

**FLAGSHIP**  
corporate center



775 PRAIRIE CENTER DRIVE  
EDEN PRAIRIE, MN 55344

naturally  
connected



LEASED BY

**CBRE**

OWNED & MANAGED BY

 **ALTUS**





## FLAGSHIP CORPORATE CENTER at-a-glance



**FOUR-STORY OFFICE BUILDING**



**139,353 SF BUILDING SIZE  
34,706 SF AVERAGE FLOOR SIZE**



**3.49/1,000 PARKING RATIO  
AMPLE SURFACE AND EXECUTIVE PARKING**



**OUTDOOR PATIO OVERLOOKING  
NATURAL WETLANDS**



**BEAUTIFUL ATRIUM STYLE LOBBY WITH  
CLEAR EXTERIOR VIEWS**



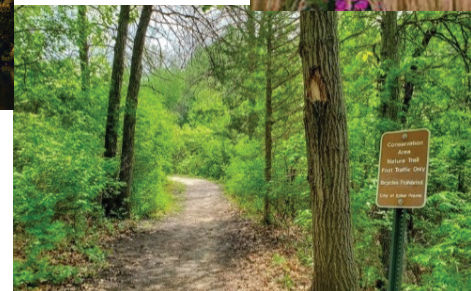
**ABUNDANCE OF NATURAL LIGHT**



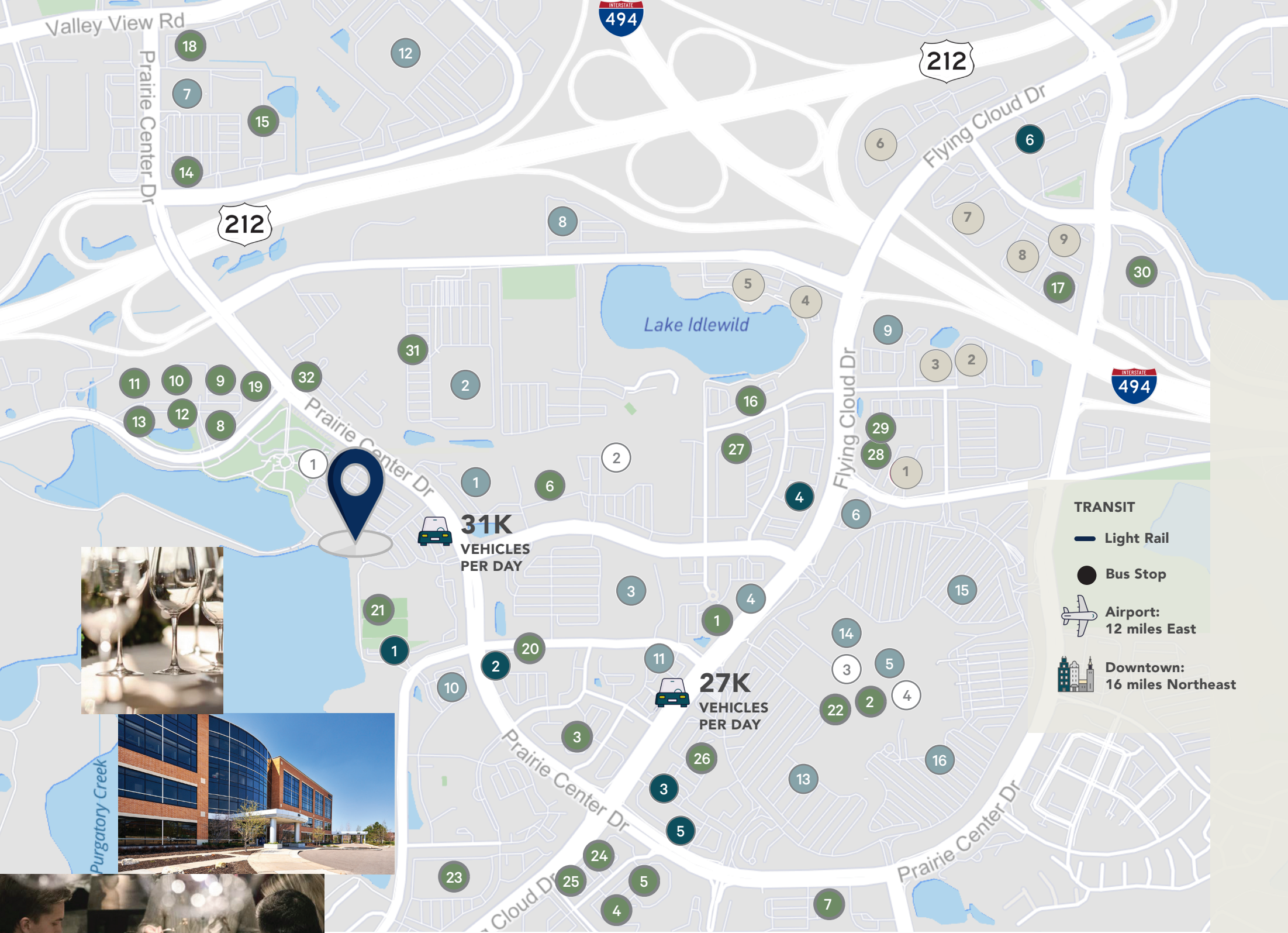
## WHERE WORK IS second nature

Nature reminds us that we are part of something larger than ourselves — increasing trust, cooperation, and closeness with others. Flagship Corporate Center is surrounded by the best of the natural world. Nearby Purgatory Creek Park, a 200-acre nature preserve, offers the opportunity to bike or hike a paved trail winding through gardens and wetlands.

