

INTRODUCING THE NEW RENOVATIONS AT

CROSTOWN PRESERVE

35,000 SF AVAILABLE



- Renovations to lobby, café, and common areas
- Brand new lounge with pool table, TVs, and comfortable seating
- New training room for 40 guests and fitness center with locker rooms and showers

10050 CROSTOWN CIRCLE, EDEN PRAIRIE, MN



PROPERTY FEATURES



High quality, Class A office building with large, efficient 33,000 SF floor plates



Conveniently located near the intersection of Crosstown Hwy 62 & Hwy 169



Full-service cafeteria serving breakfast, lunch and catering services



Free covered parking in attached 3-level ramp

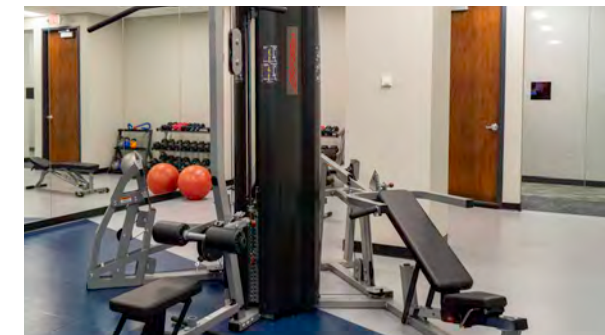
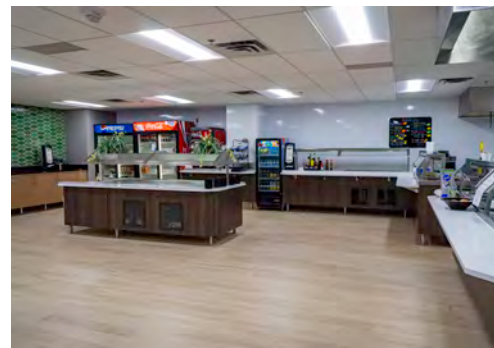
Heated garage parking



