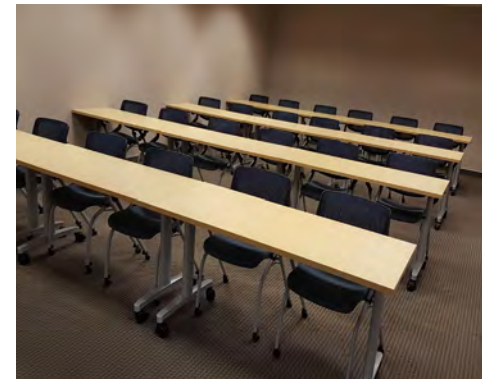


CROSTOWN CORPORATE CENTER

EDEN PRAIRIE
MINNESOTA
5 • 5 • 3 • 4 • 4



CROSSTOWN CORPORATE CENTER

Property SPECIFICATIONS

PROPERTY NAME: Crosstown Corporate Center

ADDRESS: 6385 Shady Oak Road, Eden Prairie, MN 55344

LOCATION: SW quadrant of Shady Oak Rd and Highway 62

PROPERTY TYPE: High-finish office

CLASS: A

YEAR BUILT: 1999

SQUARE FOOTAGE: 60,000 SF

FLOORS: Two (2)

QUOTED NET RENT: \$15.50 - \$16.50 PSF

TAX/OPS: \$5.05/\$8.29 | **Total: \$13.34**

PARKING: Surface parking and reserved garage space

AMENITIES: Underground parking, building training room, **NEW** fitness center, lockers and showers, available storage

CEILING HEIGHT: 9'

Developed
in
1999

Comprised
of
60,000 SF

Two
(2)
Floors



CROSSTOWN CORPORATE CENTER

LOCATION VISIBILITY & ACCESS

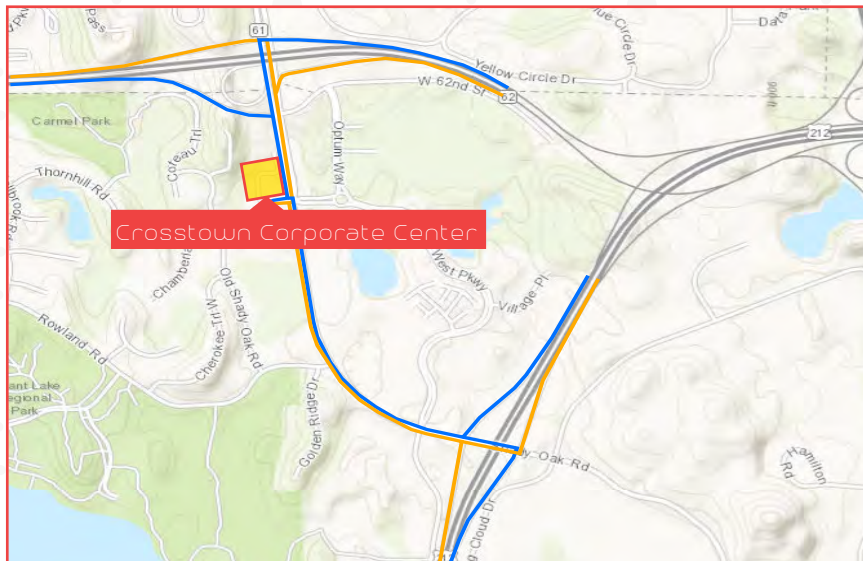
LOCATION

Just one block removed from Hwy 62, Crosstown Corporate Center enjoys easy access to countless retail, hotel, restaurant and service amenities throughout the Eden Prairie Mall District.

