

Flying Cloud Corp Campus

8855 Columbine Rd, Suite 100 & 150

Eden Prairie, MN 55347



58,154 SF Available

Asking Rent: \$13.50.00/NNN
2024 OPEX: \$11.23/RSF



8855 Columbine Rd, Ste 100 & 150

Eden Prairie, MN 55347

PROPERTY HIGHLIGHTS

AMENITIES

33-acre business park with professional corporate image. Walk-to restaurant options and Staring Lake Park trails. Proximate access to shopping, dining, hotels and fitness centers.

TRANSPORTATION

Located on Highway 212 and just minutes to Eden Prairie Mall

TECHNOLOGY

Comcast

SUSTAINABILITY

Energy Star labeled building. Green initiatives in place by tenants and property management to include janitorial and recycling.

Building Owner: Workspace Property Trust

Total Building Size: 58,145 Square Feet

Ceiling Height: 9'-11" Finished, 12'-5" Clear

Parking: 4.6/1000



Break Room



Open Office

58,145 SF Available Now

Office Space



Private Offices



Lobby Servery



Open Office



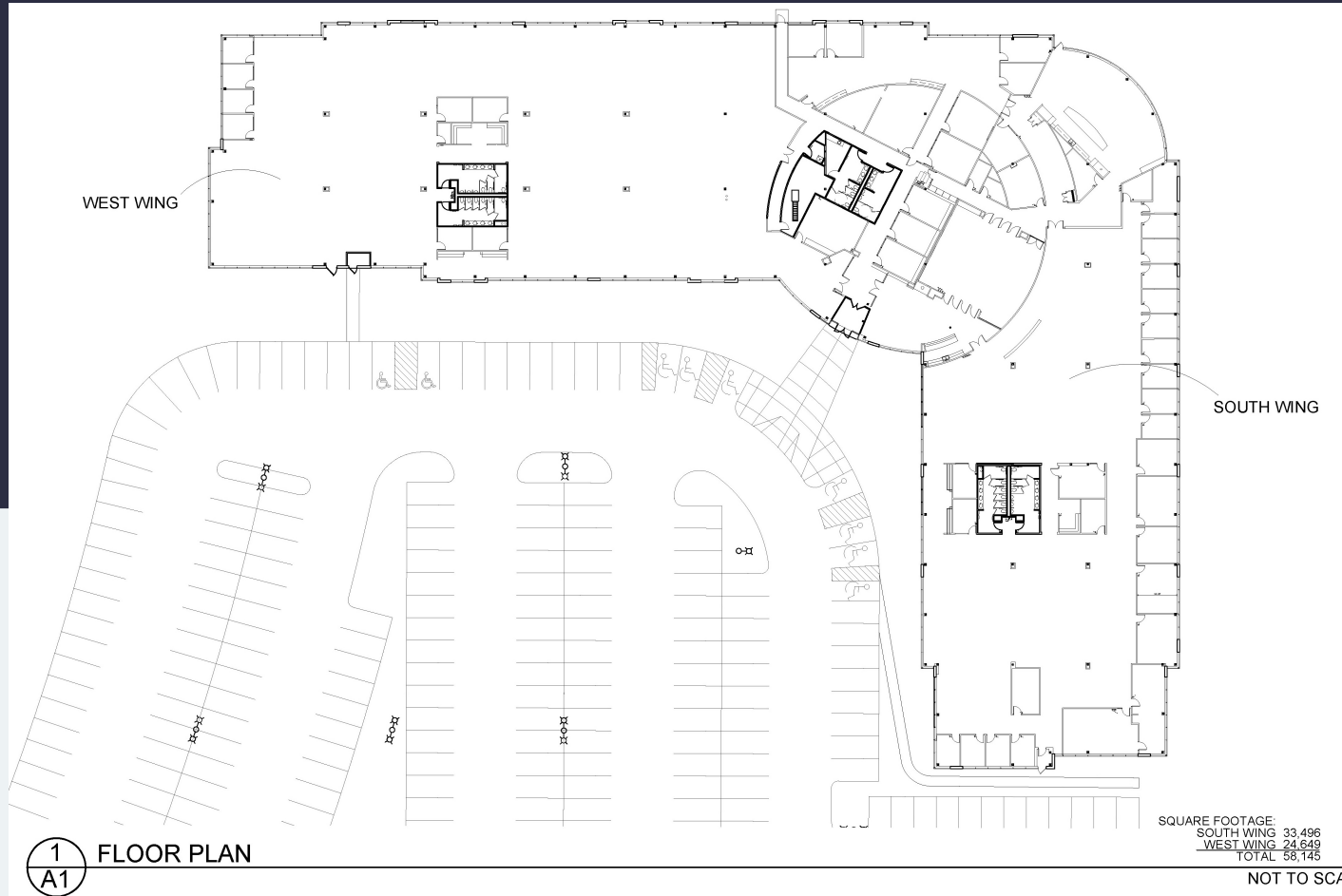
Break Room



Break Room

8855 Columbine Road, Suite 100 &

Eden Prairie, MN 55347
150



Leasing Information

6625 W. 78th Street, Eden Prairie, MN 55347
(954) 391-5503
www.workspaceproperty.com

Brad Butler
VP, Regional Director
bbutler@workspaceproperty.com



Spaces for the Way Work Happens Today.

These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

Tailored for the Evolution of Office:

- “A La Carte” or “On Demand” Furniture Packages Available
- Plug & Play IT Packages Available



Scan here to learn more about our premium theme selects.



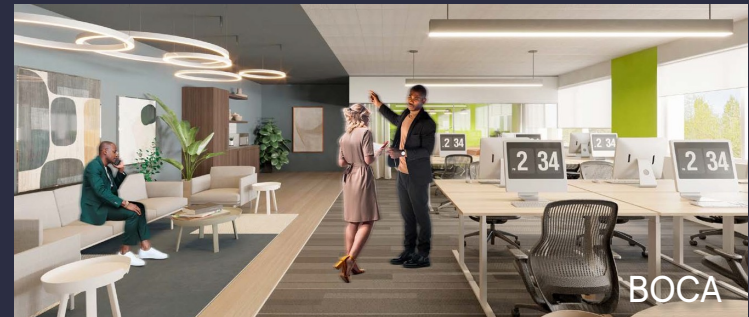
SCANDI



AZURE



TAHOE



BOCA

*Indicative of the look and feel (not the actual suite)