New renovations of the common areas + amenities

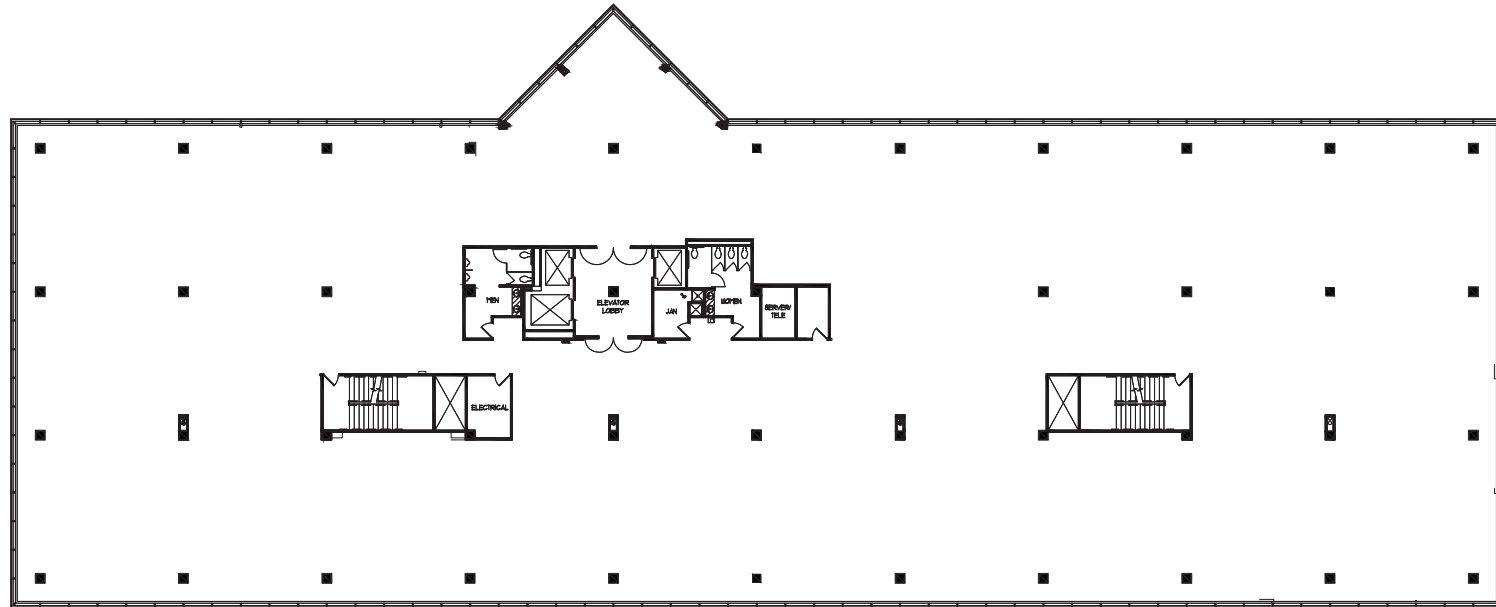


Heavily wooded 11-acre site overlooking a lake

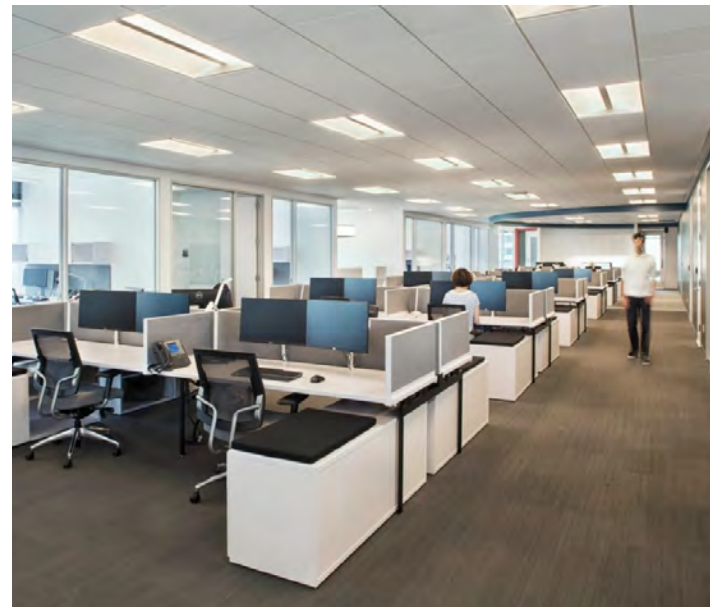


BUILDING FEATURES

| | |
|-----------------------------|--|
| Building Size | 180,000 Rentable SF |
| Year Renovated/Built | 2019/1999 |
| Floors | 6 plus lower level with storage areas and garage parking |
| Net Rental Rate | \$15.00 PSF |
| Est. Operating Costs | \$10.50 PSF |



