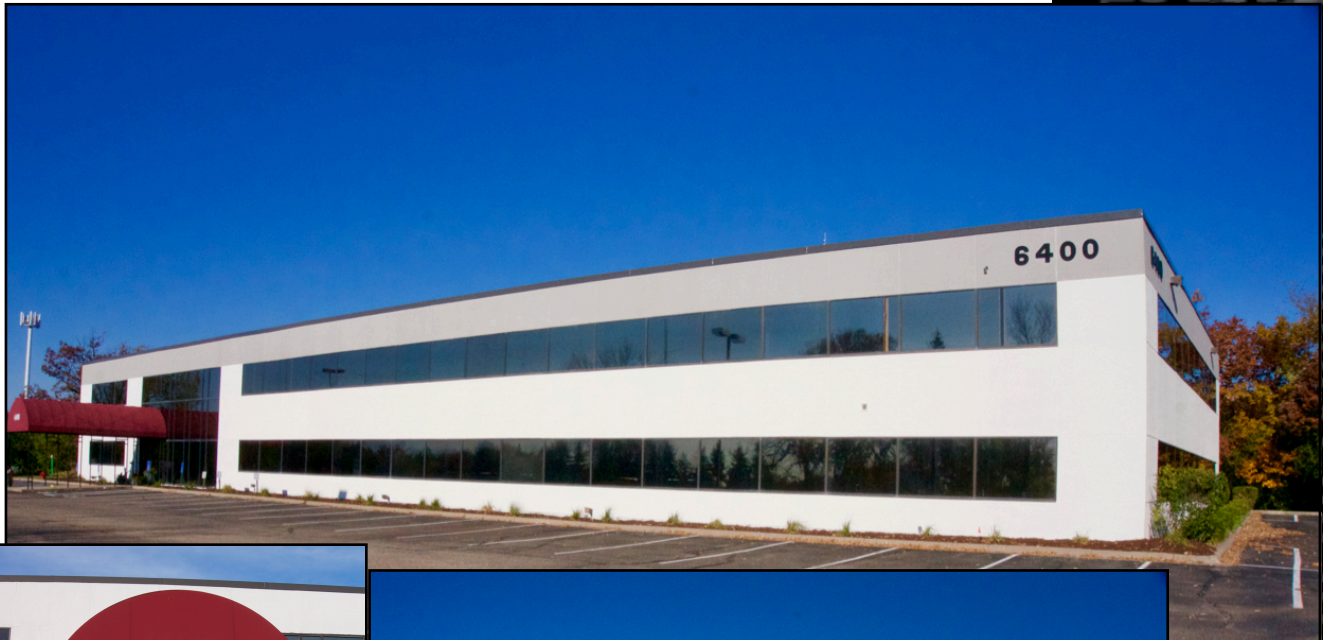


FOR LEASE

6400 Flying Cloud Drive

6400 Flying Cloud Dr., Eden Prairie, MN 55344



PROPERTY HIGHLIGHTS

- Professional 30,111 square foot building in Eden Prairie
- Ideal location at the intersection of Hwy. 62 and Hwy. 169
- Recently renovated common area and break room
- Signage opportunity on heavily traveled Hwy. 169
- Ample surface parking
- Locally owned and managed

FOR MORE
INFORMATION CONTACT:

Main Office
952-884-4888

info@kendallcommercial.com

Tom Kendall
952.220.4756

tkendall@kendallcommercial.com

Kari Kendall
952.220.5024

kkendall@kendallcommercial.com

www.kendallcommercial.com

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6400 Flying Cloud Dr.



