



7075

FLYING CLOUD DR

EDEN PRAIRIE, MN

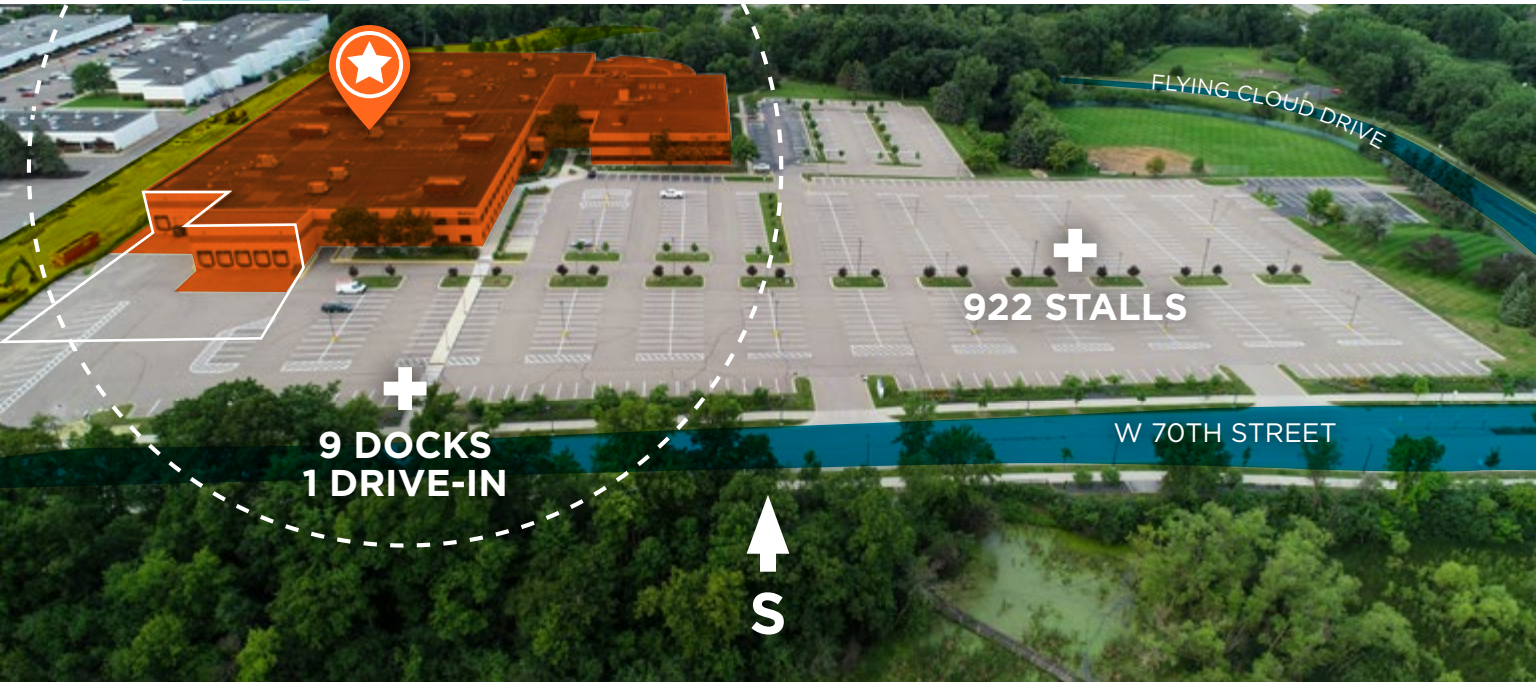
**SUBURBAN
CONNECTION**

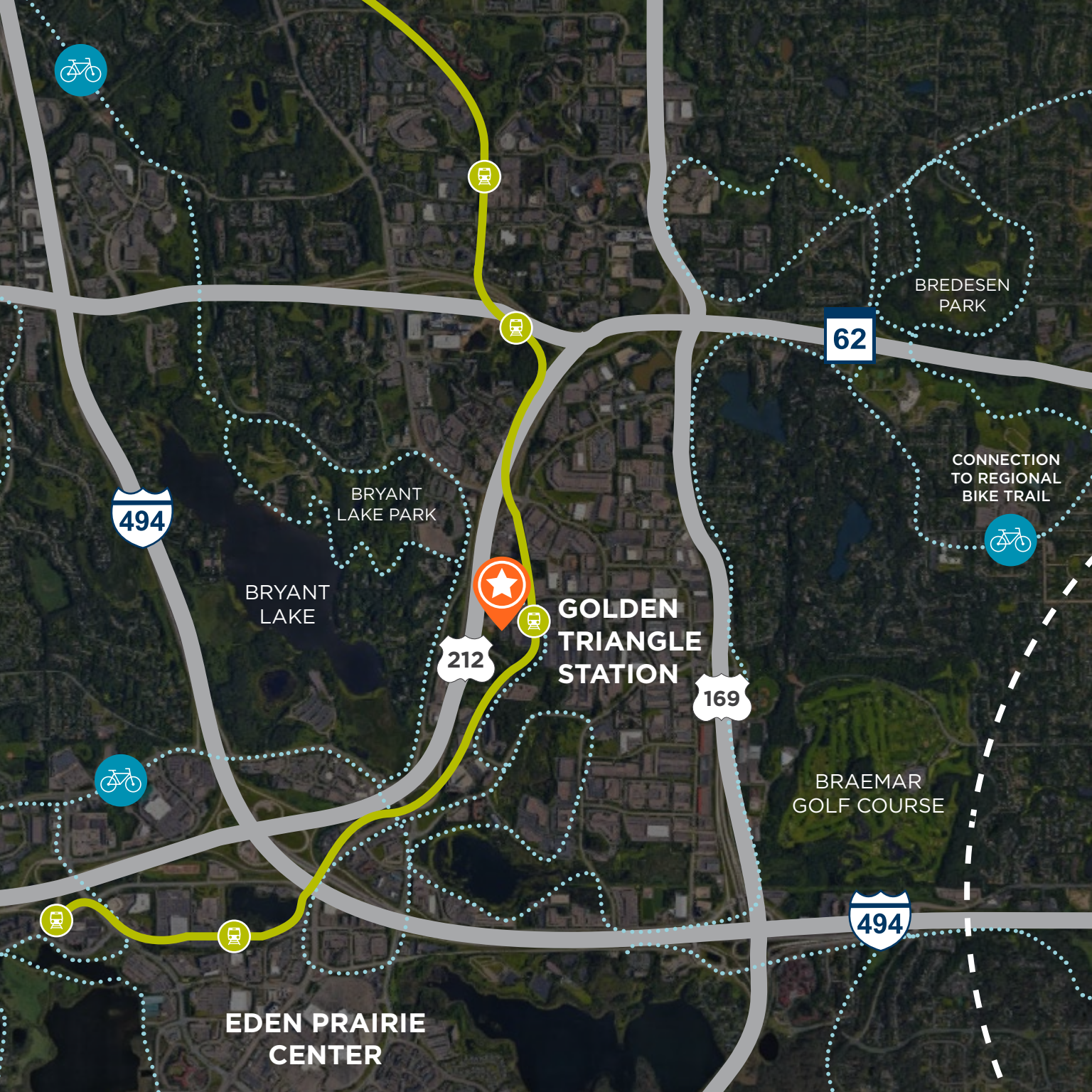
Strike the perfect
balance between
flexible + functional.

SIZE	up to 340,000 SF OFFICE/WAREHOUSE
STORIES	2
LOADING	9 DOCKS / 1 DRIVE-IN
CLEAR HEIGHT	24' CLEAR TO BOTTOM OF JOIST
YEAR BUILT/ RENOVATED	1982/2018
NET RATE	\$14.00 PSF
OP EX/TAX	\$8.00 PSF

