

Lake Smetana Business Pk

7615 Smetana Lane, Suite 140

Eden Prairie, MN 55344

workspace
property trust

8,078 SF Available Now

Asking Rent: \$13.50/NNN
2025 OPEX: \$7.55/RSF



7615 Smetana Ln | Suite 140

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PROPERTY HIGHLIGHTS

AMENITIES

Business park with professional corporate image; Located on Lake Smetana with access to walking and biking trails. Just minutes to numerous restaurants, retail shops and hotels.

TRANSPORTATION

Proximate access to Interstate 494 and Highway 212

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: 92,444 Square Feet

Ceiling Height: Finished 11'-7", Clear 25'-4"

Parking: 3.8/1000



8,078 SF Available Now

Office Space



Conference Room



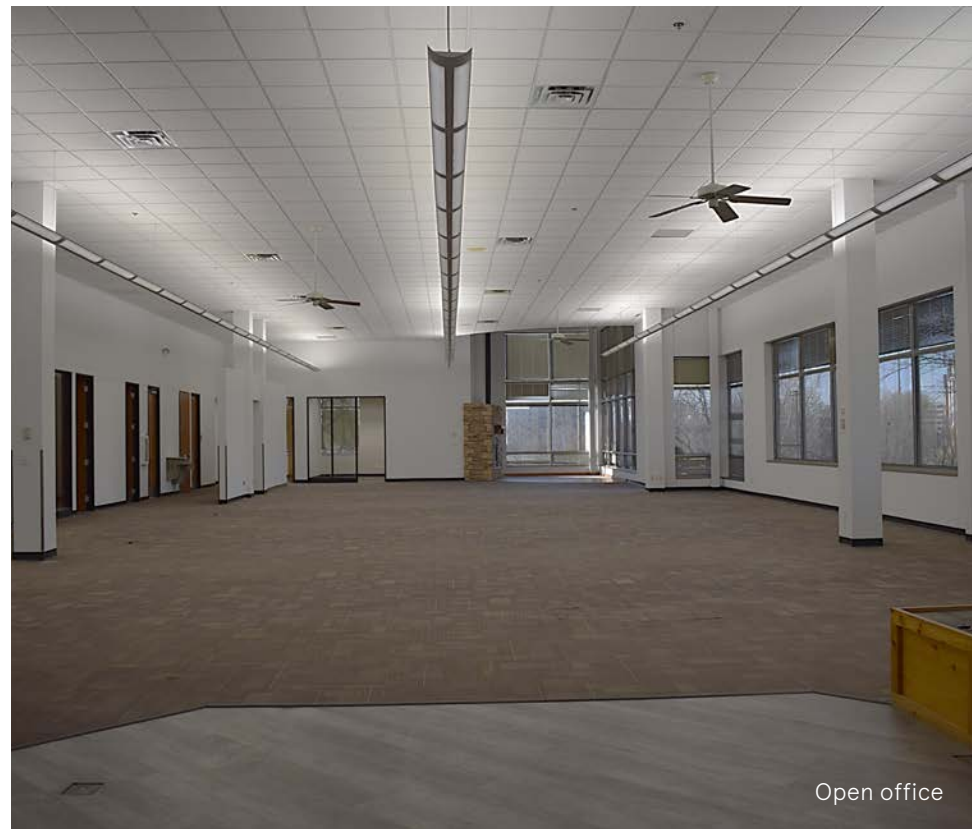
Gas Fireplace



Kitchen



Open Office

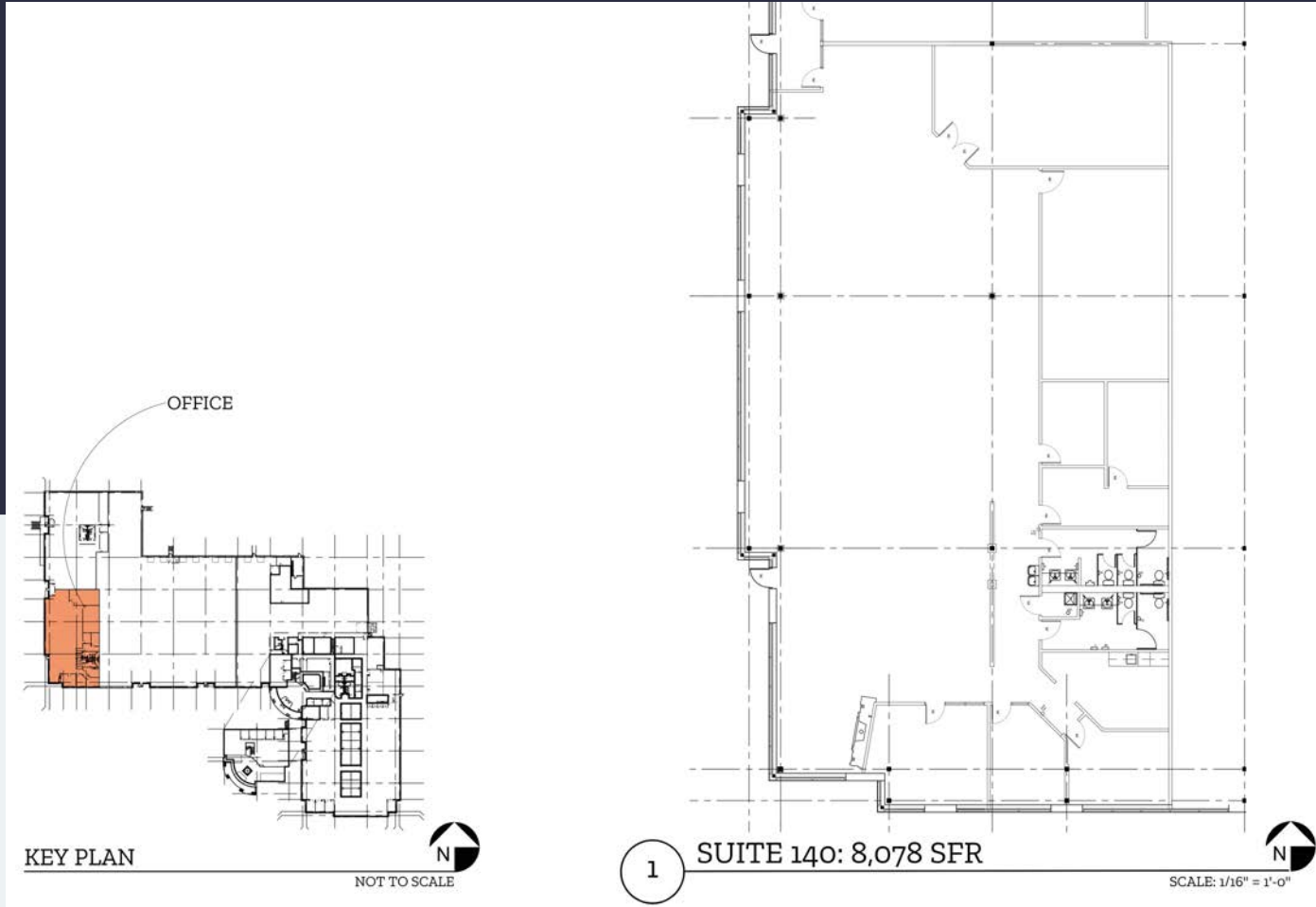


Open office

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Leasing Information

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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



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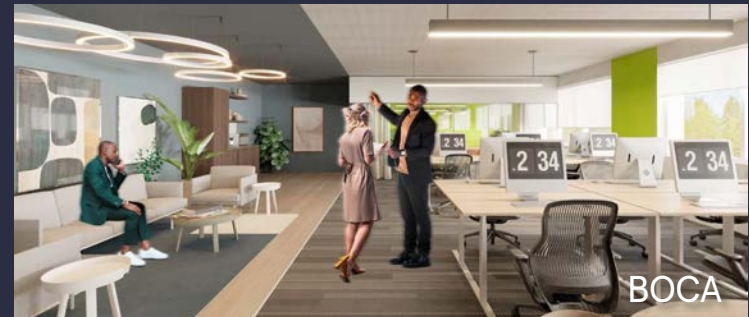
SCANDI



AZURE



TAHOE



BOCA

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