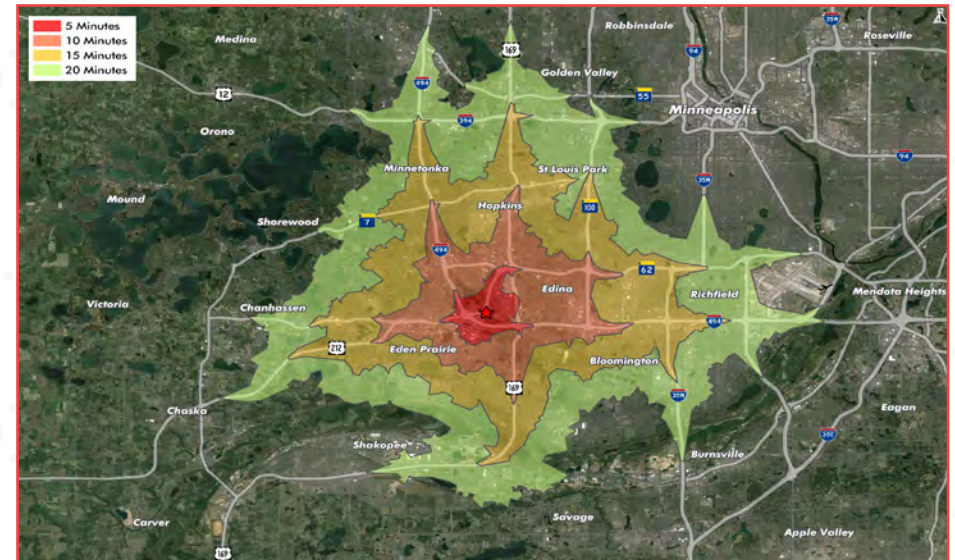
VISIBILITY

Crosstown Corporate Center is a highly recognizable icon in the Eden Prairie market with its distinctive architectural design.

LOCATION AND ACCESS MAP



DRIVE TIME TO AND FROM CROSSTOWN CORPORATE CENTER



ACCESS

Crosstown Corporate Center features convenient access to major roadways including Highway 494 and Highway 62. The asset fronts the heavily traveled intersection of Highway 62 and Shady Oak Road.

CROSSTOWN
CORPORATE
CENTER

BUILDING AMENITIES



UNDERGROUND PARKING



BUILDING TRAINING ROOM



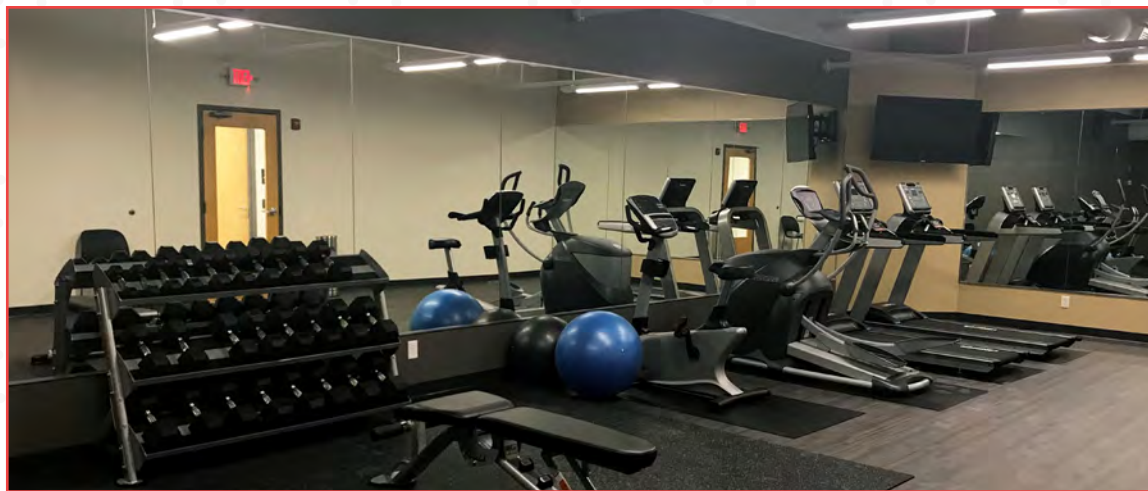
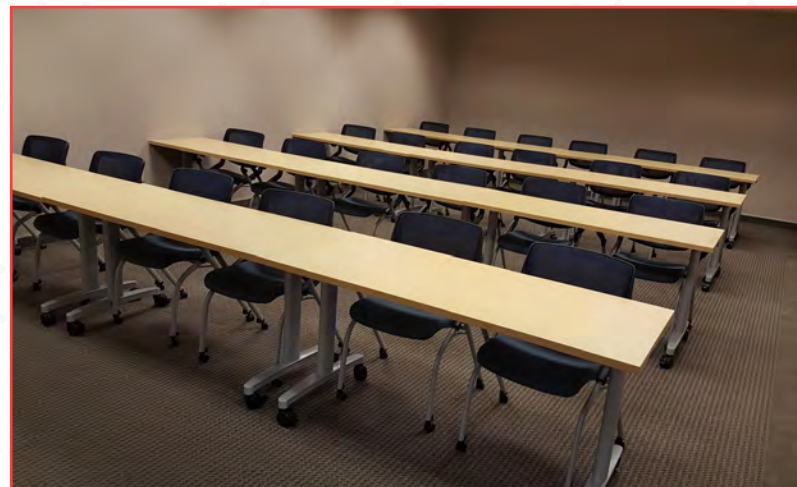
LOCKERS & SHOWERS



