

OFFICE SPACE FOR LEASE

Oakview Office Building

7777 GOLDEN TRIANGLE DRIVE, EDEN PRAIRIE, MN 55344



Location

Golden Triangle, Eden Prairie
Overlooking Nine Mile Creek

Highly desirable location with easy access to
I-494 and Hwy 169

Available For Lease

Suite 230: 1,490 rsf

Rate: \$11.00-\$13.00 rsf

2023 Tax/Ops:

Taxes: \$3.12 rsf

Op Exp: \$9.58 rsf

Total: \$12.70 rsf

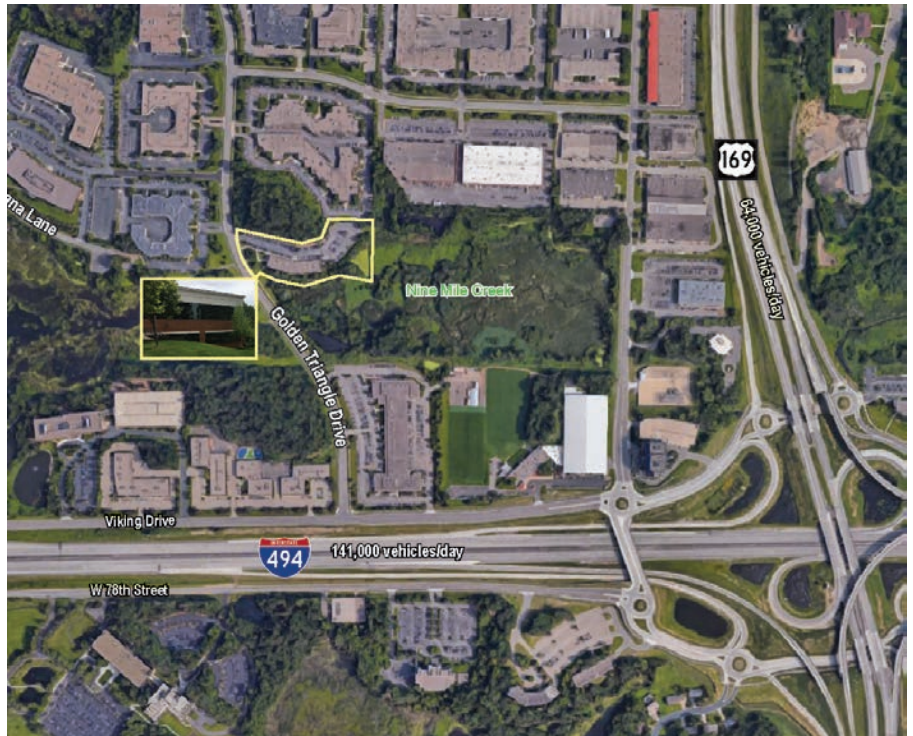
Amenities/Features

2 Story Building - Built in 2000

An abundance of natural light in a beautiful,
quiet setting adjacent to miles of walking trails.

Garden level atrium open to the second floor
with huge windows and collaborative workplace
seating.

Parking Ratio of 5/1,000.



Highly desirable office space nestled in an island of green space within the popular Golden Triangle.

Sherry Hastings

(651) 290-8893

shastings@cres-inc.com



COMMERCIAL REAL ESTATE SERVICES, INC.

85 EAST SEVENTH PLACE, SUITE 200, ST. PAUL, MN 55101-2106

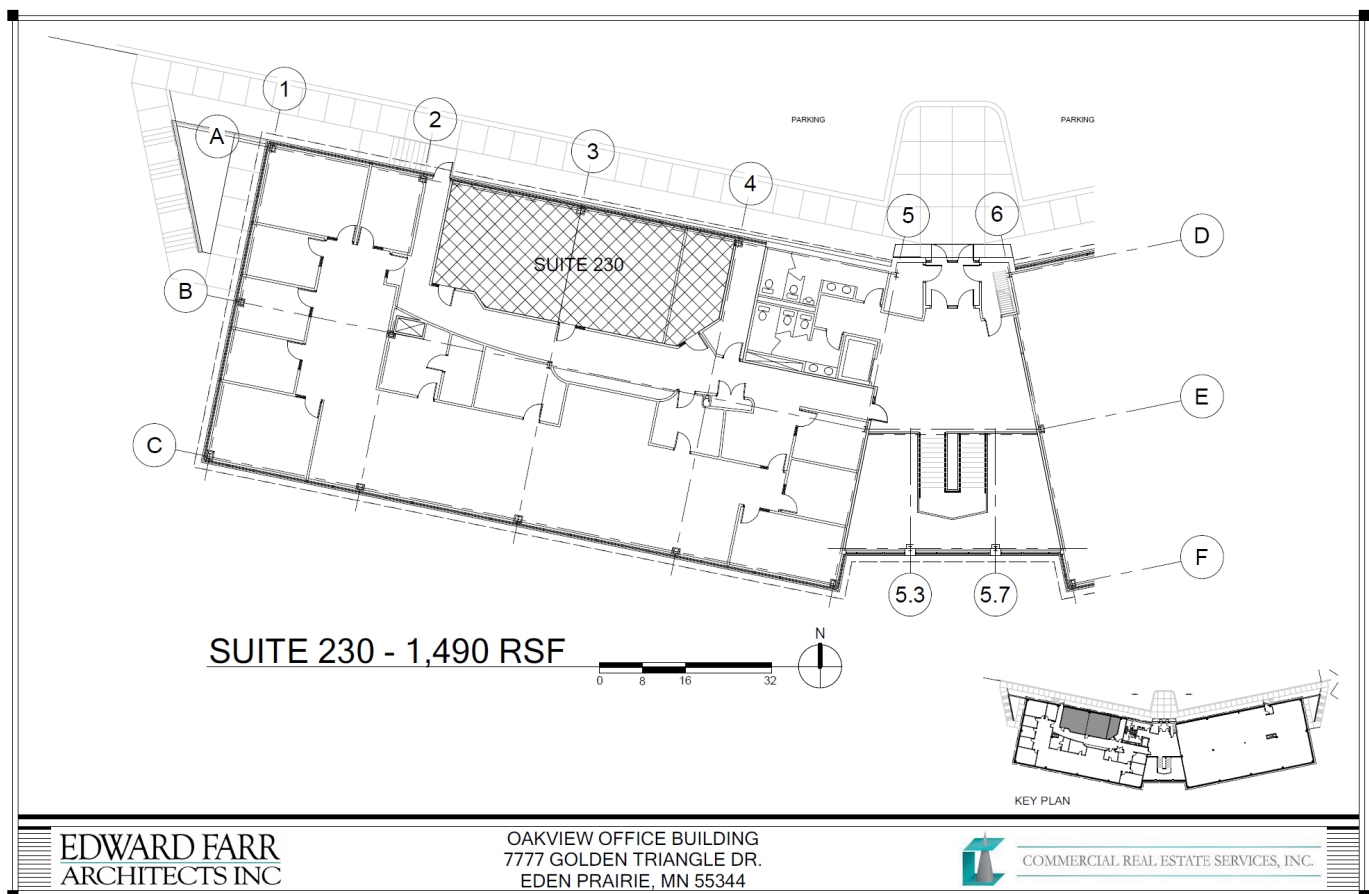
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Main Floor



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