Building Information

Building Size:	30,111 SF
General Use:	Office
Year Built:	1980
Building Class:	B
Floors:	2
Parking Ratio:	4.78/1,000

Leasing Information

Lease Rate:	\$7.00-\$9.00/SF
Lease Type:	Net
Operating Expenses:	\$6.86/SF
Property Tax:	\$2.58/SF



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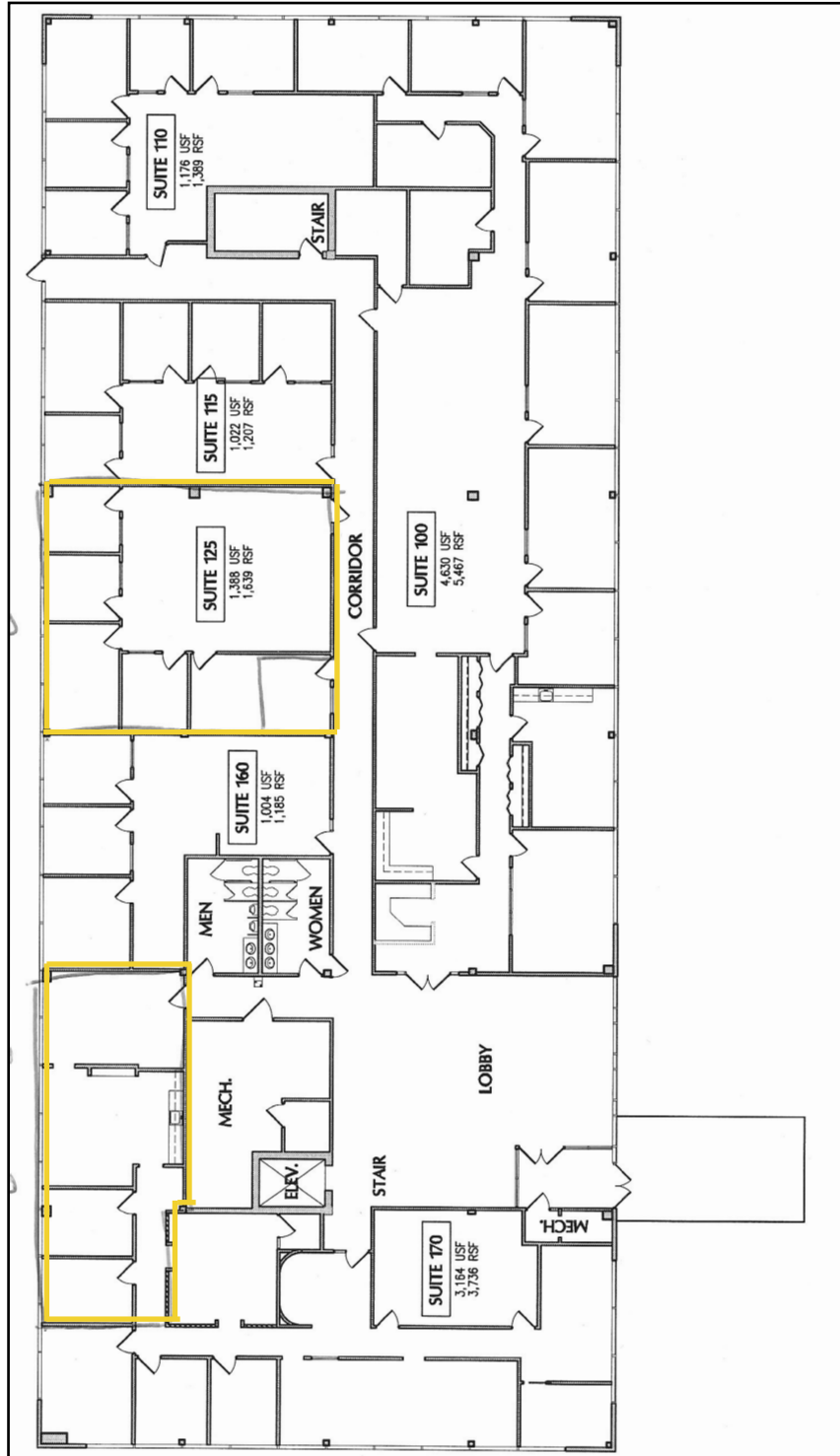
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6400 Flying Cloud Dr.

Suite 125
1,488/SF
\$18.00-
\$20.00/PSF

Suite 180
1,111/SF
\$18.00-\$20.00
/PSF



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