AVAILABLE STORAGE

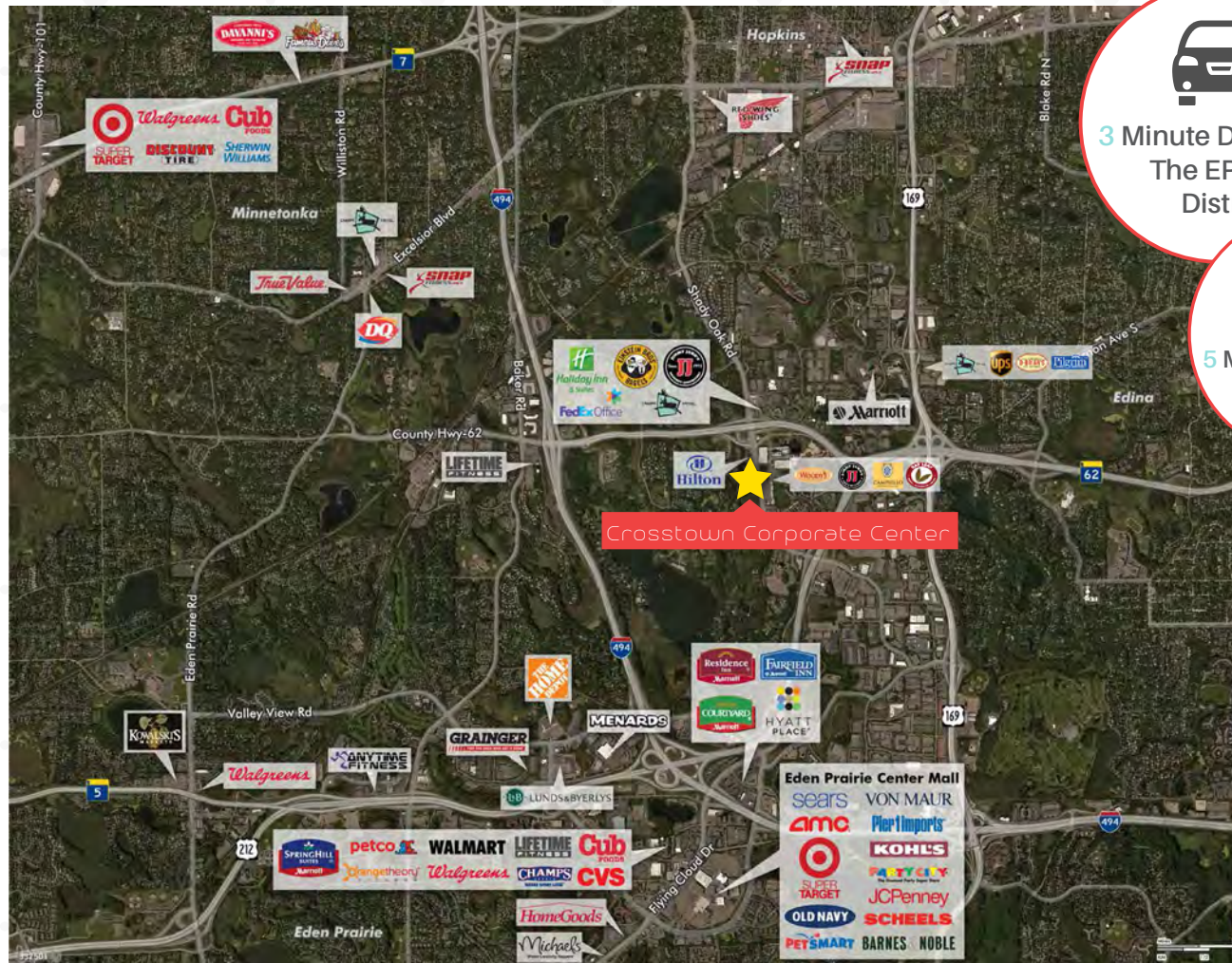


NEW FITNESS CENTER



CROSSTOWN CORPORATE CENTER

NEARBY AMENITIES



3 Minute Drive from
The EP Mall
District



5 Minute Drive from
Flying Cloud
Airport