**340,000 SF
AVAILABLE**







BREDESEN PARK

BRYANT LAKE PARK

BRYANT LAKE

GOLDEN TRIANGLE STATION

CONNECTION TO REGIONAL BIKE TRAIL

BRAEMAR GOLF COURSE

EDEN PRAIRIE CENTER



Steps from the new Southwest Light Rail station



Quick access to Highways 212, 169, I-494 and 62



Numerous restaurants and retail amenities located in the heart of Eden Prairie



Connected to local and regional bike trail systems



Abundant free parking for added daily convenience

**URBAN
CONNECTION.
SUBURBAN
CONVENIENCE.**



**+
HIGH
CEILINGS**



**+
ON-SITE
RECREATION**



**+
ON-SITE
FITNESS**



**+
ON-SITE
CAFE**

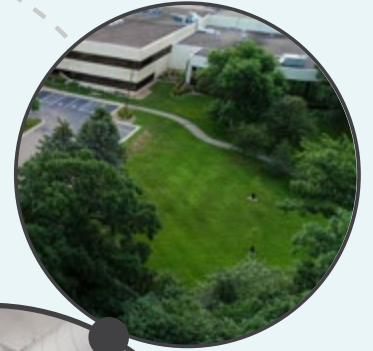


**+
FREEWAY
ACCESS**

**+
LRT + METRO
TRANSIT
PROXIMITY**



**+
GREEN
SPACE**



**+
HQ LOCATION**



**+
AMPLE FREE
PARKING**

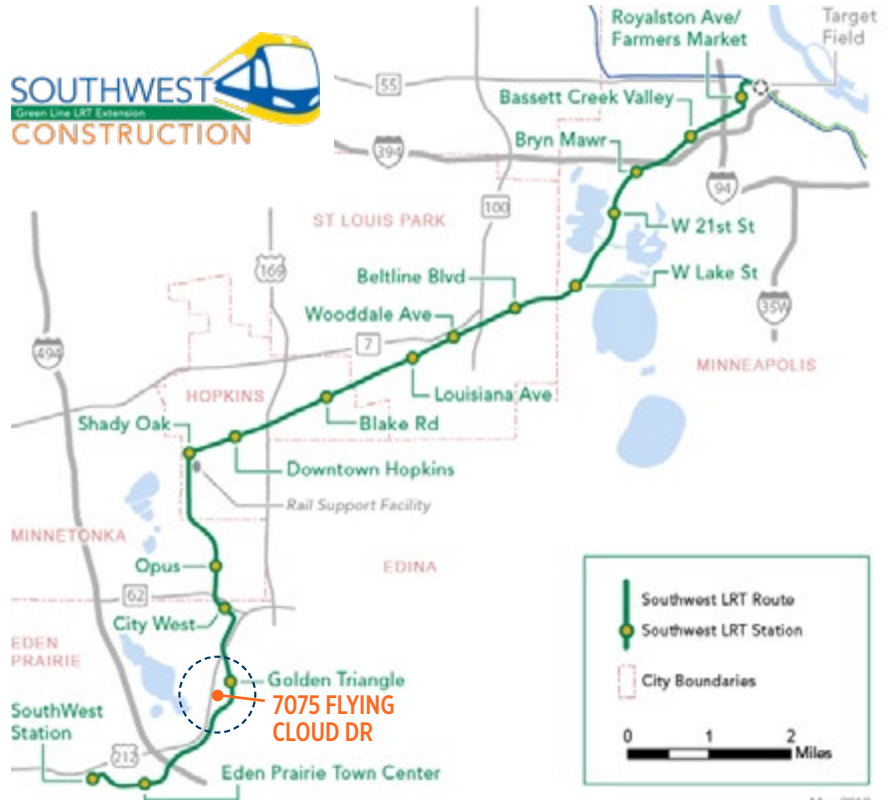


**+
MULTI-USE
FUNCTIONALITY**



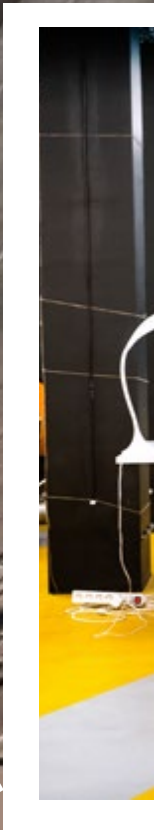


SUBURBAN RESURGENCE





REDEFINED SUBURBAN OFFICE

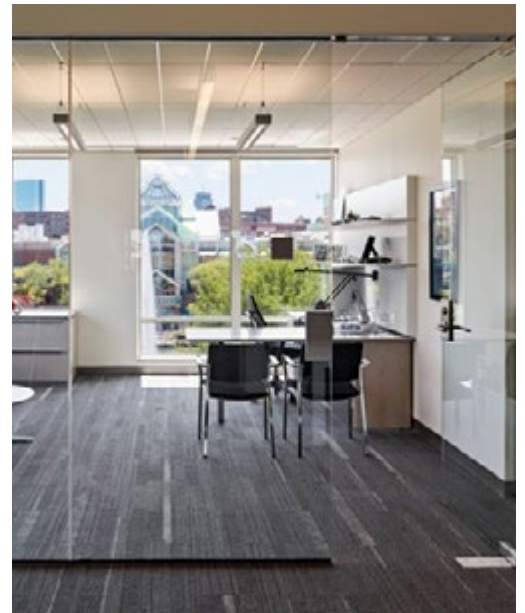
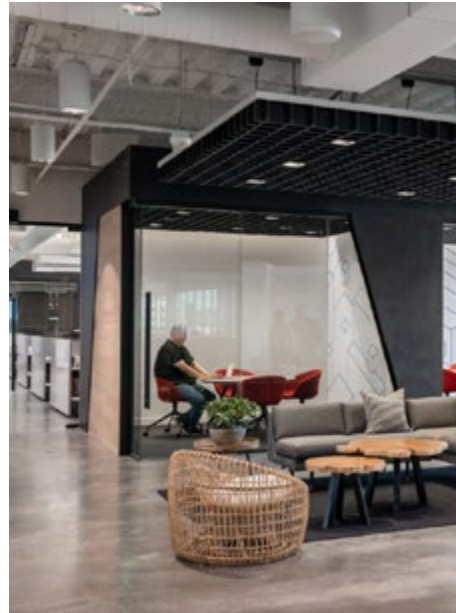




