



**For Sublease**

# 9825-35 W 74TH ST EDEN PRAIRIE WAREHOUSE

9825-35 W 74th St, Eden Prairie, MN

**SAM CARTER**

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# Property Profile

Prime flex space available in the Golden Triangle area of Eden Prairie. This 7,650 SF Space features multiple offices, conference rooms, kitchenette, and warehouse space serviced by a dock door. With a high clear height, and useable layout, this space is available for many types of businesses.

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**Address**

9825-35 W 74th St, Eden Prairie, MN

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**Availability:**

Suite 35: 7,650 SF

- Approx. 2,445 SF Office
- Approx. 5,205 SF Warehouse

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**NNN Rent + CAM/Taxes**

**\$9.00/SF/YR + CAM/TAX**

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**Zoning**

I (Industrial) Zoning

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**Uses**

**Logistics, transportation,  
manufacturing, storage**

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**Lease Expiration:**

**June 1, 2032**

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# Property Photos



# Property Photos



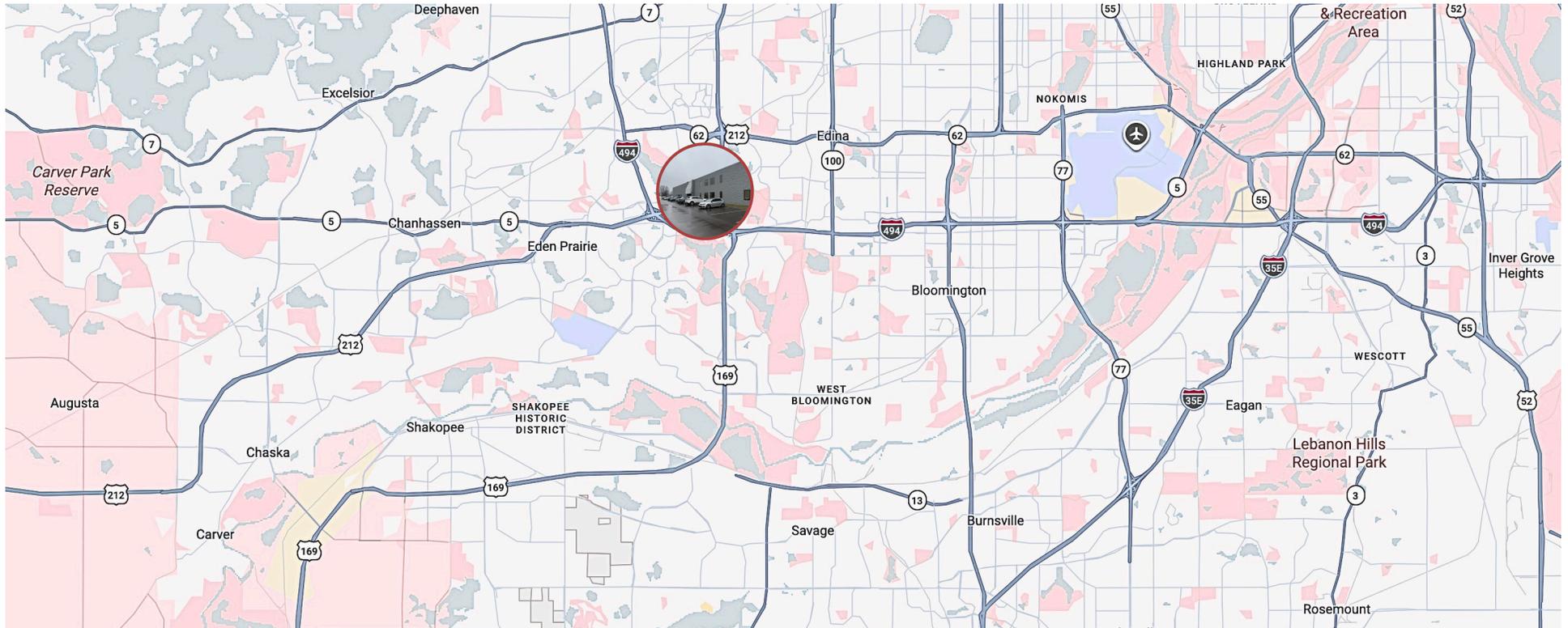
# Property Photos



# Property Photos



# Property Proximity



POPULATION		1 MILE	3 MILES
POPULATION		2,496	60,954
MEDIAN AGE		50.20	42
DAYTIME EMPLOYEES		15,570	83,731
HOUSEHOLDS		1 MILE	3 MILES
HOUSEHOLDS		1,007	26,366
MEDIAN HH INCOME		\$127,273	\$102,531





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**OBSIDIAN GROUP**

