

Former HQ Office Space Opportunity For Lease



Previous corporate headquarters space available for lease. Inexpensive rent, recently updated finishes, and highly functional private offices.

Office Space For Lease

Property Address

6340 Industrial Drive, #200
Eden Prairie, MN 55346

Space Features

Reception area with signature stone wall and spot lighting for tenant's company name

16 private offices

9' ceiling heights

7' solid core oak doors

Newer carpet tile & finishes; transom windows

Large Break Room

Large Conference Room

Independent HVAC system

Men's and Women's restrooms

Unisex ADA restroom

Building Features

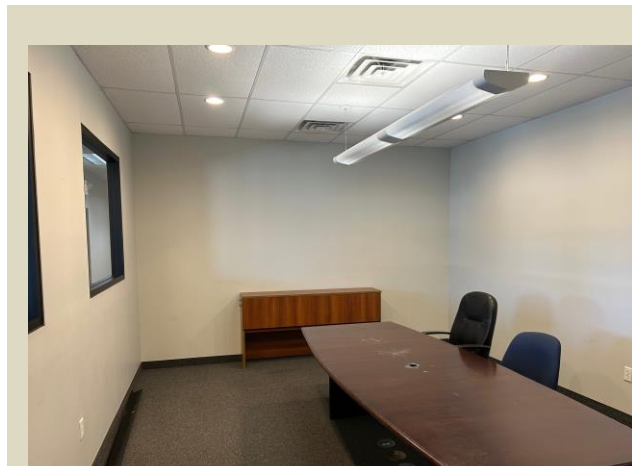
ADA accessible

Lease Rate

\$ 9.50 modified gross

Tenant responsible for gas & electric, HVAC, snow removal, trash, and interior suite maintenance.

Landlord pays RE Tax and for exterior maintenance except snow removal.



6340 Industrial Drive, #200

Sq. Feet 5,500 square feet

ADA Accessible: Yes

ADA Restrooms: Yes

Divisible: No

Exterior Signage: Available

This former headquarters suite is ideal for the cost conscious business that desires updated, private, functional office space for their employees at a low cost. Interior transom glass improves the image of the suite for staff and visitors. The suite finishes are in good condition – it's move in ready.

16 private offices with high ceiling heights. Built in cabinetry. Plenty of parking. ADA compliant. Restrooms updated and look great!

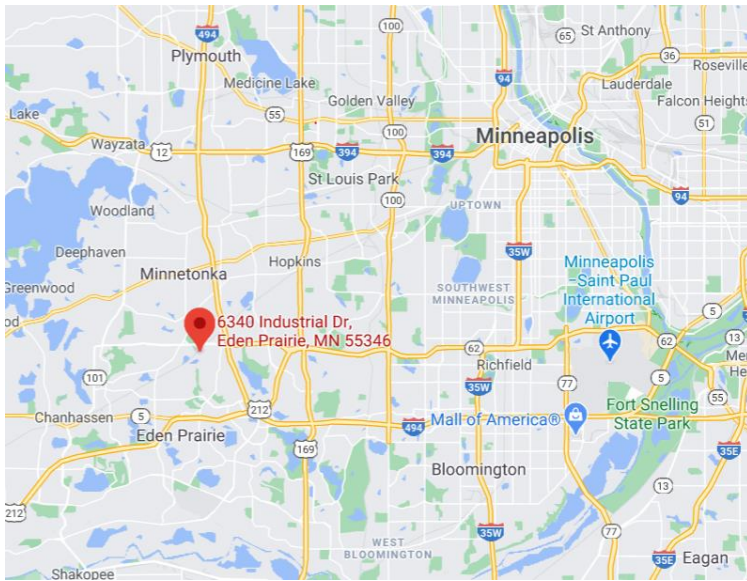
Furniture is available, including reception desk, for tenant's usage. Some warehouse space is also available for interested parties.



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Location Map



Subject Property:

Located just off I-494 and south of Highway 62 in Eden Prairie.

20 minutes to MSP airport or downtown Minneapolis.

Permitted Uses

Industrial zoning with industrial and office uses permitted.

Disclaimer

All information contained herein is from sources deemed to be reliable. However, no warranty or representation is made as to its accuracy.

Square footage has been estimated.

Additional Photos



Breakroom



Copy / file room with built in cabinetry

For More Information



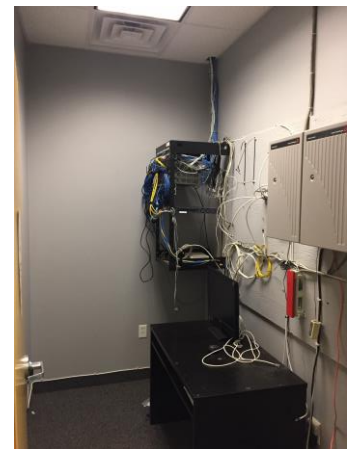
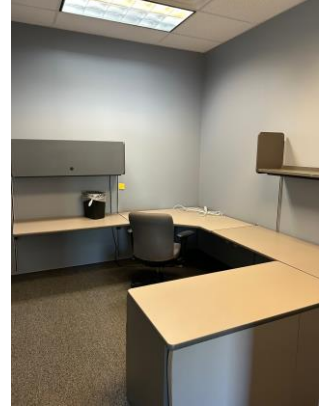
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Corporate Real Estate Advisors

For more information or to schedule a property tour, contact our office today at 763-688-4175 or e-mail wteig@itraglobal.com.

www.itraglobalmnp.com

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Additional Photos of Building and Suite



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