



FOR SUBLEASE 67,438 SF

13300 PIONEER TRAIL

EDEN PRAIRIE, MINNESOTA



SUBLEASE INFORMATION

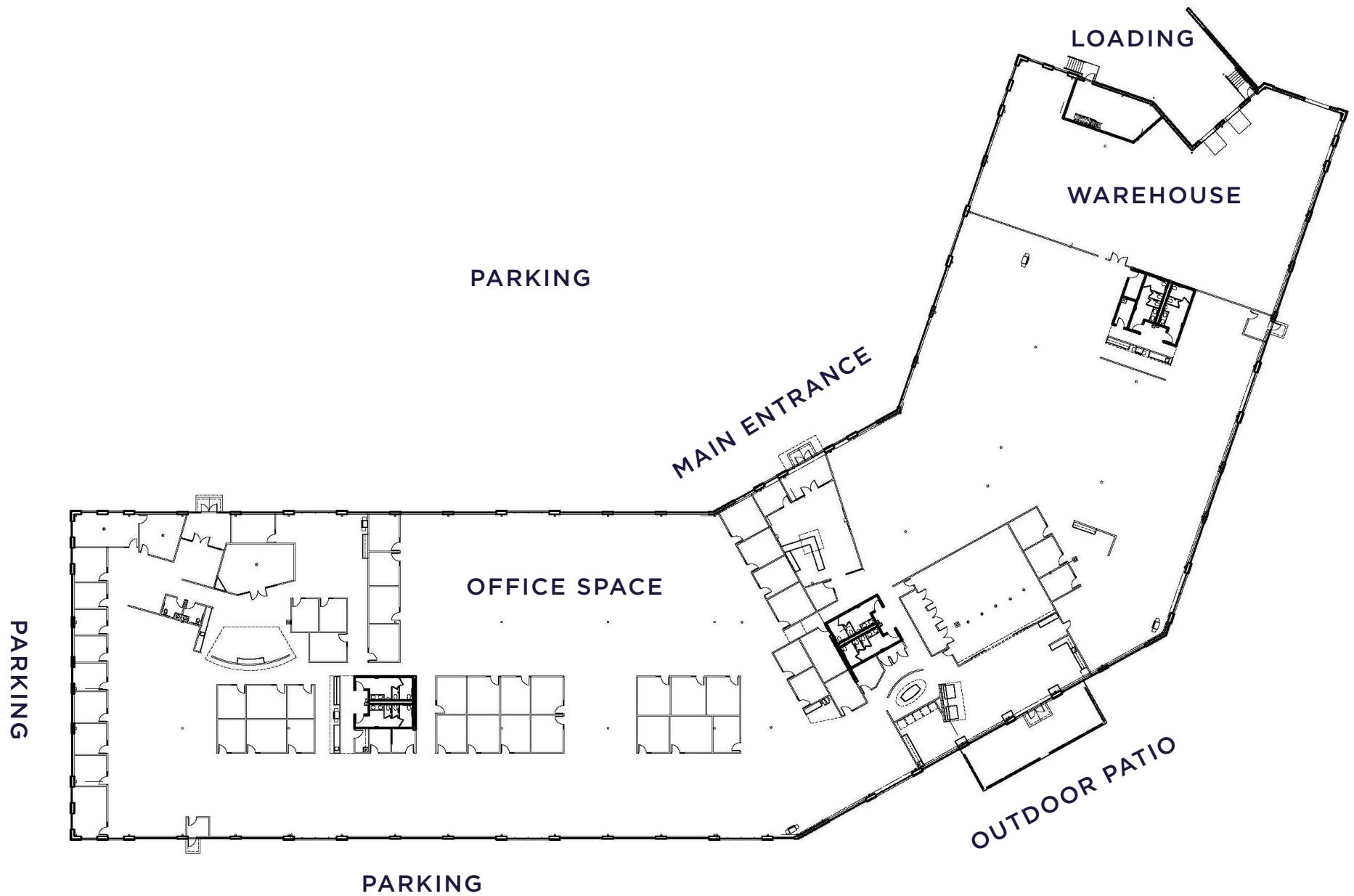
- Remaining Lease Term: 12/31/2027
- Rate: \$18.00 Gross
- Furniture: Included
- Parking: 311 Stalls
- Kitchen and Mail Room
- Offices: 31
- Cubicles: 263
- Restrooms: 4 sets
- Conference and Huddle Rooms: 19



