



SHADY OAK OFFICE CENTER

6409 City West Parkway | Eden Prairie, MN 55344

Office Space For Lease At Shady Oak Office Center!

Highlights and Features:

- 17,000 SF office building
- Located on Shady Oak Parkway and City West Parkway
- Easy access to both Highway 62 and Highway 212
- Tremendous glass lines
- Beautiful views of the large pond
- Walking trails just steps away
- Across from United Health with approximately 6,500 workers



Space Available:

- Suite 104: 1,068 sf
- Suite 205A: 1,836 sf
- Lease Rate: \$8.50 psf - \$9.00 psf Net
- 2023 CAM: \$7.55 psf and Tax \$3.29 psf
- Suite 101: 1,031 sf (retail or office with exterior entrance)
- Lease Rate: \$15.00 psf Net
- 2023 CAM: \$7.55 psf and Tax \$3.29 psf



Christianson & Company
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www.SpaceAvailableMN.com

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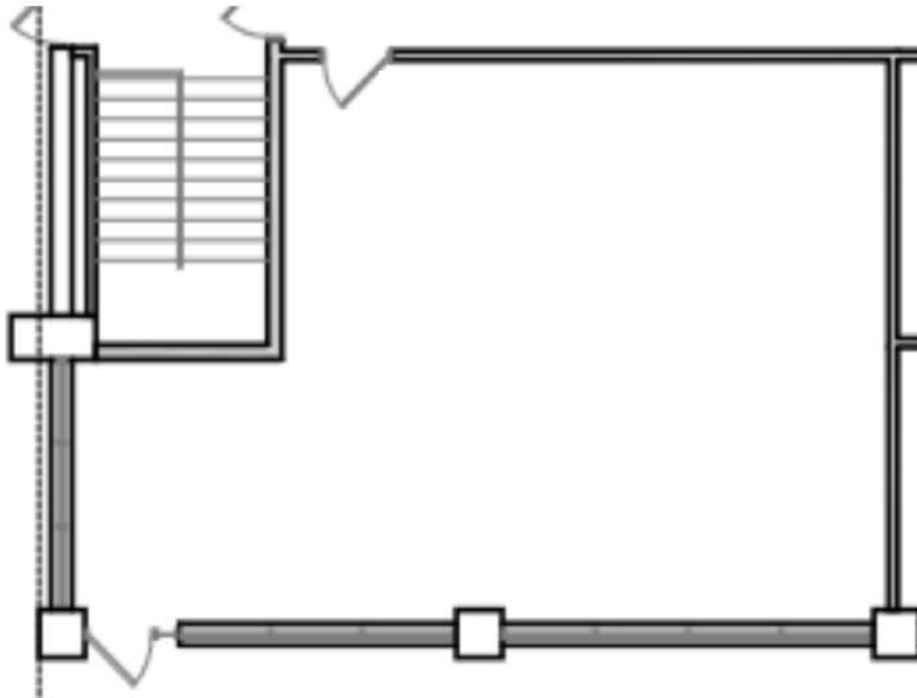
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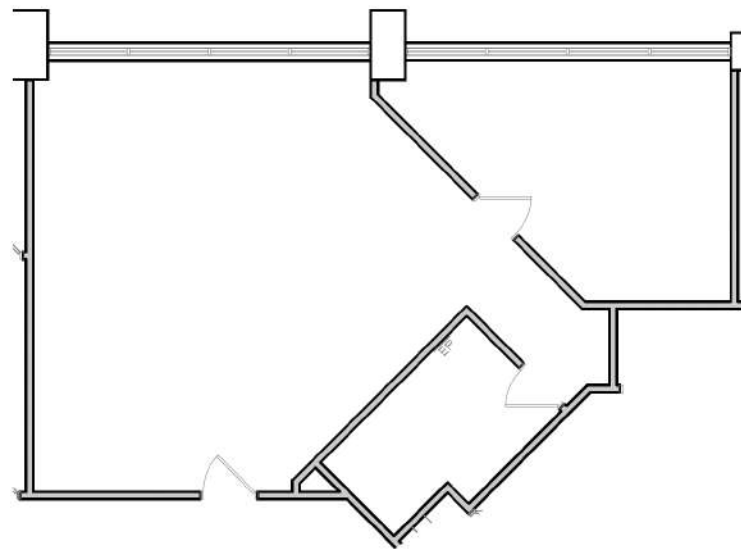
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Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

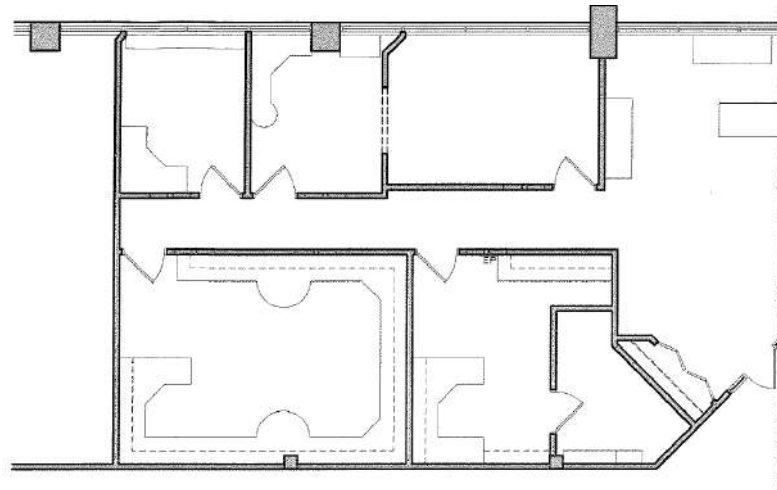
Space Plan | Suite 101 - 1,031 SF



Space Plan | Suite 104 - 1,068 SF



Space Plan | Suite 205A - 1,836 SF



Stairs To Walking Trails & Pond



Aerial



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