

EDEN PRAIRIE OFFICE SPACE

14530 Martin Drive | Eden Prairie, MN



Newmark
Knight Frank



4,450- 8,241 SF AVAILABLE | EXCELLENT LOCATION & AMENITIES



**Monument Building
Signage Available**



**Space is Located
at Front of Building**



**Great Visibility
& Hwy Access**



**Individual Restrooms
& Entrance**



**Close Proximity to
Regional Bike Trails**

PROPERTY OVERVIEW:

Two end-cap suites of 4,450 and 8,241 square feet of highly-finished professional and productive office/warehouse space available in Eden Prairie. Easy access to Highway 5 and US-212. Direct access from parking lot to Tenant suite with individual restrooms and entrance. Close proximity to regional bike trails.



AVAILABLE SPACE:

SUITE 100

4,450 SF - Office
0 SF - Warehouse
4,450 SF - Total

SUITE 120

7,016 SF - Office
1,225 SF - Warehouse
8,241 SF - Total
One (1) Drive-In
One (1) Dock Door

EST. OPEX

\$6.53 PSF

RENTAL RATES

\$6.00-\$12.00 PSF Net



ngkf.com

100 S 5th St, Suite 2150, Minneapolis, MN 55402

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SUITE 100 SPACE DETAILS:

SUITE 100

4,450 SF - Office
0 SF - Warehouse
4,450 SF - Total

EST. OPEX

\$6.53 PSF

RENTAL RATES

\$6.00-\$12.00 PSF Net



SPACE HIGHLIGHTS:

- Owner occupied facility
- Monument building signage available
- End cap suite with good glassline
- High ceilings in office area
- Move-in ready (30 days)
- Electric and Gas separately metered and paid by Tenant directly to provider
- Located 1.5 miles from the Southwest Lightrail Station
- Fitness, food and neighborhood services in close proximity



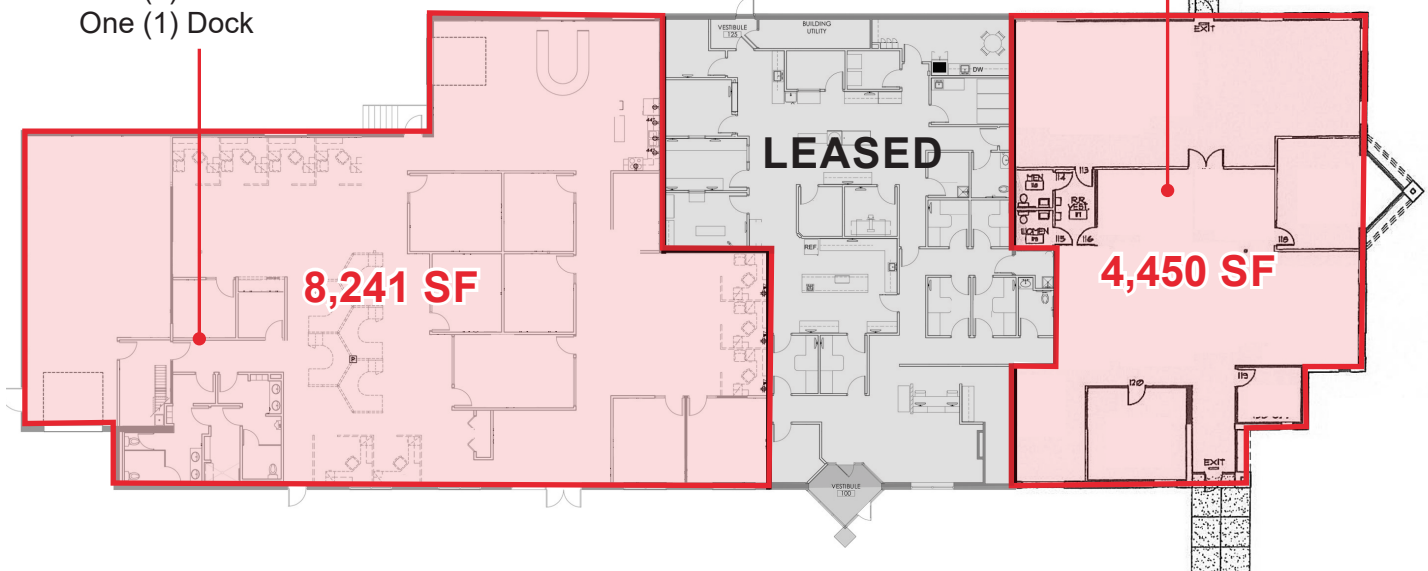
AS-BUILT PLAN:

SUITE 120

7,016 SF - Office
1,225 SF - Warehouse
8,241 SF - Total
One (1) Drive-In
One (1) Dock

SUITE 100

4,450 SF - Office
0 SF - Warehouse
4,450 SF - Total



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SUITE 120 SPACE DETAILS:

SUITE 120

7,016 SF - Office
1,225 SF - Warehouse
8,241 SF - Total

LOADING

One (1) Drive-In
One (1) Dock Door

EST. OPEX

\$6.53 PSF

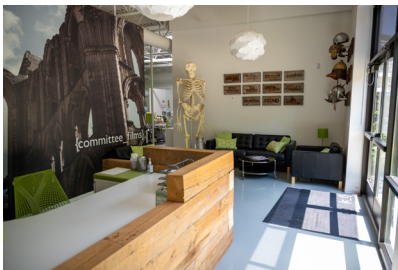
RENTAL RATES

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SPACE HIGHLIGHTS:

- End-cap suites with first class finishes throughout
- Open floor plan with enclosed areas
- Two (2) large private offices with windows
- Five (5) private meeting rooms (interior, no windows)
- Nine (9) semi-private, glass-walled offices
- Private shower
- Large conference room
- Three (3) skylights with natural light
- Move-in ready space ideal for a creative business in advertising, marketing, design, production or web, etc.

SUITE 120 PHOTOS:



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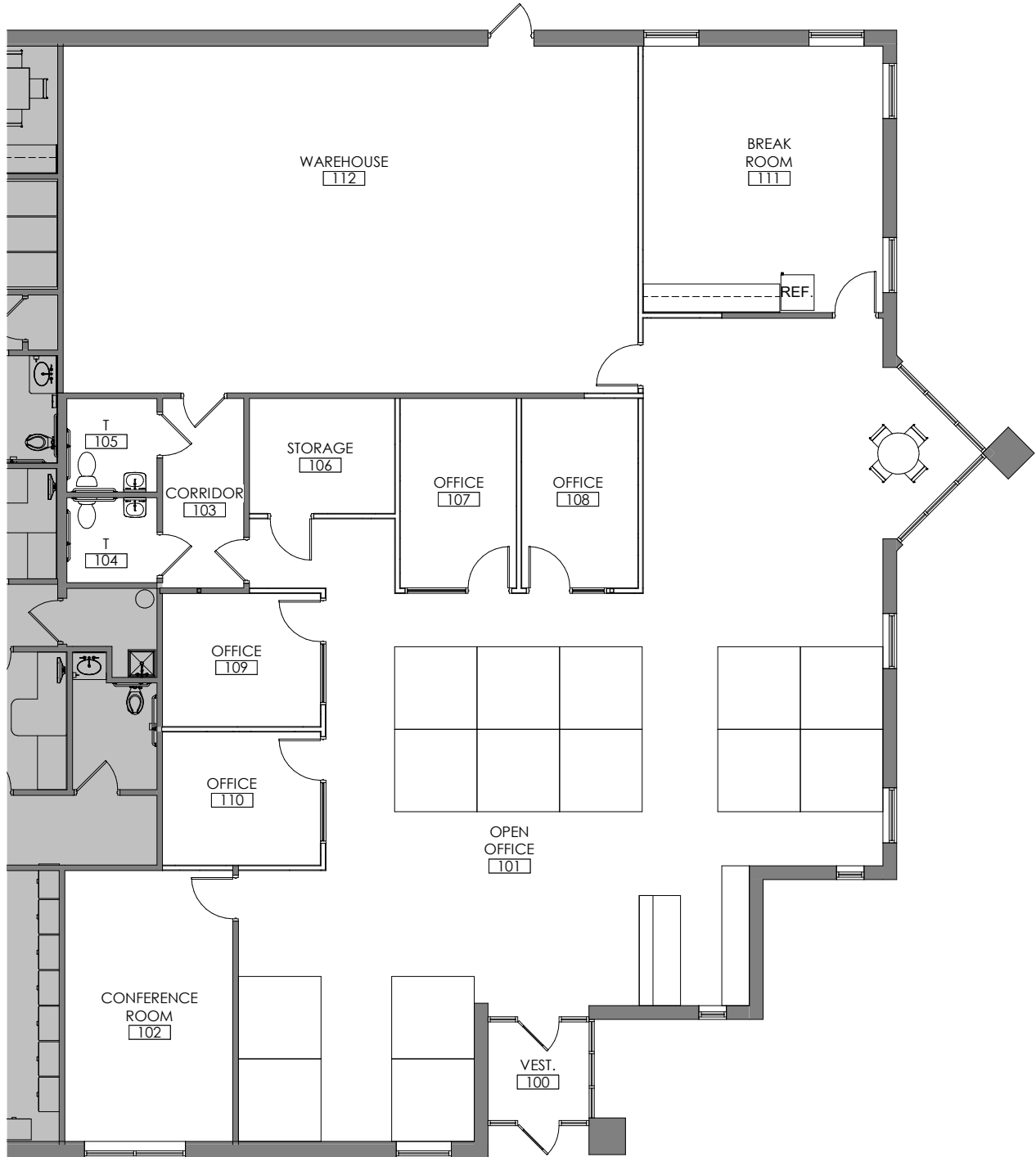
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SAMPLE SPACE RENDERING - SUITE 100



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