

8911

# Columbine Road | Ste 100

Eden Prairie, MN 55347

workspace  
property trust

15,710 square foot Office Space

ASKING RENT: Negotiable

TAX & OPEX: \$9.25/RSF





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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 ceiling deck
- Conference room & huddle areas
- Kitchen with break area
- Coffee Area
- Dataroom
- Walkable to retail, fitness center and convenience store
- 22 minutes to MSP Airport



Reception



Lobby

15,710 SF Available for Lease

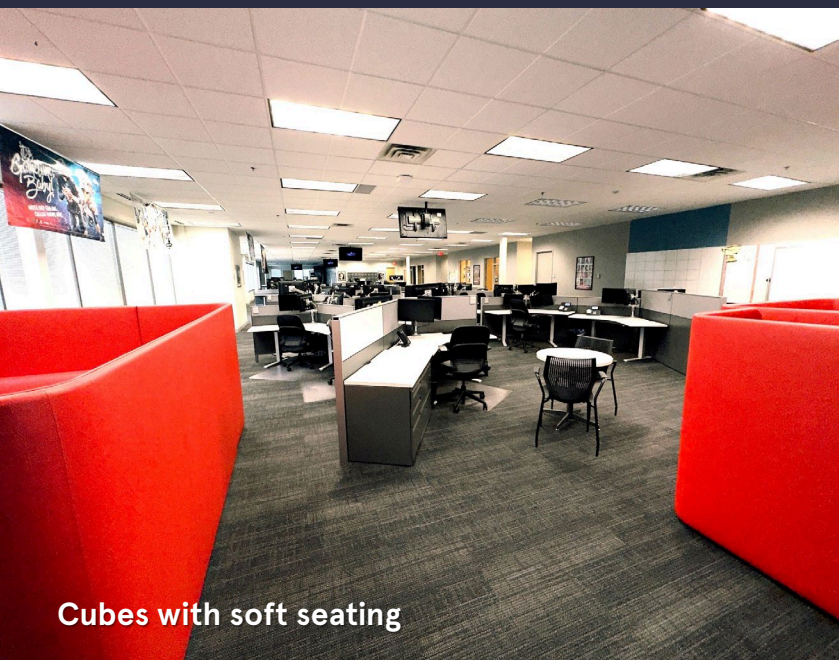




Conference Room



Window-lined Seating



Cubes with soft seating



Break Area

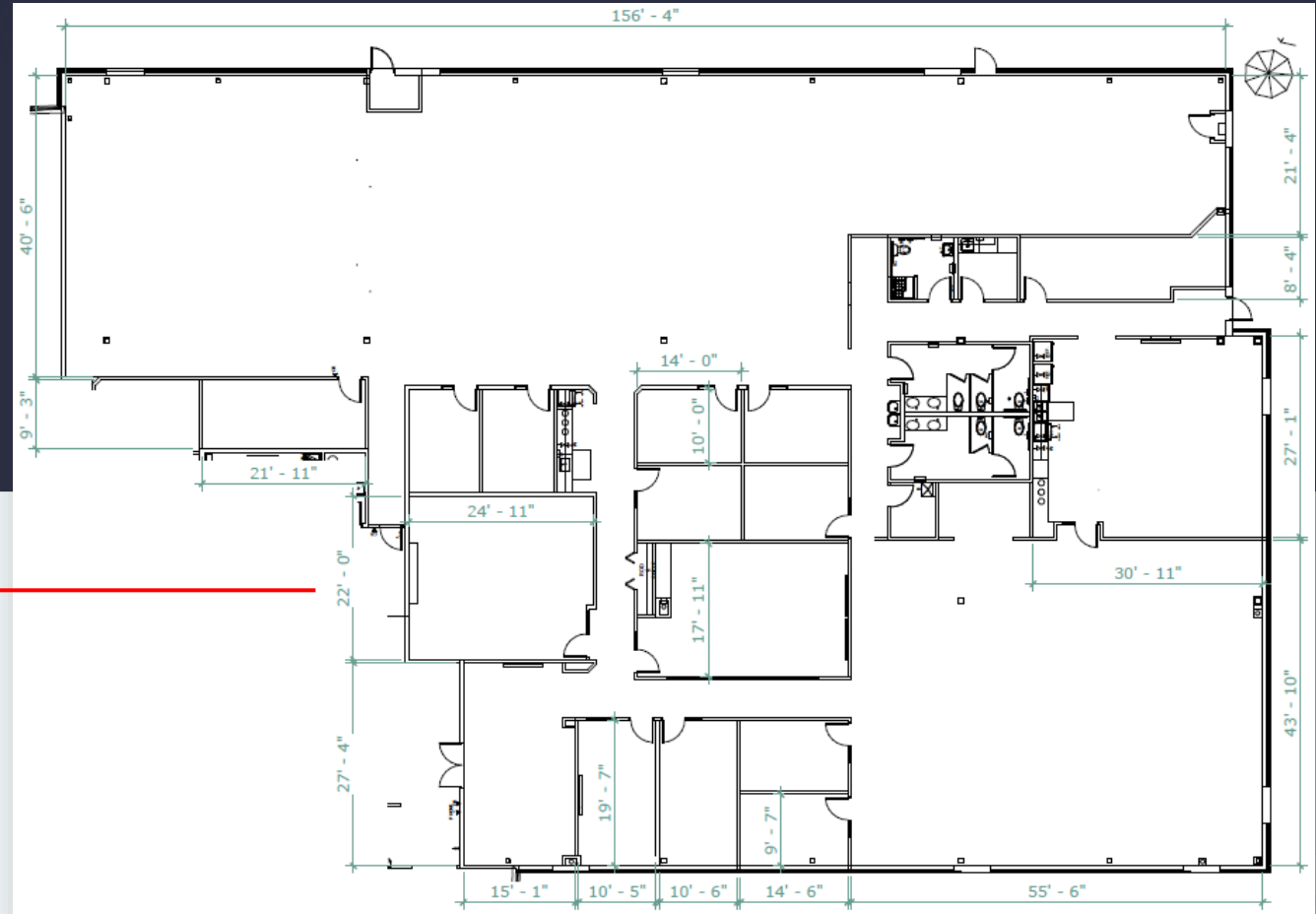


# 8911 Columbine Road, Ste 100

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**workspace**  
property trust

15,750 SF Available for Lease



## Leasing Information

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(952) 292-4952  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

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# Spaces for the Way Work Happens Today.

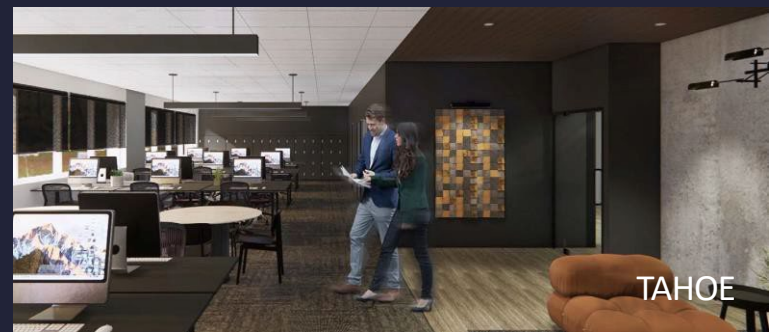
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## 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 options.



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