Strike the perfect balance between **urban energy + suburban sensibility**.

Enjoy the spaciousness of a sprawling suburban campus environment, that feels like the center of creative culture. The site's on-site recreation, and open spaces filled with natural light, blend with unlimited transit options, high exposed ceilings, and a naturally industrial vibe.

This unique juxtaposition allows 7075 Flying Cloud Drive to offer the best of everything creative office users desire today.





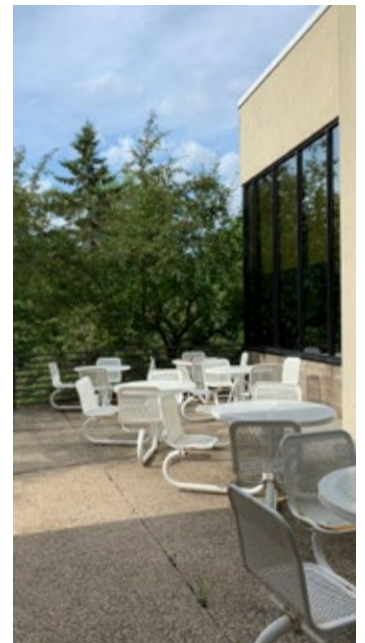
ROBUST AMENITIES



Strike the perfect balance between **productivity + profit.**

Establish a new standard as a progressive employer who wants to attract, engage and retain the best and brightest talent in today's competitive environment. Promote health and well-being for your employees with the beautiful suburban greenscape.

Featuring the most desirable benefits demanded by the workforce of today and tomorrow, this modern workplace will stimulate happy employees, and maximize your bottom line.