FLOOR PLAN



FLOOR PLAN



PROPERTY INFORMATION

- Adjacent to Starling Lake Regional Park/trails
- Expansive natural light with high ceilings
- Park-like setting with mature trees
- Excellent visibility and access from Hwy 212



BUILDING SIZE

67,438 SF



OFFICE AREA

60,438 SF



WAREHOUSE AREA

7,000 SF



LOADING

2 Docks
1 Drive-in



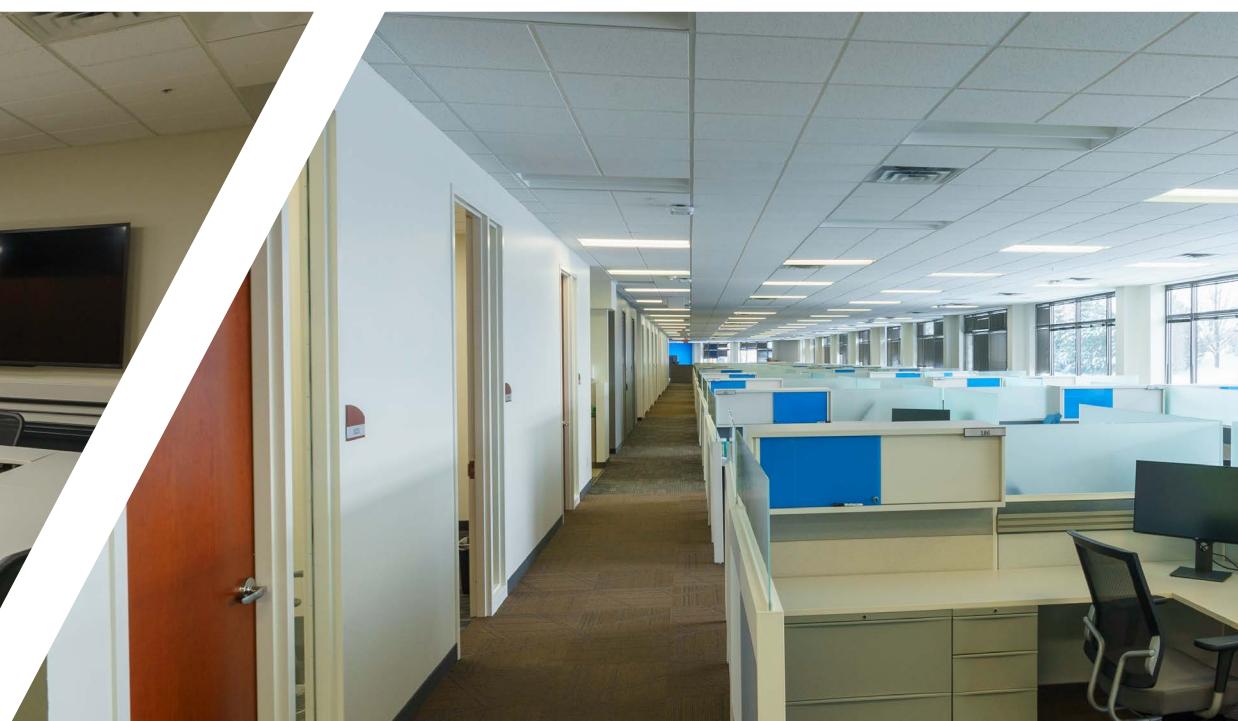
CLEAR HEIGHT

16'

