



TRANSWESTERN

REAL ESTATE
SERVICES

FOR LEASE

ANDERSON LAKES CENTER

9855 W 78TH ST, EDEN PRAIRIE, MN 55344

PROPERTY SPECIFICATIONS

Building Information

Anderson Lakes Center is located conveniently at the intersection of I-494 and Hwy 169. It underwent an extensive renovation in 2017 and now has class-A finishes throughout, as well as a fitness center with lockers and showers and one of the best lunch rooms/tenant lounges in the market. Bordering the Anderson Lakes Park Reserve, it has scenic views and a quiet park setting.

Property Summary

- **Building Area:** 85,728 SF Total
- **Number of Stories:** Four
- **Year of Construction/Renovation:** 1984/2017
- **Vacant:** 1,062 - 18,823 SF available
- **Lease Rate:** \$14.50/SF NNN
- **Operating Expenses:** \$9.08
- **Real Estate Taxes:** \$2.42
- **2020 Estimate:** \$11.50 PSF
- **Parking Patio:** 4.00/1,000 SF

Property Amenities

- Updated common areas
- New cafeteria/tenant lounge
- Fitness center with on-site personal trainer and lockers/showers
- Outdoor patio overlooking Anderson Lakes Park Reserve
- Monument signage available



CLASS A
FINISHES

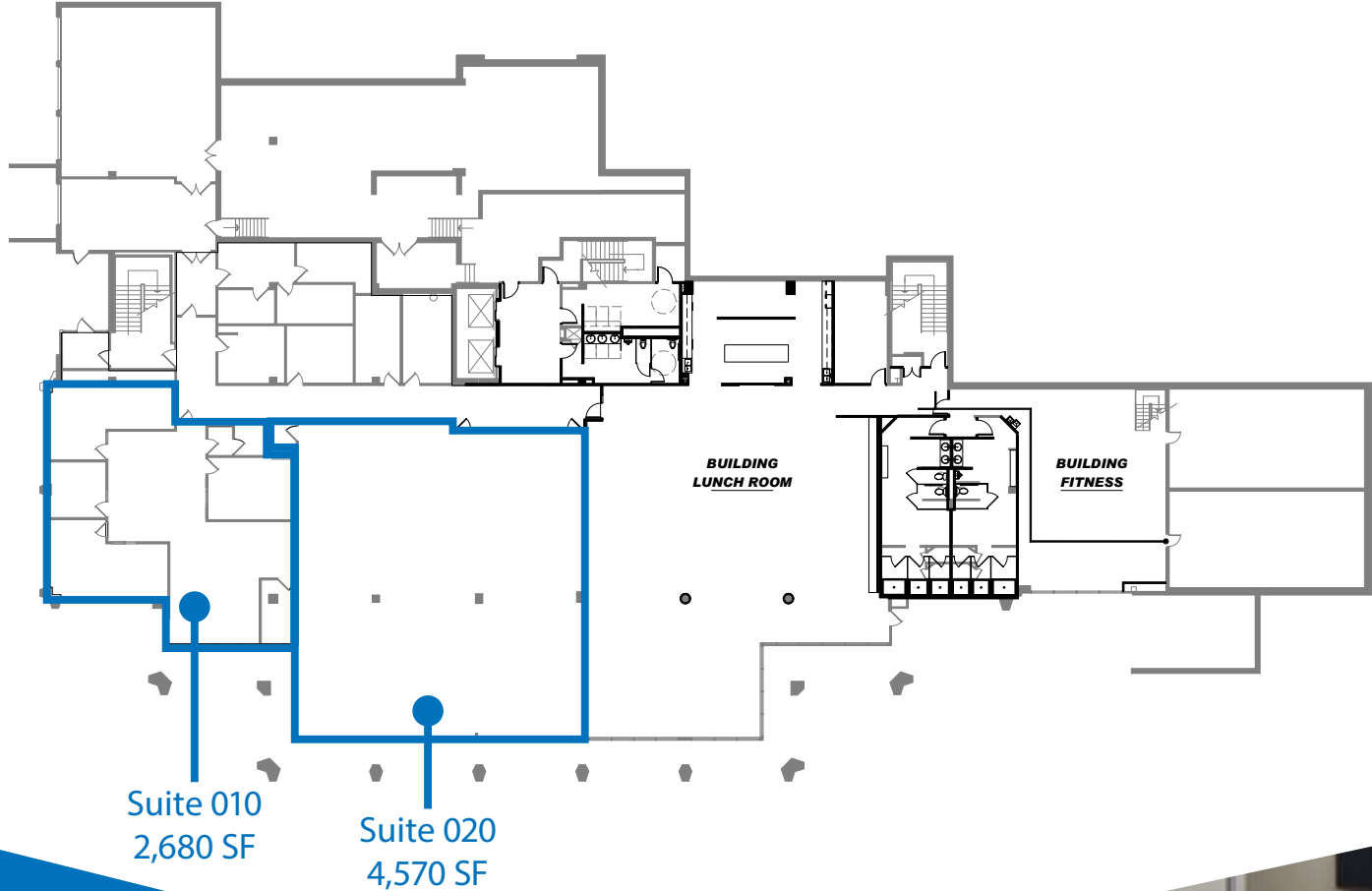


20,000 SF
FLOORPLATES



**STATE-OF
THE-ART**
FITNESS CENTER

AVAILABILITIES

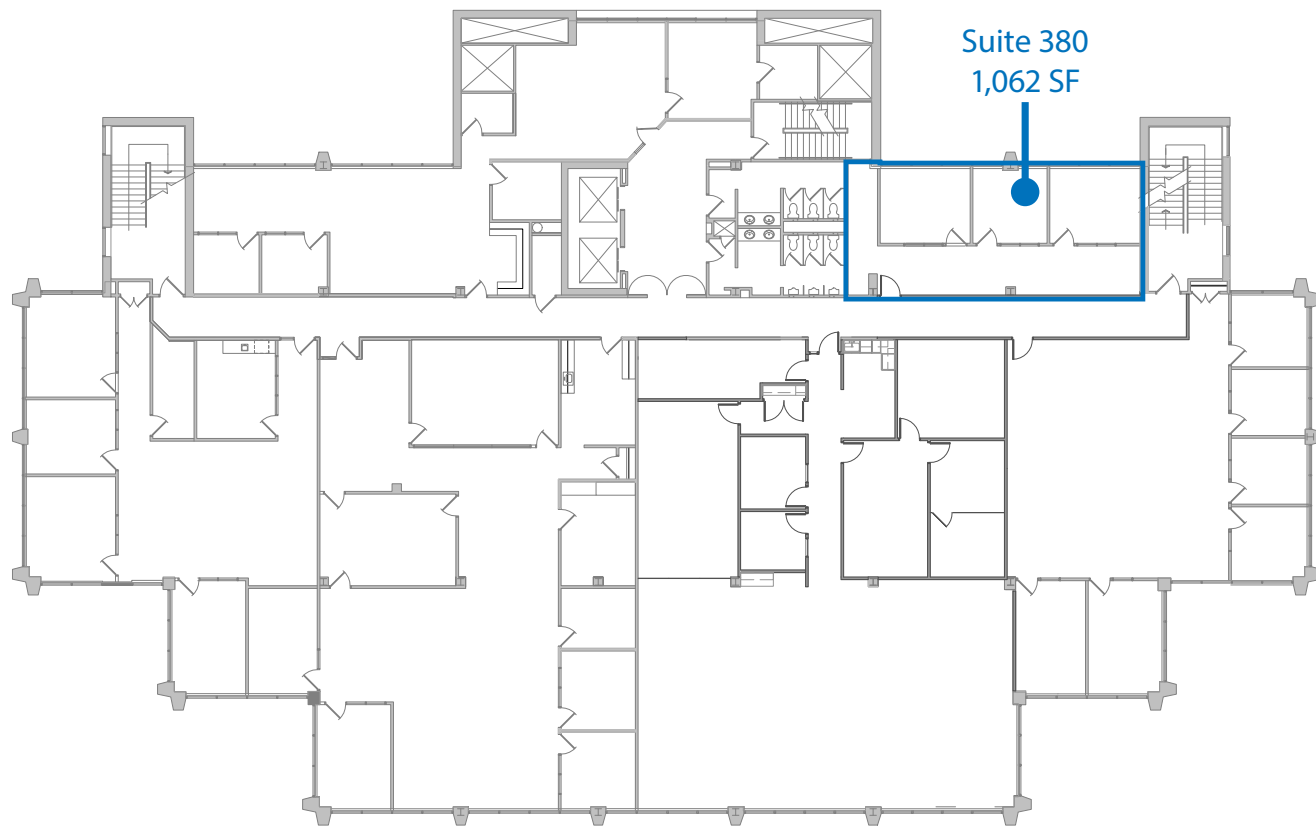