**FLEXIBLE
FUNCTIONALITY**



Strike the perfect balance between **Today's need + Tomorrow's success.**

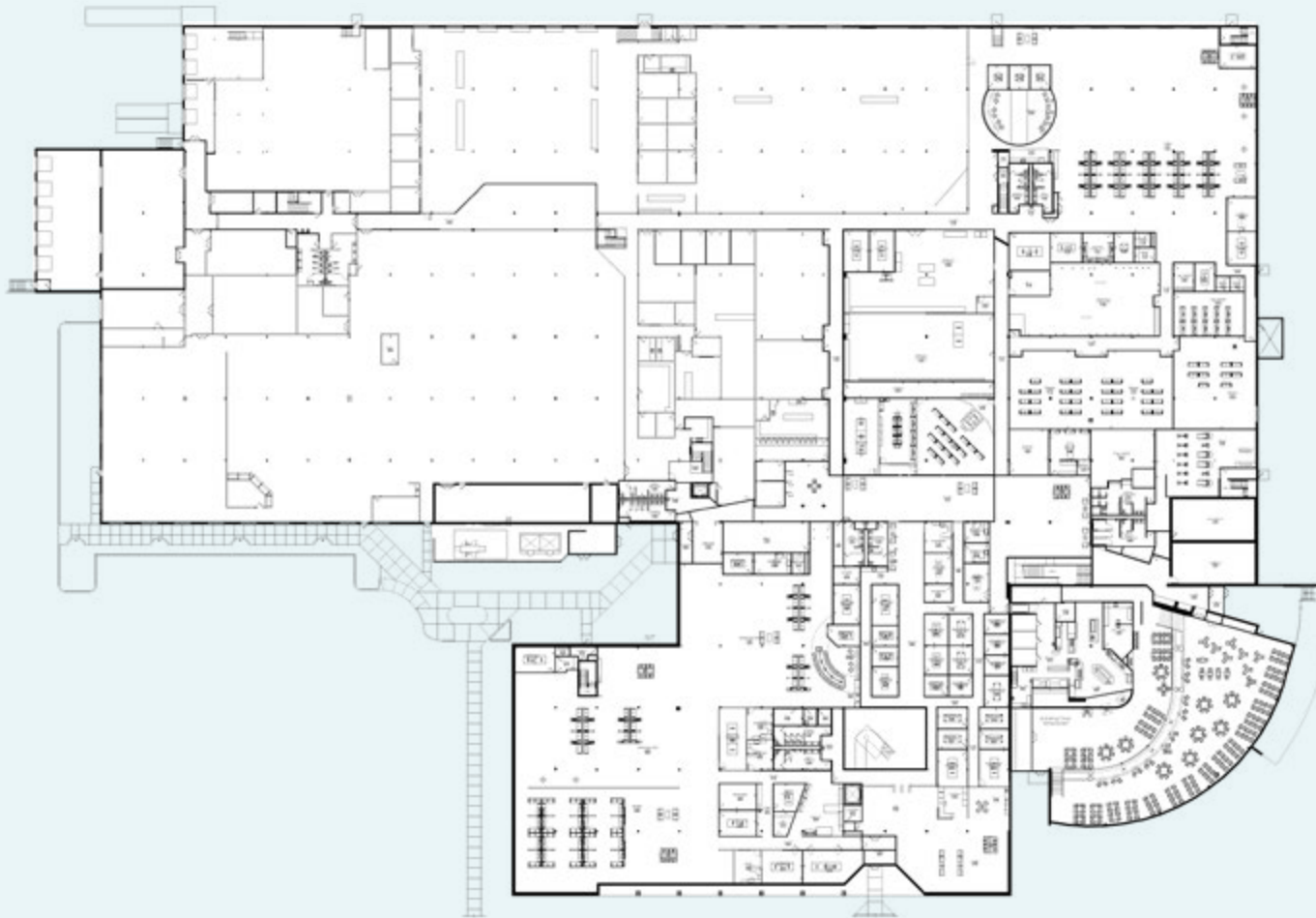
Customize this blank slate to make it an exciting reflection of your unique brand image. With the flexibility to incorporate office, warehouse, and tech functionality, your space will maximize efficiency and meet your requirements today while also giving you the ability to adjust in the future.



