



FLYING CLOUD OFFICE

6420 Flying Cloud Drive | Eden Prairie, MN 55344

Office Space For Lease

6420 Flying Cloud Drive is a two-story office building conveniently located off of Highway 169 and Highway 212. The property is situated lakeside on a wooded lot in the Golden Triangle of Eden Prairie.



Highlights and Features:

- Nice glass lines
- Easy access
- Ample parking
- Overlooks large pond
- Building signage available
- Near retail and restaurants
- 15 minutes to MSP airport
- 13 miles to downtown Minneapolis

Space Available: 800 sf - 1,800 sf

- Second floor availability
- 2021 CAM \$ \$4.37 psf and Tax: \$1.93 psf
- Lease Rate: \$10.00 psf NNN



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES

www.SpaceAvailableMN.com

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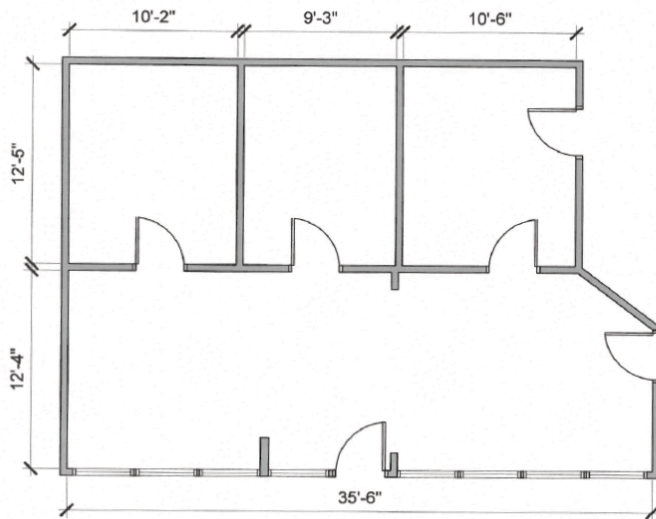
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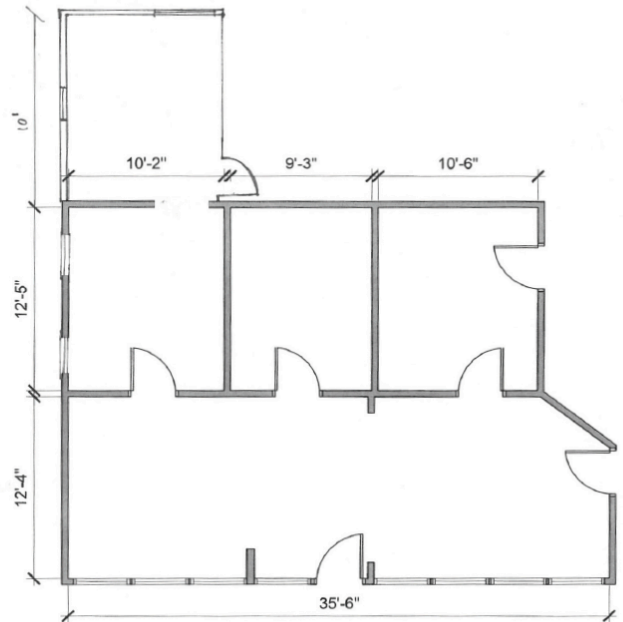
Space Plan - Suite 206 (Options 1 and 2)

Suite 206

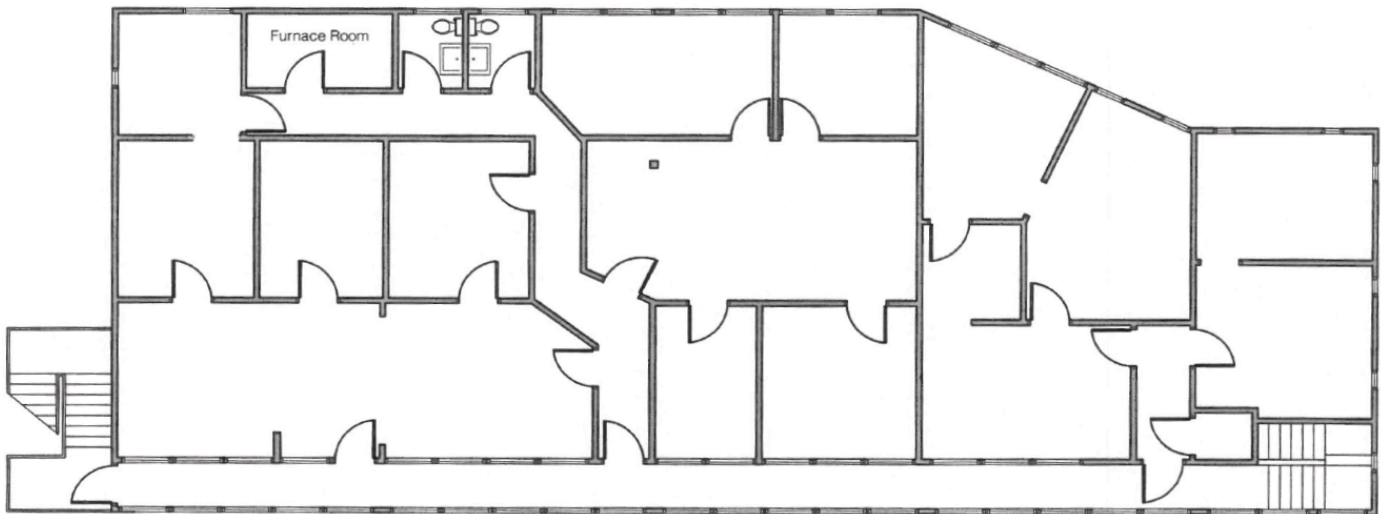
Option 1 - 804 square feet



Option 2 - 904 square feet



Second Floor Plan



SMK ALLIANCE

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6420 Flying Cloud Drive
Second Floor
3,226 Square Feet

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Map



Aerial



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