

# Flying Cloud Corp Campus

8855 Columbine Rd, Suite 100 & 150

Eden Prairie, MN 55347

**workspace**  
property trust

58,145 SF Available

Asking Rent: \$13.50.00/NNN  
2025 OPEX: \$10.20/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





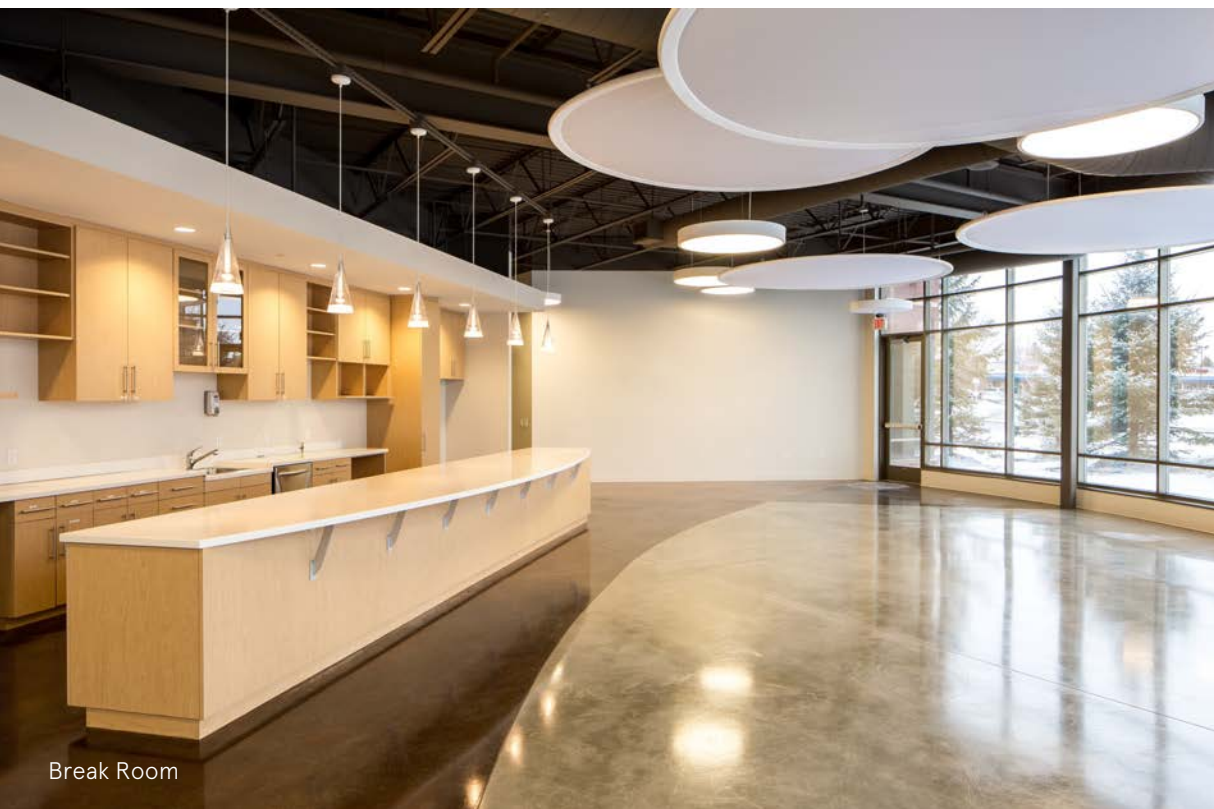
Private Offices



Lobby Servery



Open Office



Break Room

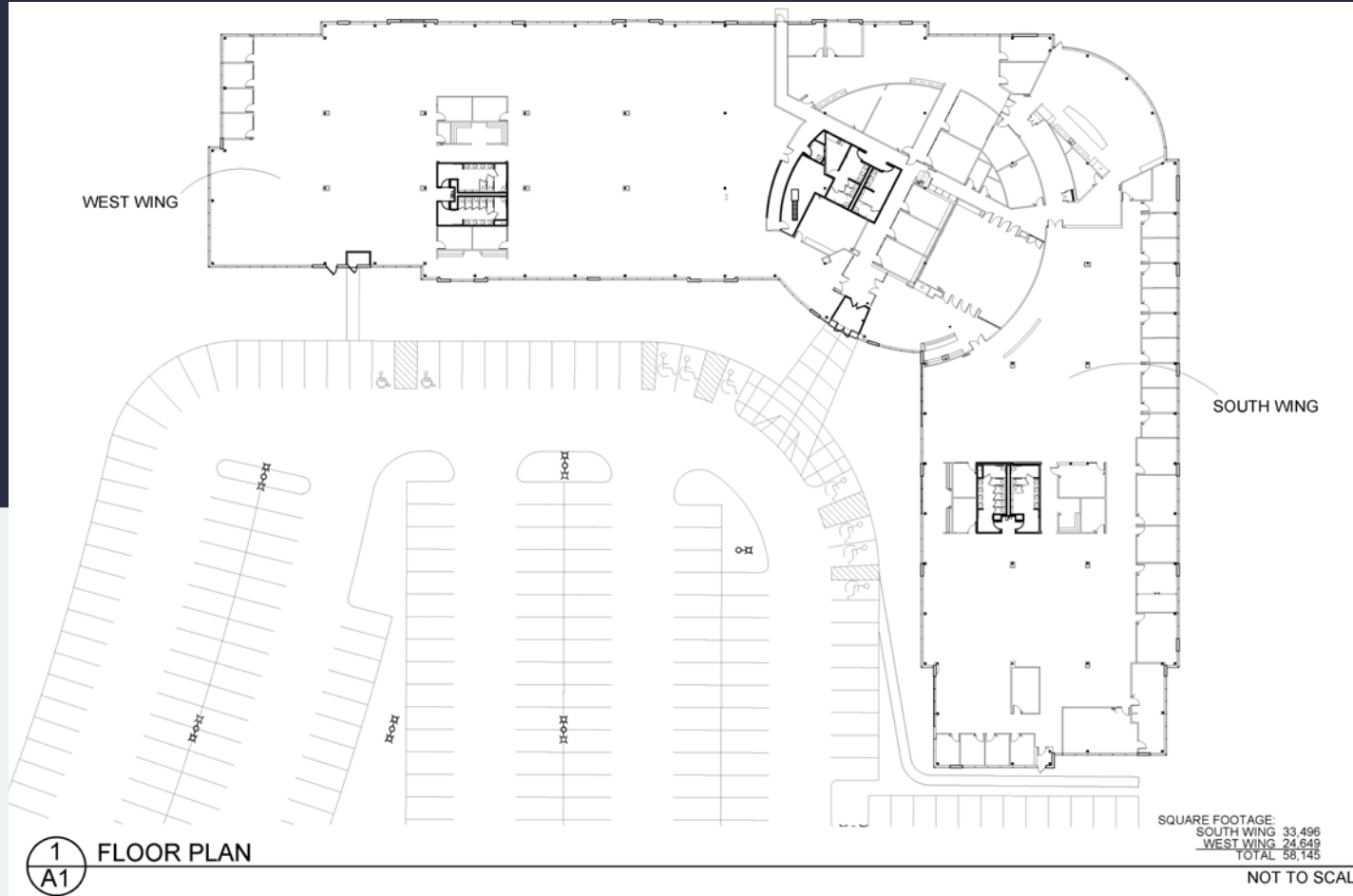


Break Room

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## Leasing Information

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

Brad Butler  
VP, Regional Director  
[bbutler@workspaceproperty.com](mailto:bbutler@workspaceproperty.com)



# Spaces for the Way Work Happens Today.

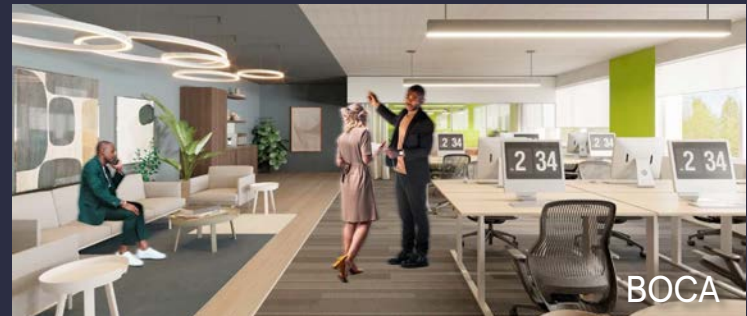
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## Tailored for the Evolution of Office:

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



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