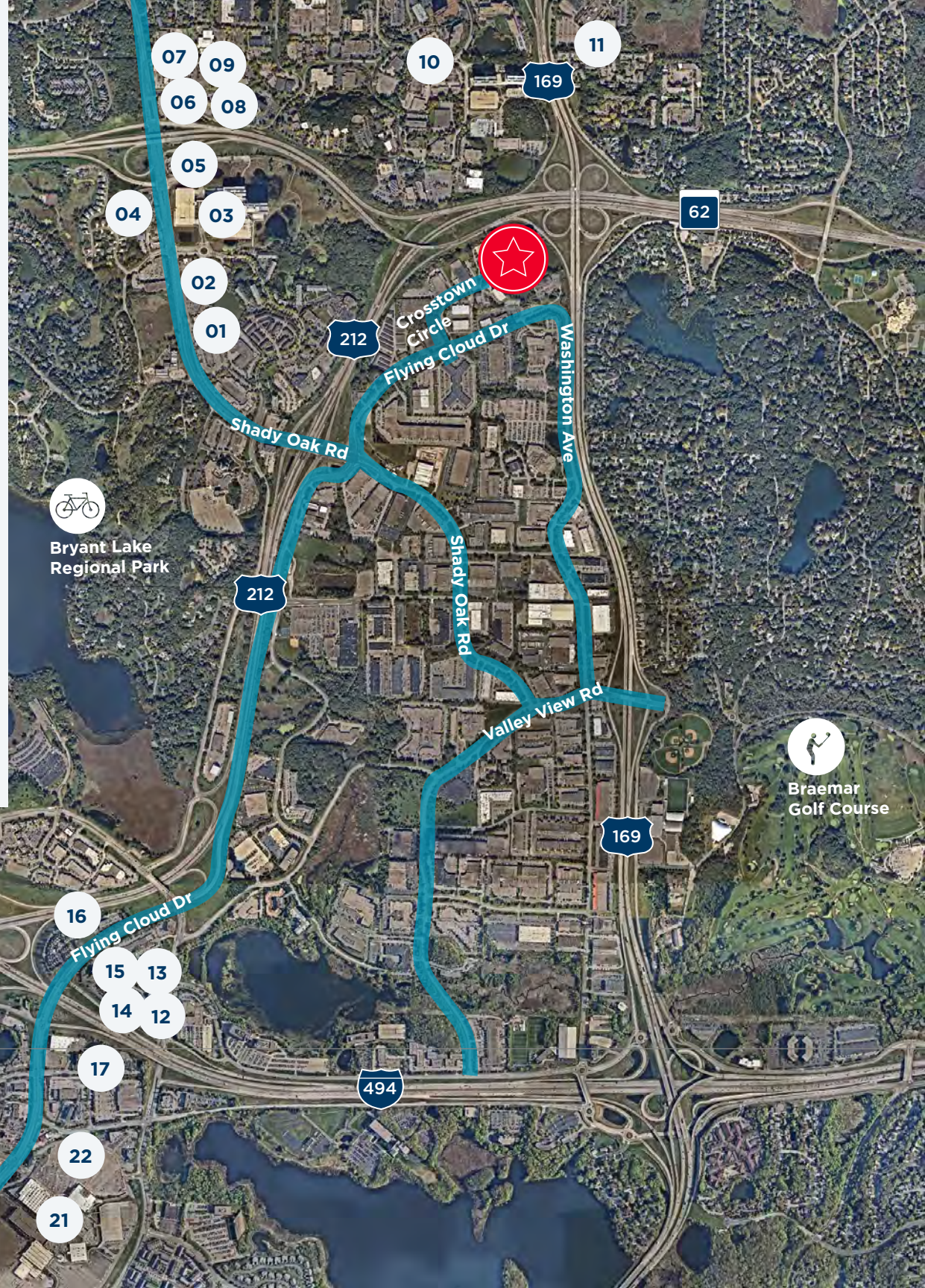
TYPICAL FLOORPLATE



| | | |
|----|-----------|--------|
| 06 | LEASED | |
| 05 | LEASED | |
| 04 | 15,000 SF | LEASED |
| 03 | 10,000 SF | LEASED |
| 02 | LEASED | |
| 01 | 5,500 | 5,700 |
| | LEASED | |

35,000 SF AVAILABLE

- 01 Campiello
- 02 Woody's
- 03 Optum Campus
- 04 Hilton Garden Inn
- 05 Starbucks
- 06 Caribou + Einstein
- 07 Yum!
- 08 Holiday Inn Express
- 09 Jimmy's
- 10 Mpls Marriott SW
- 11 D. Brian Deli
- 12 Don Pablo's
- 13 Fairfield Inn
- 14 Hyatt
- 15 Marriott
- 16 Residence Inn
- 17 Springhill Suites
- 18 Redstone
- 19 Old Chicago
- 20 Lifetime Fitness
- 21 Eden Prairie Center
- 22 Wildfire



CLASS A OFFICE FOR LEASE
35,000 SF AVAILABLE



**CLASS A
 OFFICE SPACE
 FOR LEASE
 OFFERING
 BEAUTIFUL
 LAKE VIEWS**

For more information, please contact:

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