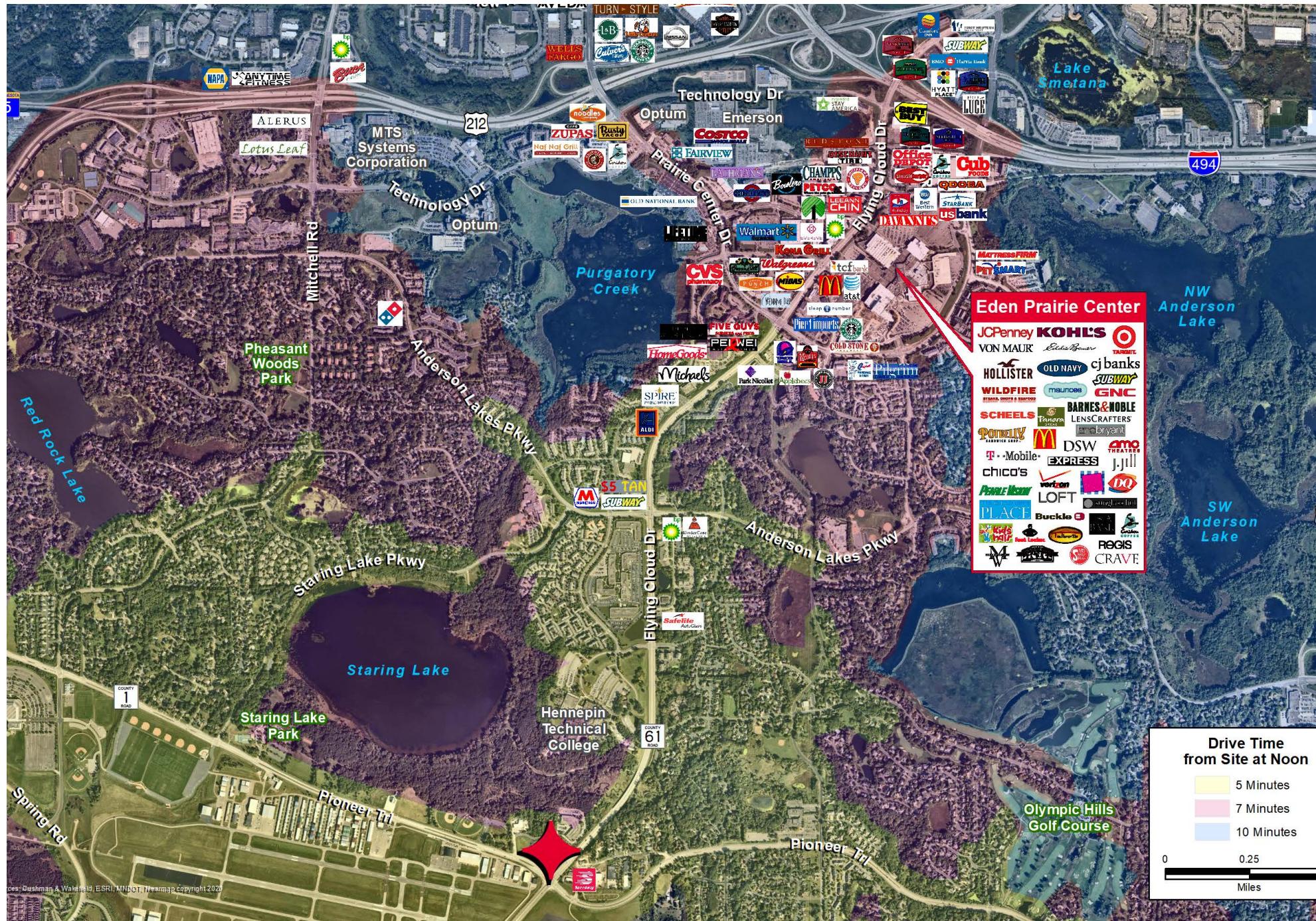


YEAR BUILT

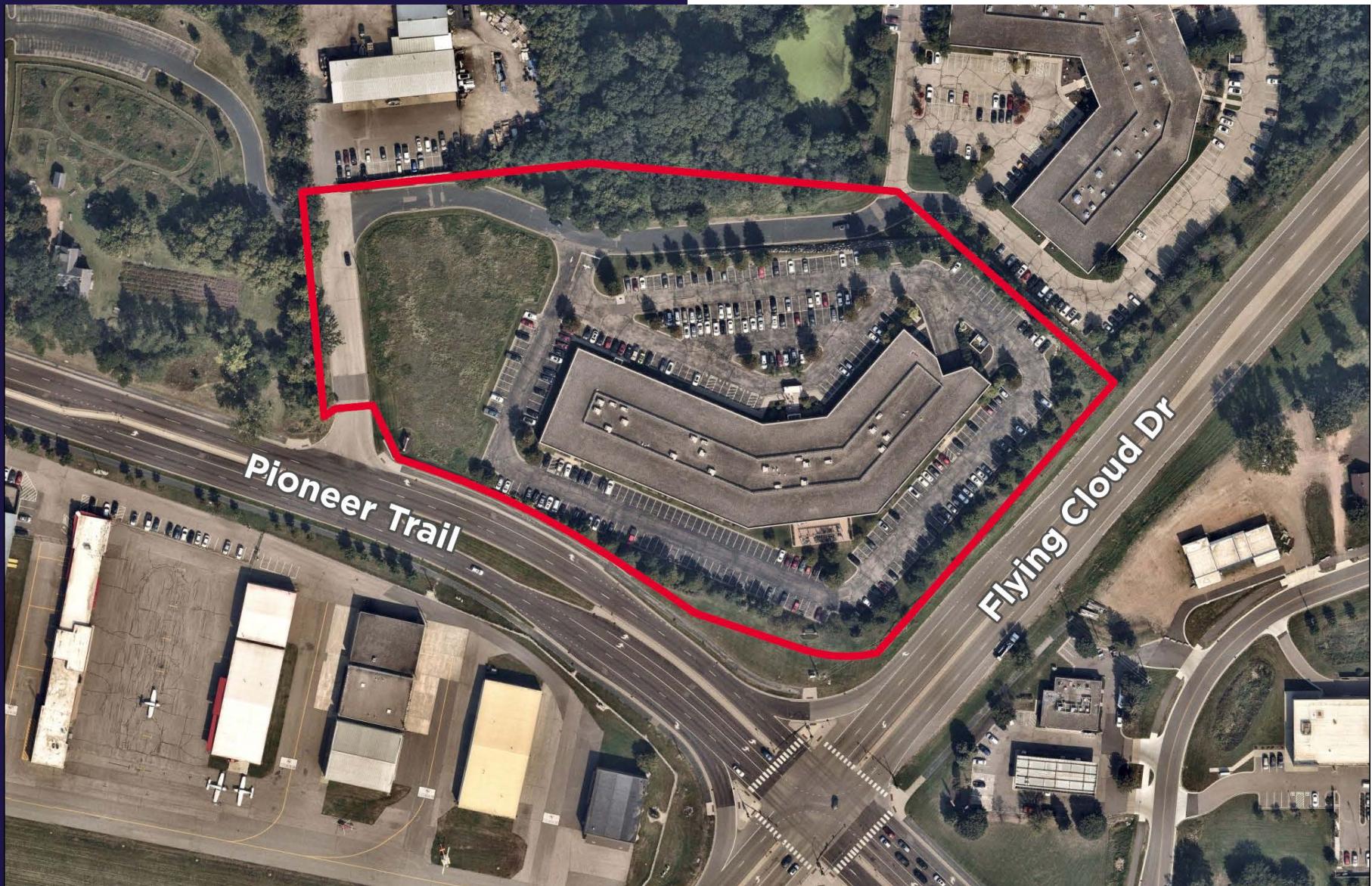
2007