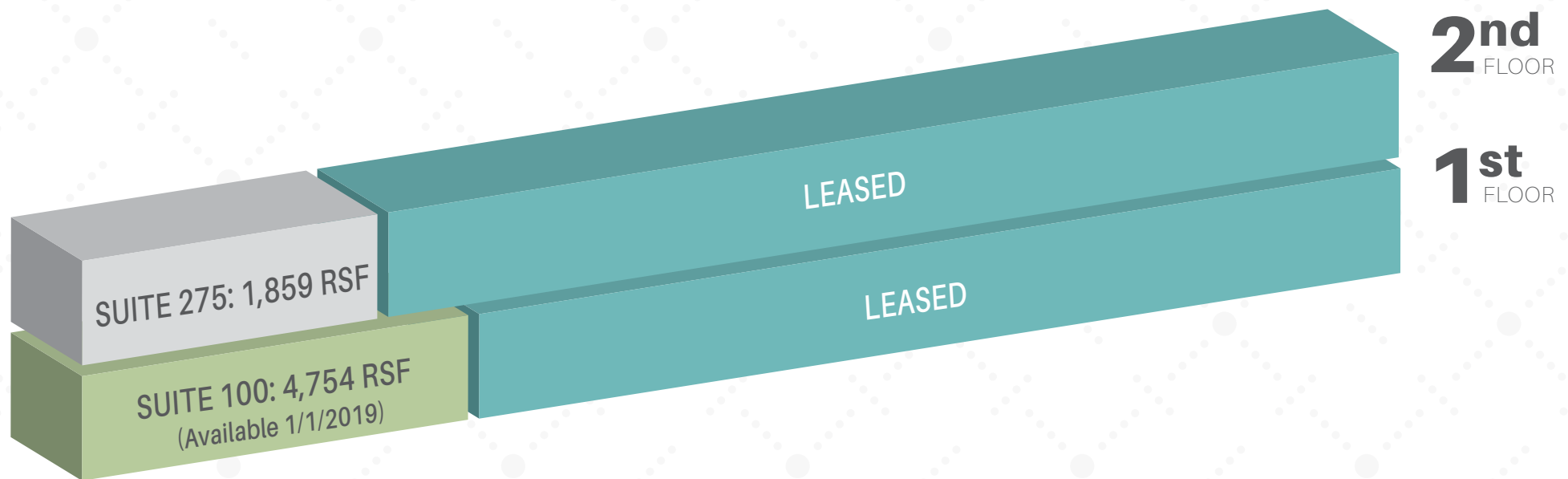
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CROSSTOWN
CORPORATE
CENTER

FLOOR PLAN

Stacking PLAN



CROSSTOWN CORPORATE CENTER

TRANSPORTATION NETWORK

CROSSTOWN CORPORATE CENTER IS CONNECTED!