1ST FLOOR

Suite 020: 4,570 SF



AVAILABILITIES



3RD FLOOR

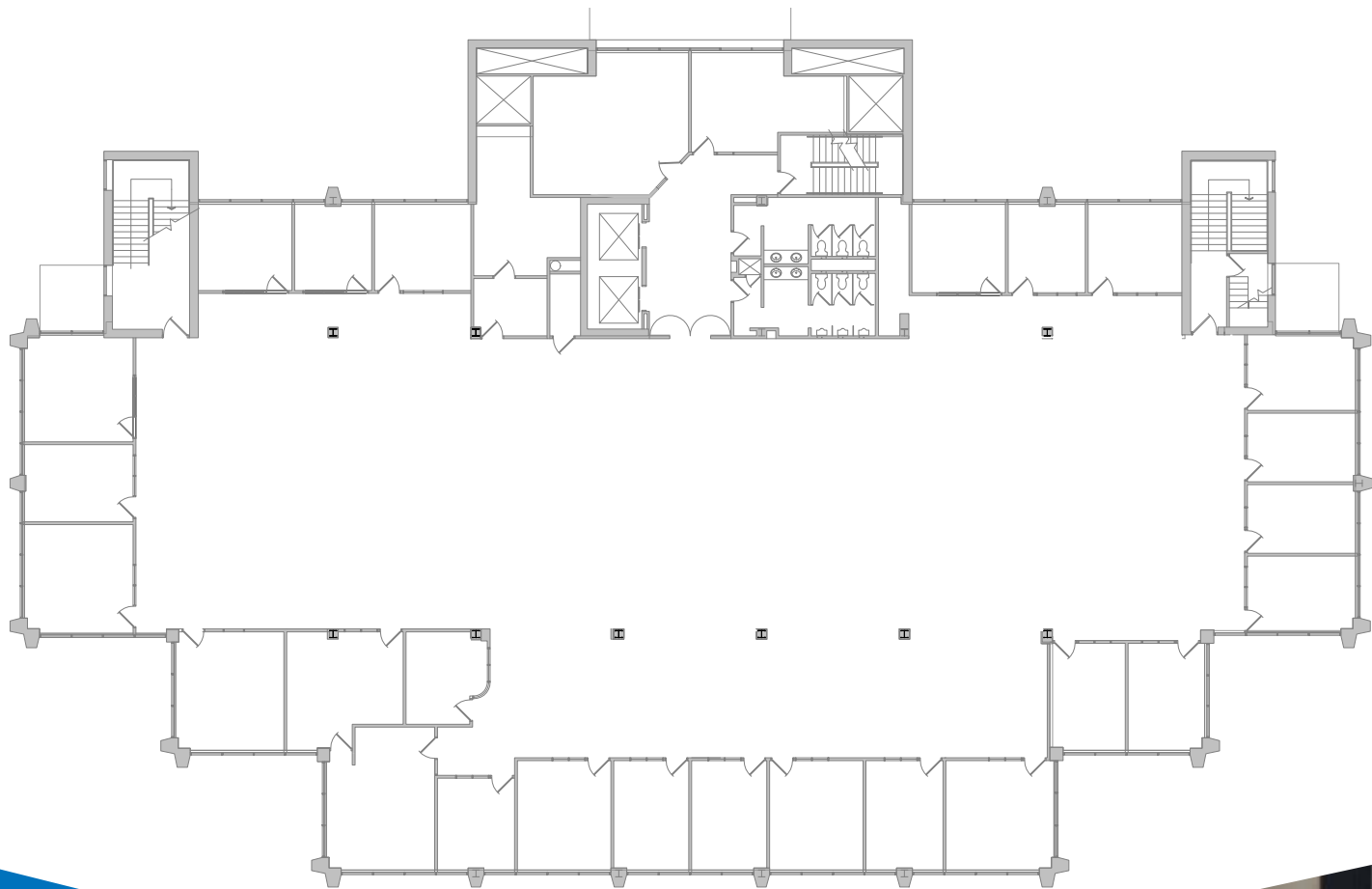
Suite 380

1,062 SF



AVAILABILITIES

Suite 400
18,823 SF



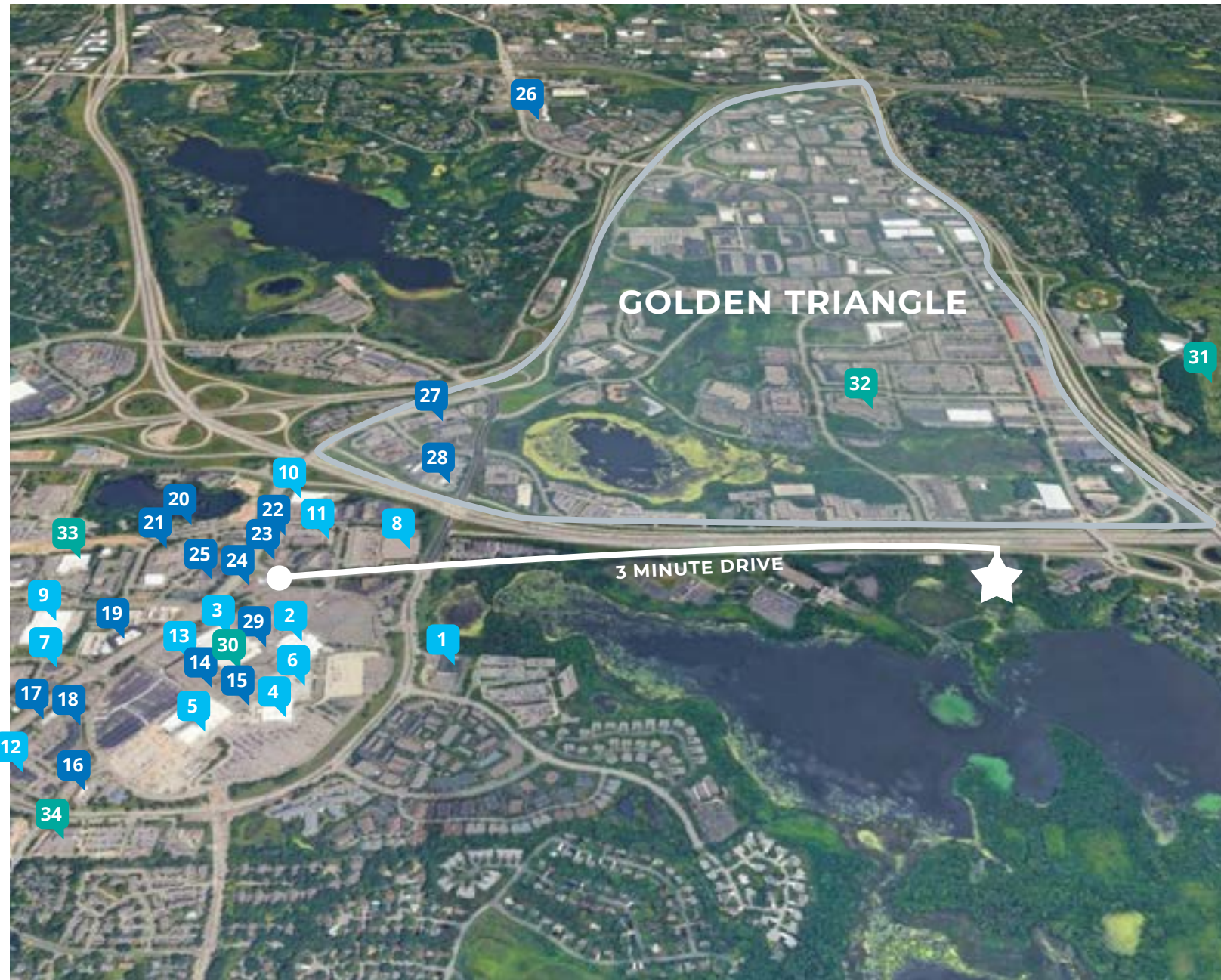
4TH FLOOR

Suite 400:

18,823 SF



AMENITIES



RETAIL

1. Pet Smart
2. JC Penny
3. Target
4. Kohl's
5. Scheels
6. Von Maur
7. Walgreen's
8. Cub
9. Walmart
10. Best Buy
11. Office Depot
12. UPS
13. Barns & Noble

