

Flying Cloud Corp Campus

8995 Columbine Rd, Entire Building

Eden Prairie, MN 55347

**workspace**  
property trust

46,112 SF Available 7/1/2026

Asking Rent: Negotiable  
2025 OPEX: \$8.86/RSF



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## PROPERTY HIGHLIGHTS

### DATACENTER

Approximately 11,000 sf of raised floor space with supplemental cooling, backup power and advanced fire suppression system.

### SUPPLEMENTAL COOLING

- 202 tons of cooling from 15 computer room air conditioning units
- 138 tons of cooling from 3 Liebert units

### DATACENTER POWER

- Data center power from two different substations with an automatic switch
- Backup power supplied by two 2,000KW diesel generators

### SUSTAINABILITY

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

Office areas are open to the painted deck.

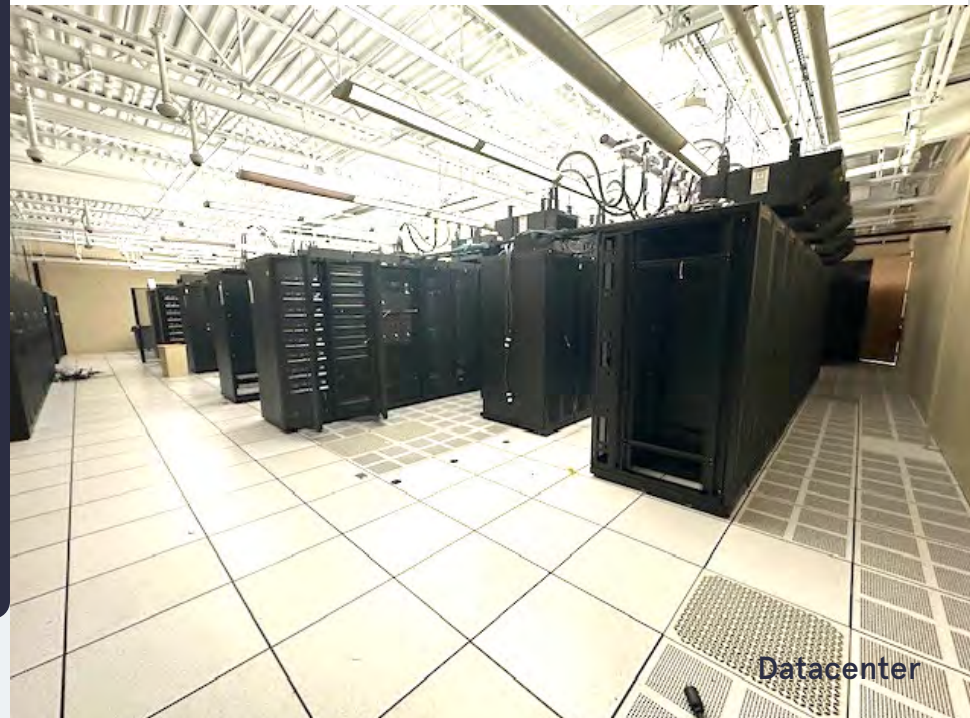
**Building Owner:** Workspace Property Trust

**Total Building Size:** 46,112 Square Feet

**46,112 SF Available 7/1/2026** Office Space



Open Office Area



Datacenter



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## 46,112 SF Available 7/1/2026



## 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.

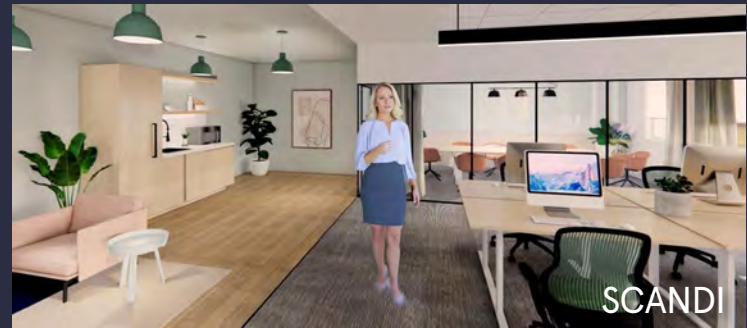
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## Tailored for the Evolution of Office:

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



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