

# Flying Cloud Corp Campus

8855 Columbine Rd, Suite 100 & 150

Eden Prairie, MN 55347

**workspace**  
property trust

58,154 SF Available

2024 OPEX: \$11.23/RSF



# 8855 Columbine Rd, Ste 100 & 150

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The Flying Cloud Corporate Campus in Eden Prairie is a 33-acre business park, home to forward-thinking enterprises looking for office space with strategic advantages to make work-life balance an attainable feat.

Ideally positioned at the corner of Flying Cloud Drive and Anderson Lakes Blvd, tenants benefit from the campus' convenient location, ample parking, modern, spacious office solutions with 10-foot ceilings, and state-of-the-art heating, and cooling systems. Plus, various restaurants, childcare, recreational parks and living communities are all available within a 5-minute drive from the campus.

## PROPERTY HIGHLIGHTS

- 10-foot ceilings with option to open to a ceiling deck
- Training Room + Individual Huddle Rooms
- Walkable to retail across the street which includes eateries, a fitness center and convenience store
- 22 minutes to MSP Airport



**58,145 SF Available Now**

Office Space



Private Offices



Lobby Servery



Open Office



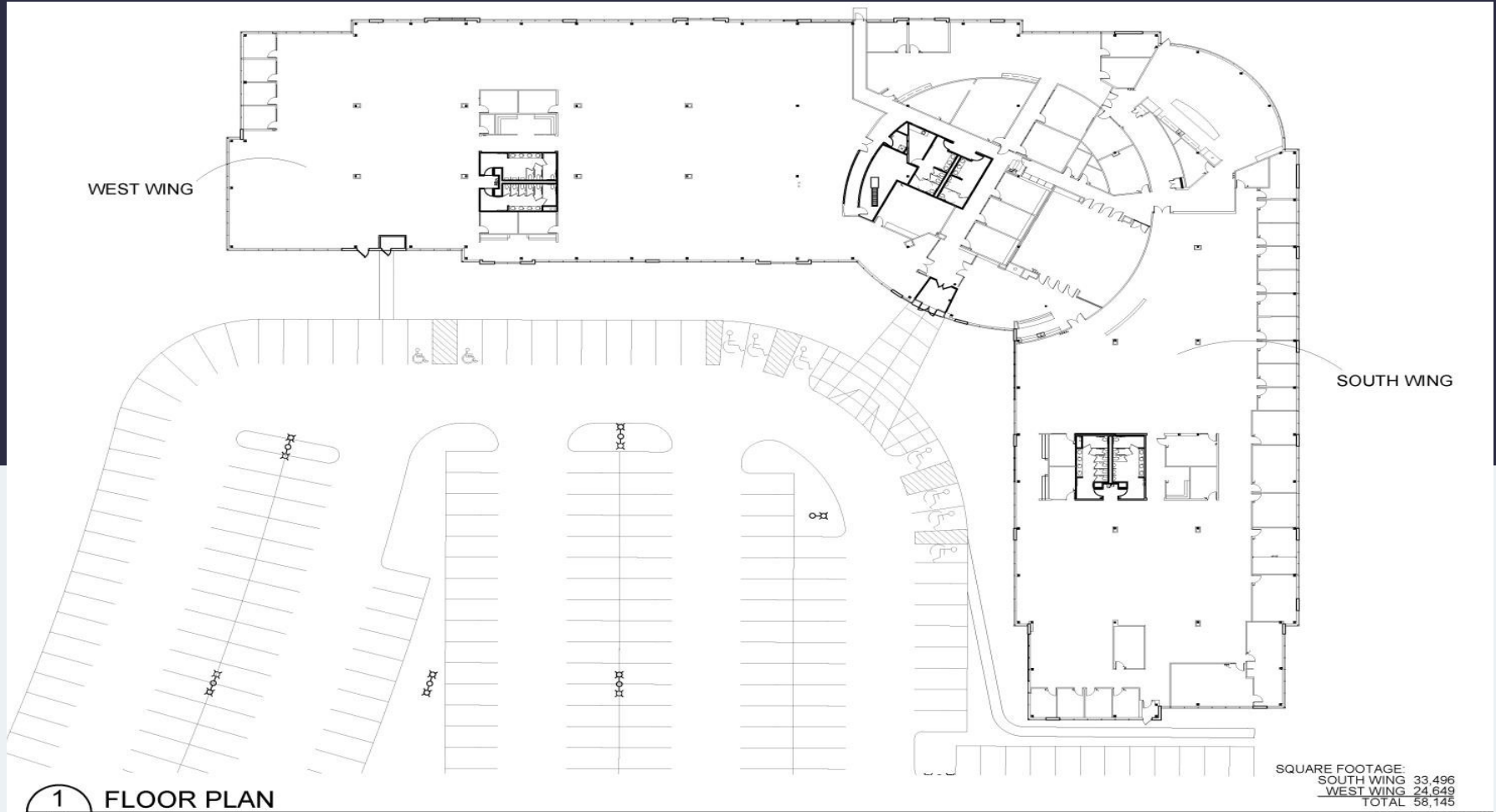
Outdoor Access



Break Room

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1 FLOOR PLAN  
A1

NOT TO SCALE

## Leasing Information

6625 W. 78<sup>th</sup> Street, Eden Prairie, MN 55347  
(954) 391-5503  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

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# Spaces for the Way Work Happens Today.

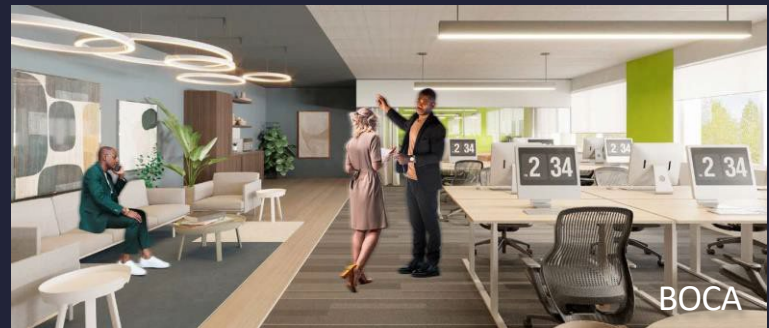
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## 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 some of our favorite design themes.



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