MINNEAPOLIS/ST. PAUL INTERNATIONAL AIRPORT

- 15 minute drive to the airport
- 15th busiest airport in the U.S.
- 30th busiest airport in the world

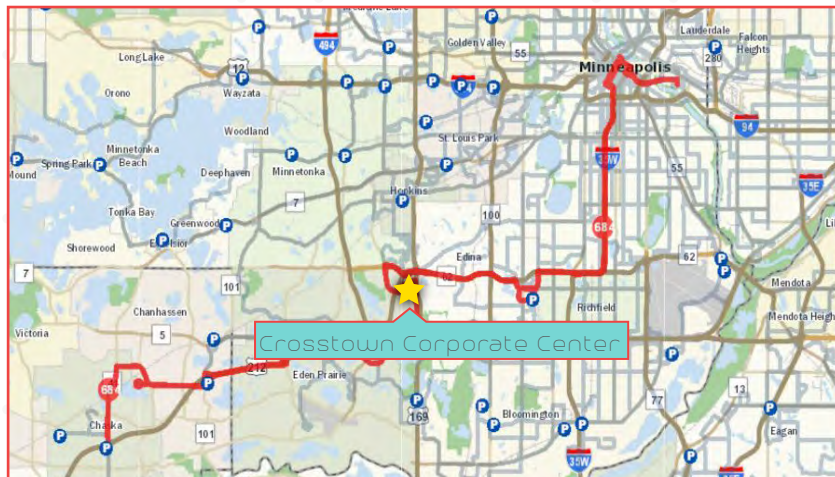
Only Atlanta and Denver serve more non-stop markets

3rd largest hub for Delta Airlines

Over 37 million passengers in 2016

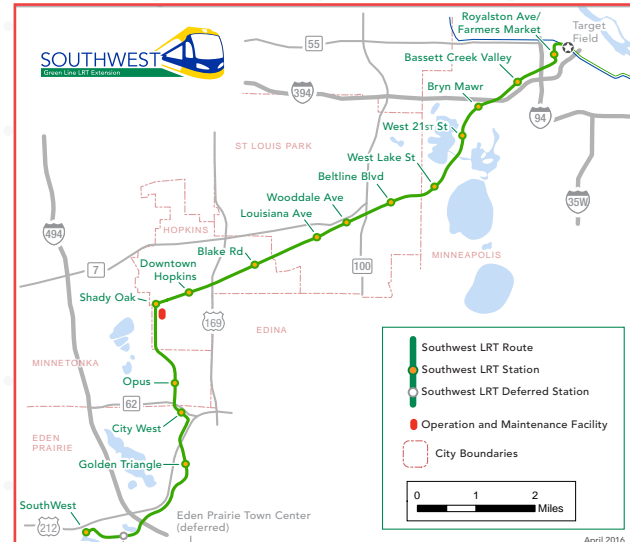
[Find out more](#)

SW TRANSIT ROUTE



[Find out more](#)

PLANNED LIGHT RAIL STOP



LIGHT RAIL CONNECTS YOU TO:

- Downtown Minneapolis and downtown St. Paul
- Target Field and U.S. Bank Stadium
- Mall of America
- Guthrie theater
- Northstar commuter rail

[Find out more](#)



CROSTOWN CORPORATE CENTER

CROSTOWN CORPORATE CENTER IS IN CLOSE PROXIMITY TO THE METRO'S NEWEST AND MOST EXTENSIVE SUBURBAN BIKE TRAIL, THE NINE MILE REGIONAL TRAIL