+ 340,000 SF
OFFICE/WAREHOUSE

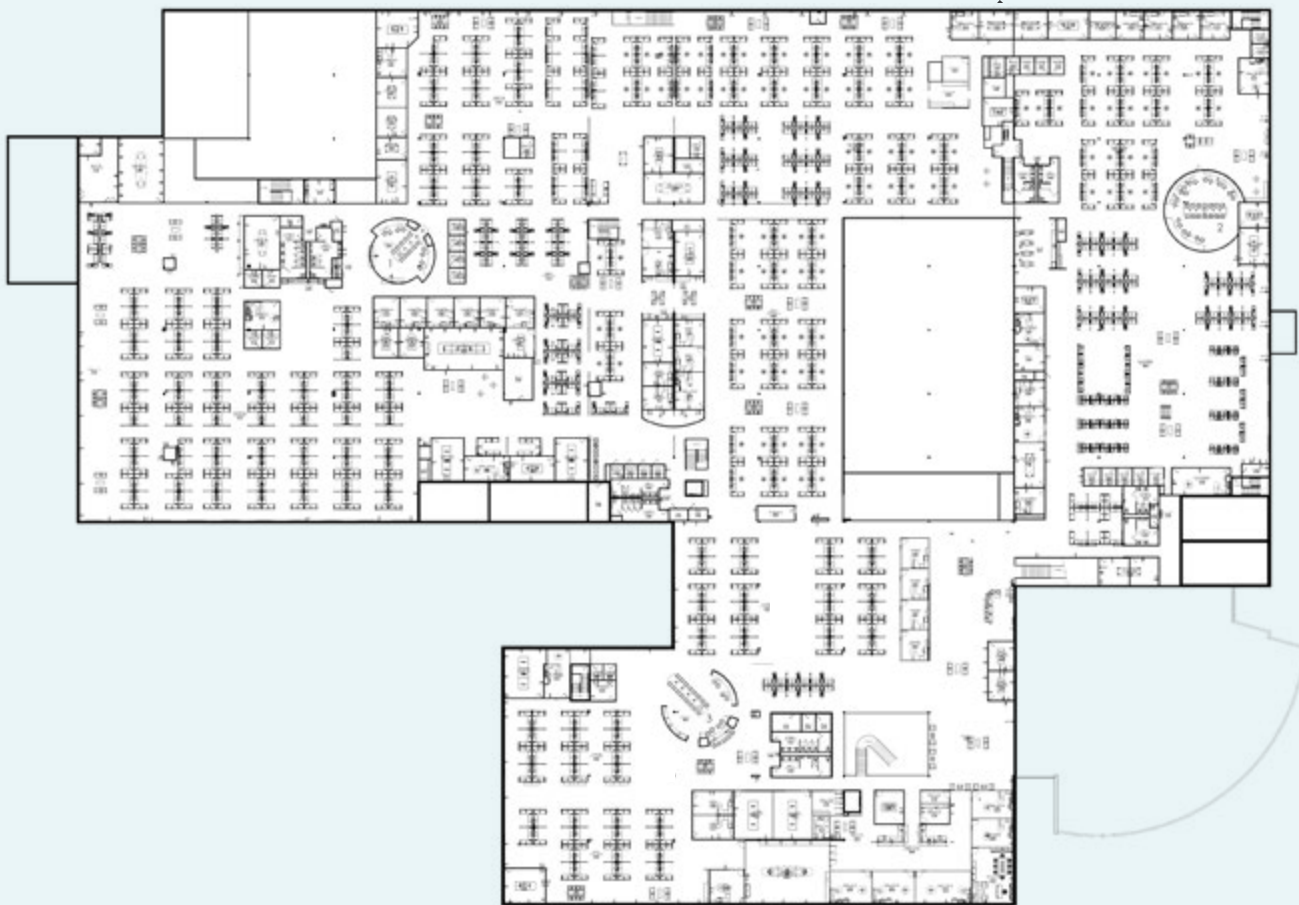


FL 01





FL 02



GET CON



CONNECTED

Strike the perfect balance
between **Office + Warehouse**.
Contact us today.

DAN GLEASON

952 893 8884

dan.gleason@cushwake.com

KRIS SMELTZER

952 837 8575

kris.smeltzer@cushwake.com

HUDSON BROTHEN

952 893 8261

HUDSON.BROTHEN@cushwake.com



STAY CONNECTED

7075

FLYING CLOUD DR

EDEN PRAIRIE, MN



**CUSHMAN &
WAKEFIELD**