



800 PRAIRIE CENTER

800 Prairie Center Drive + Eden Prairie, MN 55344



- ◆ 43,083 SF two-story, medical office building
- ◆ Located off Hwy 212 with immediate access to I-494
- ◆ Adjacent to the Eden Prairie Lifetime club
- ◆ Close proximity to many hotels, restaurants, and regional shopping mall Eden Prairie Center
- ◆ Building conference room and vending area
- ◆ Underground executive parking

FOR LEASE

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◆ BUILDING DETAILS

- Building Size: 43,083 square feet/2 stories
- Year Built: 2002, renovated in 2014
- Rental Rate: \$18.00-\$21.00 per square foot
- Est. 2018 Ops/Tax: \$15.55 per square foot
- Space Available:
Suite 210 2,084 square feet

◆ AMENITIES

- Located off Hwy 212 with immediate access to I-494
- Adjacent to the Eden Prairie Lifetime club
- Close proximity to many hotels, restaurants, and regional shopping mall Eden Prairie Center
- Building conference room and vending area
- 140 parking stalls
- Superb glass-line
- Underground executive parking
- Storage available

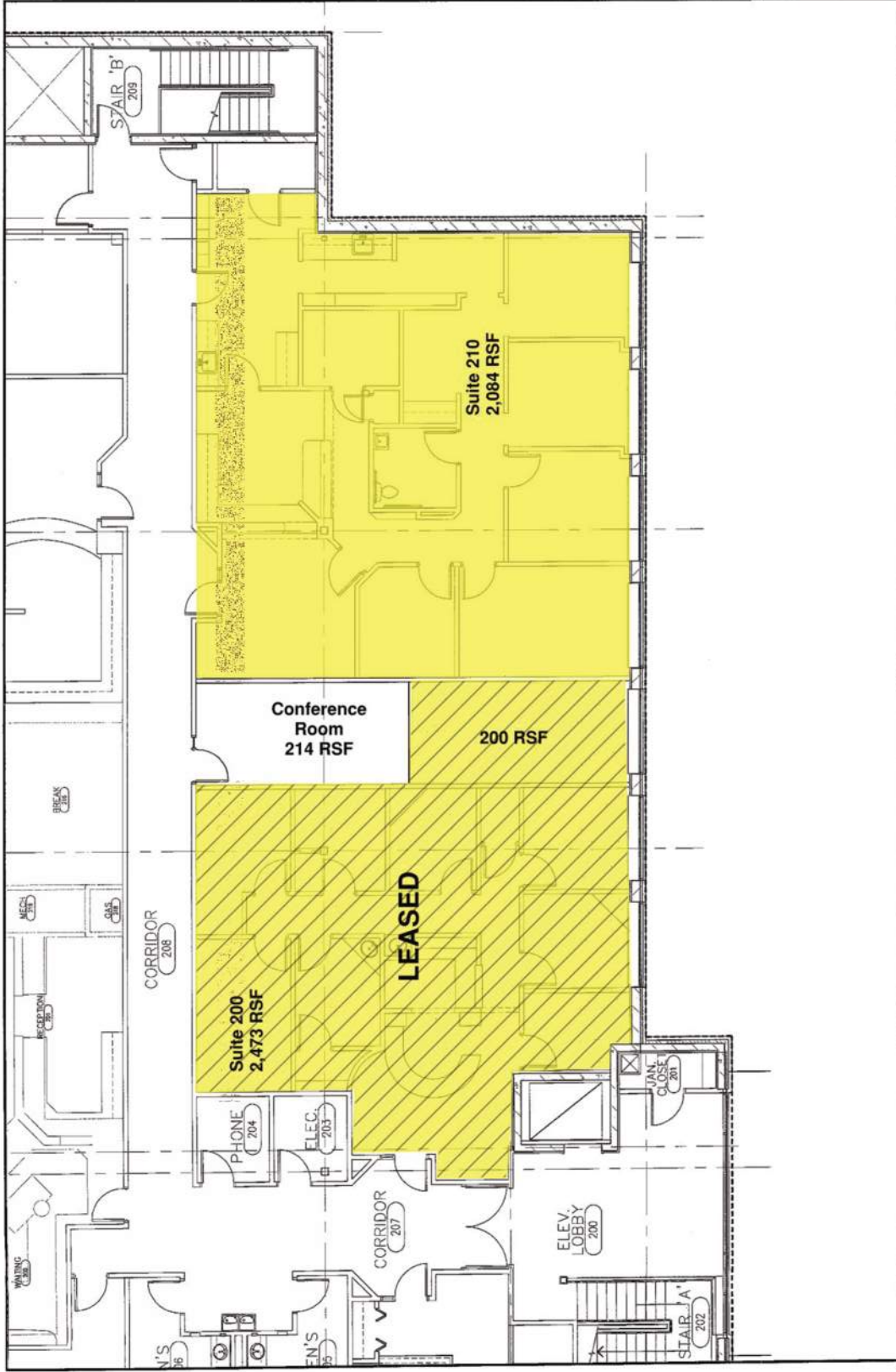
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800 PRAIRIE CENTER ♦ FOR LEASE ♦ SECOND FLOOR

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