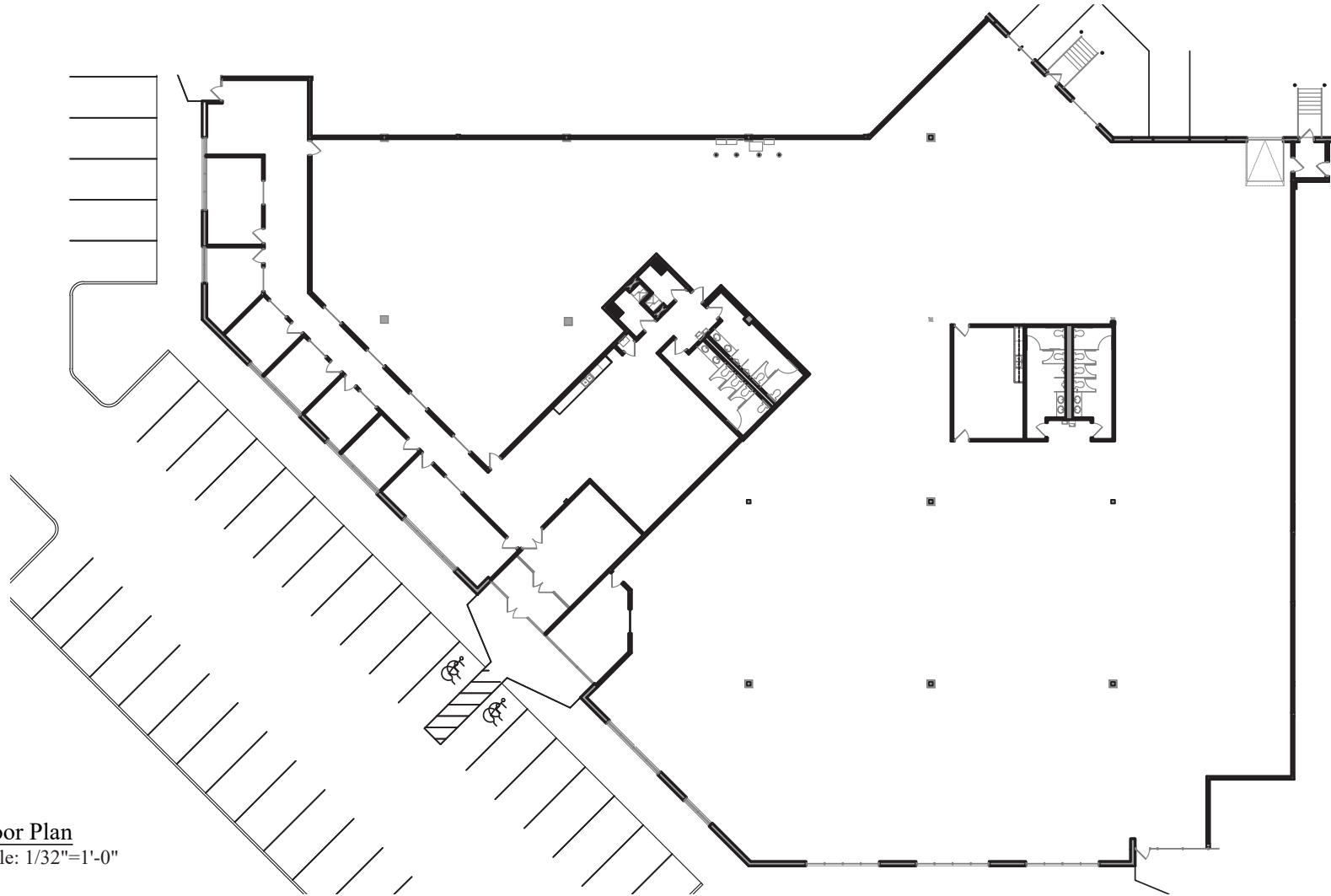
- Located in Eden Prairie's Golden Triangle
- Great access to I-494, Hwy 169, Hwy 212 and Crosstown 62



CONTACT

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SUITE 200 FLOOR PLAN



Floor Plan

Scale: 1/32"=1'-0"

Square Footage:

Office = 5,669 Sq. Ft.

Whse. = 26,236 Sq. Ft.

Total = 31,905 Sq. Ft.

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