**Work in an environment that reflects it's natural connection.  
Work at Flagship.**

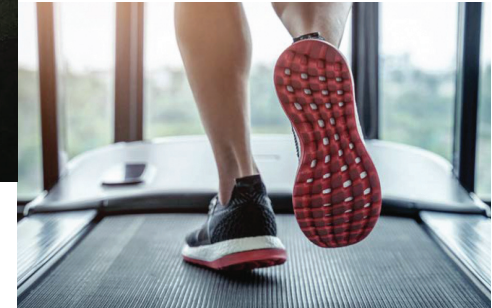






# AT THE crossroads

Flagship Corporate Center sits just southwest of the intersection of three major highways in the 494 corridor and is conveniently located near an abundance of amenities. Eden Prairie Center, a completely-renovated 1.4 million SF shopping center near Flagship, boasts 13 million shoppers annually and is anchored by popular major retailers. Flagship also neighbors Life Time Fitness, providing access to a best-in-class fitness experience.



Work with convenience, where life and work intersect. Work at Flagship.

Miles of Trails  
**6**

Bike Score  
**68**

- DINING**
  - 1 Kona Grill
  - 2 Wildfire
  - 3 Fat Pants Brewing Co.
  - 4 Pizza Karma
  - 5 Applebee's
  - 6 Old Chicago Pizza & Taproom
  - 7 The Original Pancake House
  - 8 Café Zupas
  - 9 Jersey Mike's
  - 10 Chipotle Mexican Grill
  - 11 Rusty Taco
  - 12 Naf Naf Grill
  - 13 Noodles and Company
  - 14 Culver's
  - 15 Starbucks
  - 16 Redstone
  - 17 Pizza Luce
  - 18 Peoples Organic
  - 19 Five Guys
  - 20 Kyoto Sushi
  - 21 Rare Steak & Sushi
  - 22 Melts & Burgers
  - 23 Crumbl Cookies
  - 24 Taco Bell
  - 25 Wendy's
  - 26 Red's Savoy Pizza
  - 27 Champps
  - 28 Smashburger
  - 29 QDOBA
  - 30 FRGMNT Coffee
  - 31 Caribou Coffee
  - 32 Brick & Bourbon
- LODGING**
  - 1 Best Western
  - 2 SpringHill Suites
  - 3 TownePlace Suites
  - 4 Hampton Inn
  - 5 Extended Stay America
  - 6 Residence Inn by Marriott
  - 7 Sonesta Select
  - 8 Hyatt Place
  - 9 Fairfield Inn
- SHOPPING**
  - 1 Bachman's
  - 2 Costco
  - 3 Walmart
  - 4 FedEx
  - 5 Eden Prairie Center
  - 6 Holiday
  - 7 Lunds & Byerlys
  - 8 Asia Mall
  - 9 Best Buy
  - 10 CVS
  - 11 Walgreens
  - 12 Menards
  - 13 Scheels
  - 14 Target
  - 15 JC Penney
  - 16 Kohl's
- FITNESS**
  - 1 Life Time Fitness
  - 2 Orangetheory Fitness
  - 3 Pure Barre
  - 4 9Round Fitness
  - 5 Club Pilates
  - 6 Core Power Yoga
- ENTERTAINMENT**
  - 1 Purgatory Creek Preserve
  - 2 AMC Theatres
  - 3 Bowlero
  - 4 Tactical Urban Combat

**TRANSIT**

- Light Rail
- Bus Stop
- Airport: 12 miles East
- Downtown: 16 miles Northeast



IN THE HEART OF  
**Eden Prairie**



**RECOGNIZED YEAR AFTER YEAR AS ONE OF THE BEST PLACES TO LIVE AND WORK IN MONEY MAGAZINE AND THE NUMBER TWO SUBURB IN MINNESOTA**



**37 PARKS**



**17 LAKES**



**200 MILES OF SIDEWALKS AND TRAILS**



**NO. 1 PLACE TO LIVE IN MINNESOTA**



**5,100+ NEW HOUSING DEVELOPMENTS UNDER CONSTRUCTION, BOTH SINGLE AND MULTI-FAMILY**



**HOME TO THE EDEN PRAIRIE CENTER, WITH 11 MILLION SHOPPERS PER YEAR**

The community of Eden Prairie is an attractive live, work, play environment, boasting a median household income of \$111,981, 70% higher than the national average. Nearly 700,000 people live within a ten-mile radius of the property, with 9.4% population growth since 2010. Eden Prairie is one of the largest employment destinations in the Minneapolis market, home to multiple national headquarter locations.

**Work close to home with the quality of life you expect.  
Work at Flagship.**







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