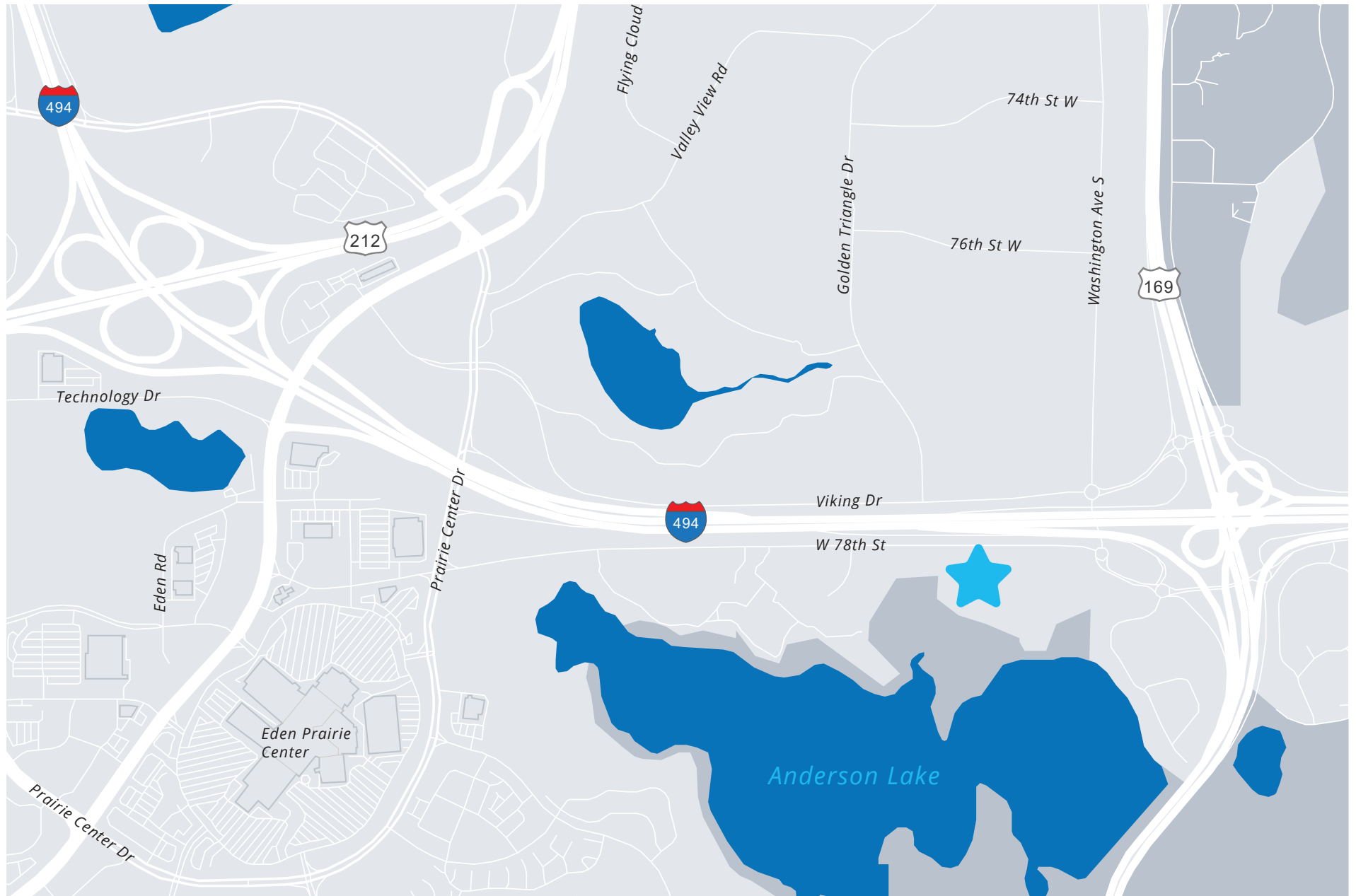
RESTAURANTS

14. Crave
15. Panera
16. Arby's
17. McDonald's
18. Starbucks
19. Kona Grill
20. Red Stone
21. Champ's
22. Qdoba
23. Smash Burger
24. Davanni's
25. Baker's Ribs
26. Campiello
27. TequeArepa
28. Pizza Luce
29. Wildfire

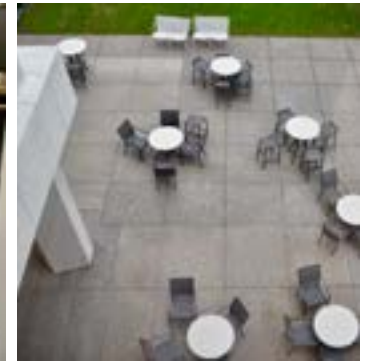
FUN

30. AMC
31. Braemar Golf Course
32. Ninja Warrior Gym
33. Bowlero
34. Library

LOCATION



PHOTOS





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THINKING BEYOND THE OBVIOUS

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