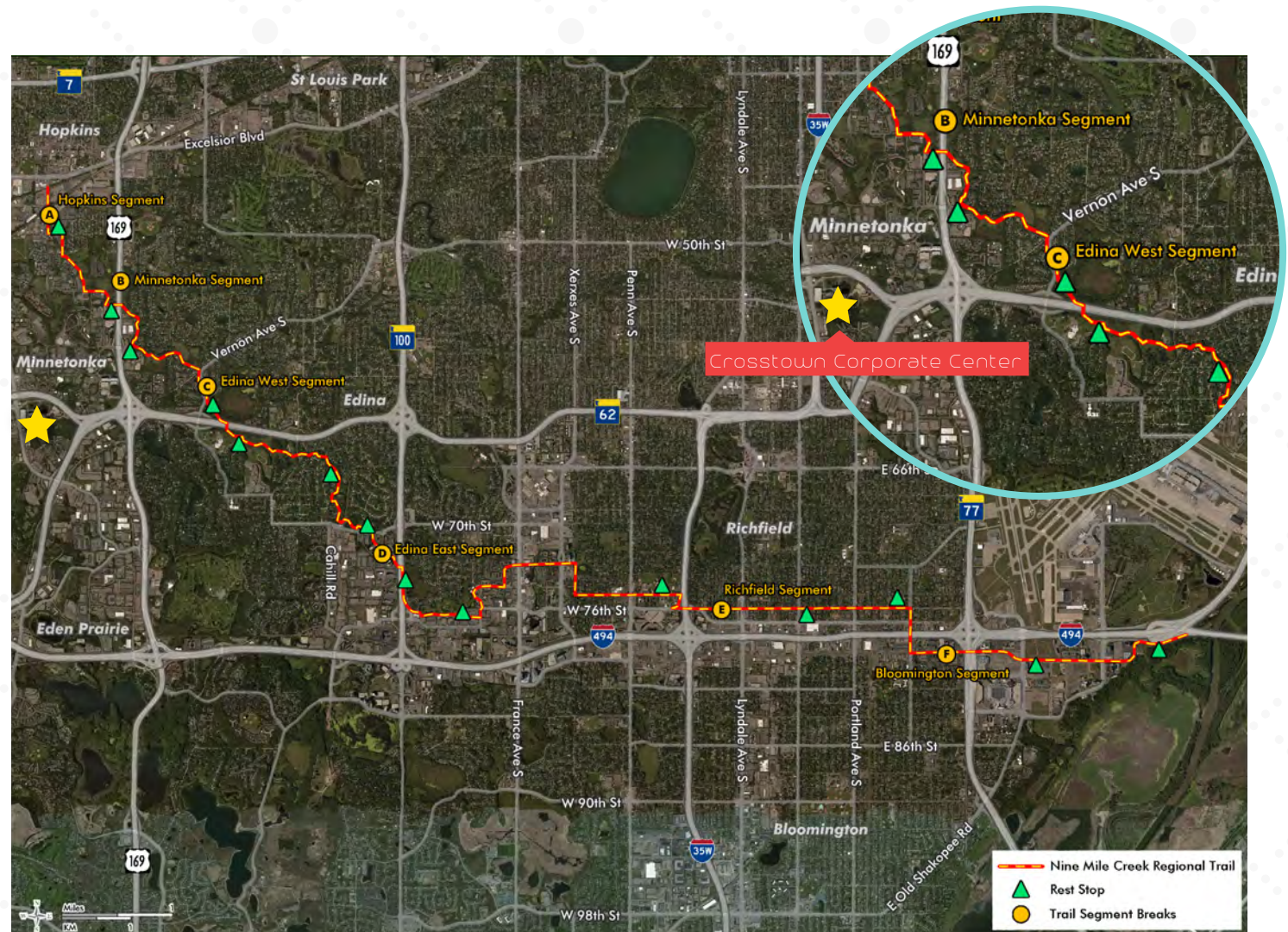
The Nine Mile Creek Regional Trail is a 15-mile trail that connects its traveler to various picturesque views over some of Minnesota's celebrated wetlands – stretching over the communities of Hopkins, Minnetonka, Edina, Richfield, and Bloomington.

Nine Mile Creek Regional Trail connects the regional parks and trail systems to various destinations, linking people to work, school, various retail/shopping options, and so much more.

For more information about the on-going development of the Nine Mile Creek Regional Trail,

[CLICK HERE](#)

BIKE MAP



CROSSTOWN
CORPORATE
CENTER

BUILDING PHOTOS



CROSSTOWN CORPORATE CENTER

CROSSTOWN TEAM



ALTUS: OWNERSHIP

Altus is a real estate investment firm with over 4.4 million square feet of office, industrial, retail and multifamily properties. With a cycle-tested platform dating back to the mid 1960s, their understanding of real estate dynamics allows them to anticipate the needs of their investments – positioning them to optimize risk-adjusted returns for their private and institutional partners.

Much like their approach to real estate pursuits, they've grown their company organically for more than 60 years, expanding investment capabilities and optimizing their portfolio over time. By focusing on integrity and transparency above all else, they have built a reputation as meticulous ambassadors of capital — who routinely deliver optimal results.



CBRE: LEASING

CBRE handles the leasing and marketing for Crosstown Corporate Center. CBRE Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services and investment firm (in terms of 2012 revenue). The Company has approximately 37,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide.

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