

# BENT CREEK BUSINESS CENTER



7525 Mitchell Road, Eden Prairie, MN 55344

## Office Condo for Lease or Sale



### Property Description:

Bent Creek Office Building is a professional office complex in Eden Prairie with view of Bent Creek Golf Course. At 42,729 SF, it is a mid-size building with elevator, large reception area, manicured lawn, and monument signage. The property was built in 1974 and remodeled 2006.

### Condo Stats:

**Available:** Suite 308 | 785 SF

**Lease:** \$1,570 per month gross  
(includes operating expenses and taxes)

**Sale Price:** \$78,500  
Estimated association dues if purchased are  
\$584.60 per month / \$7,015.20 annually

### Features:

- Easy access to Hwy 212 & 5, and close to 494
- Building has a shared conference room and break room with kitchenette
- Elevator
- Fully sprinkled
- Free parking
- Professional building with open lobby
- Numerous restaurants and retail within 5 minutes

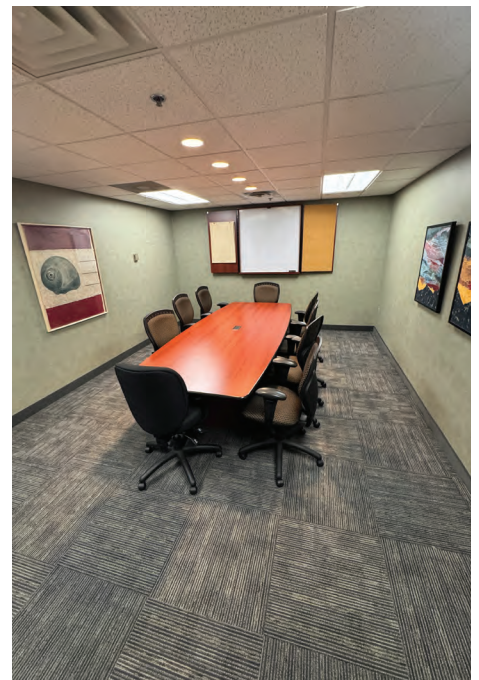


**Kevin Peck**  
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**Photos:**

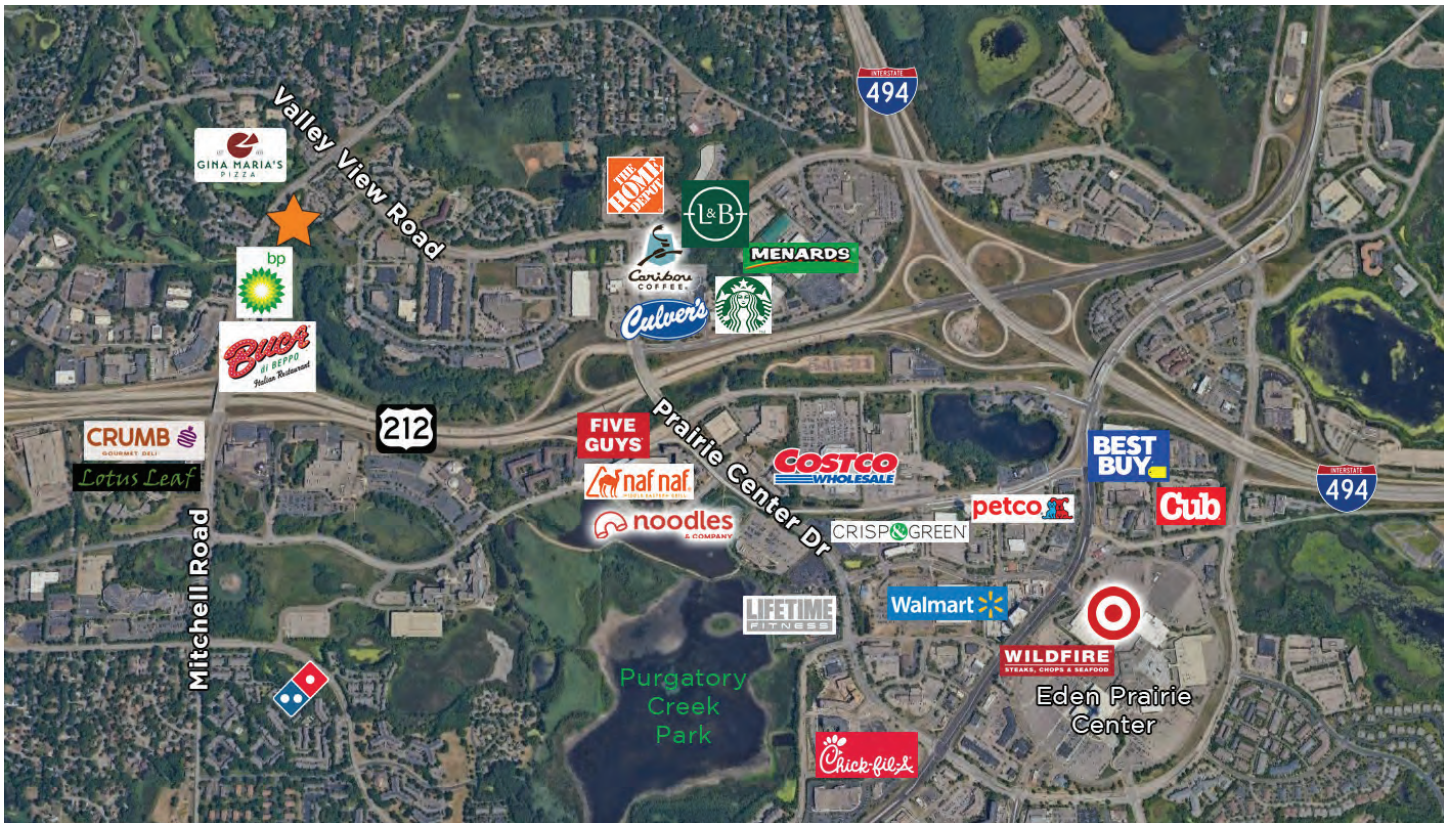


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Aerial Map:



Suite 308 Floorplan:



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