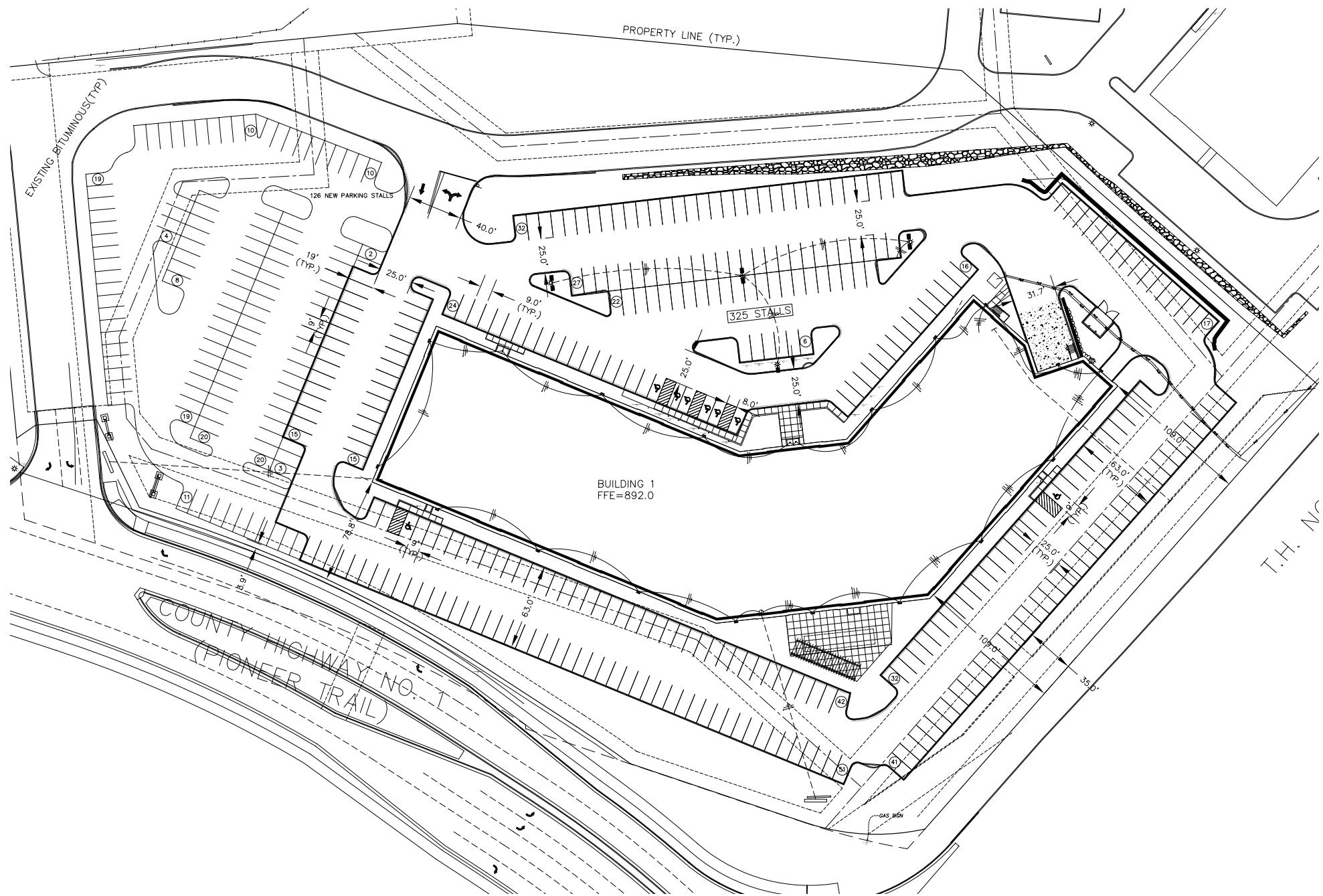
LOCAL AMENITIES & DRIVE TIME



SITE PLAN



FUTURE PARKING PLAN





CONTACT

LEXIS LOWELL
Senior Brokerage Specialist
+1 952 820 8758
lexis.lowell@cushwake.com

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