



OFFICE

SUBLEASE AVAILABLE | EDEN PRAIRIE  
**FLYING CLOUD BUSINESS CENTER**



TRANSWESTERN

REAL ESTATE  
SERVICES



# PROPERTY SUMMARY

## OVERVIEW

**ADDRESS:** 6533 Flying Cloud Drive, Eden Prairie, MN  
**TOTAL SF:** 204,000 SF Office/Warehouse  
**YEAR BUILT:** 1996  
**LOADING:** Dock doors  
**CLEAR HEIGHT:** 24'  
**PARKING:** 644 spaces  
**RACKING:** \$43,000 worth of racking can be included

## SUBLEASE AVAILABLE

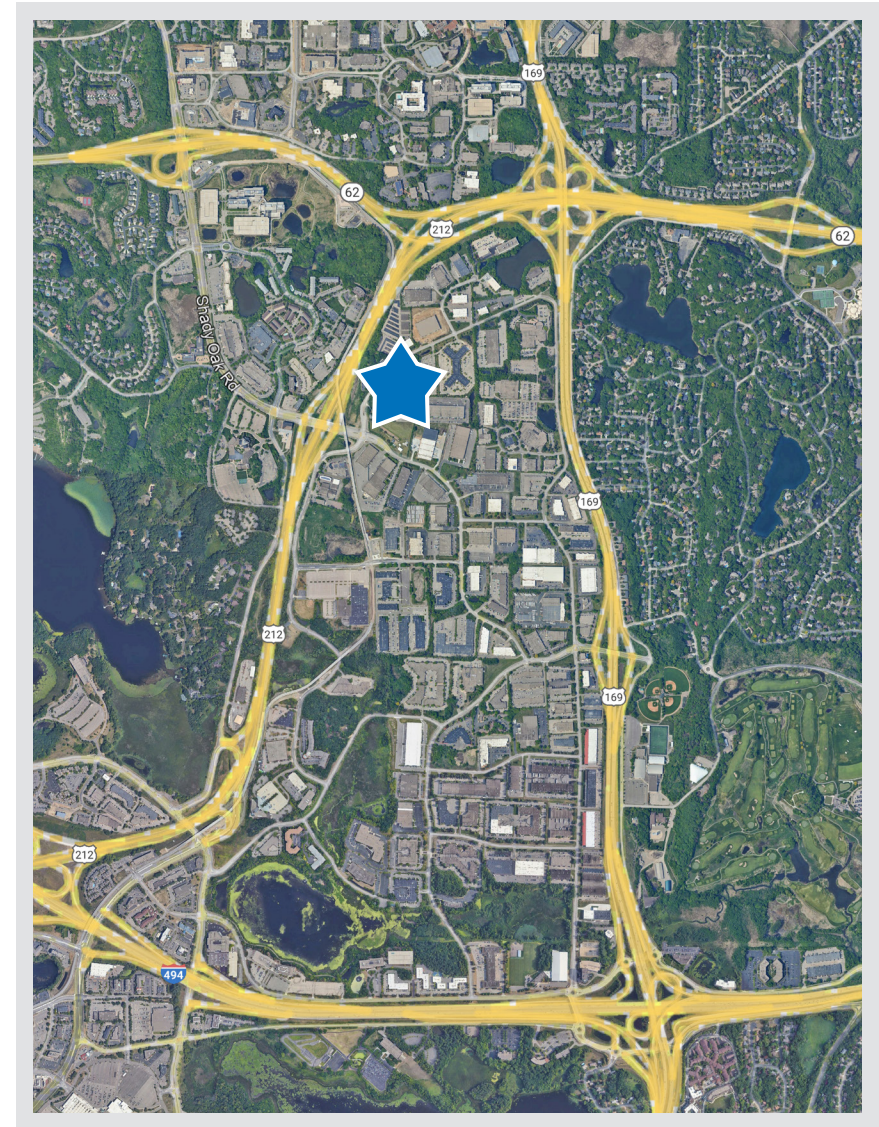
**SUITE 200:** 31,905 SF Total  
[26,236 SF Warehouse + 5,669 SF Office]  
**LOADING:** 1 Dock door, with the ability to add more  
**ASKING RATES:** Negotiable  
**TERM:** Through 6/30/30

## HIGHLIGHTS

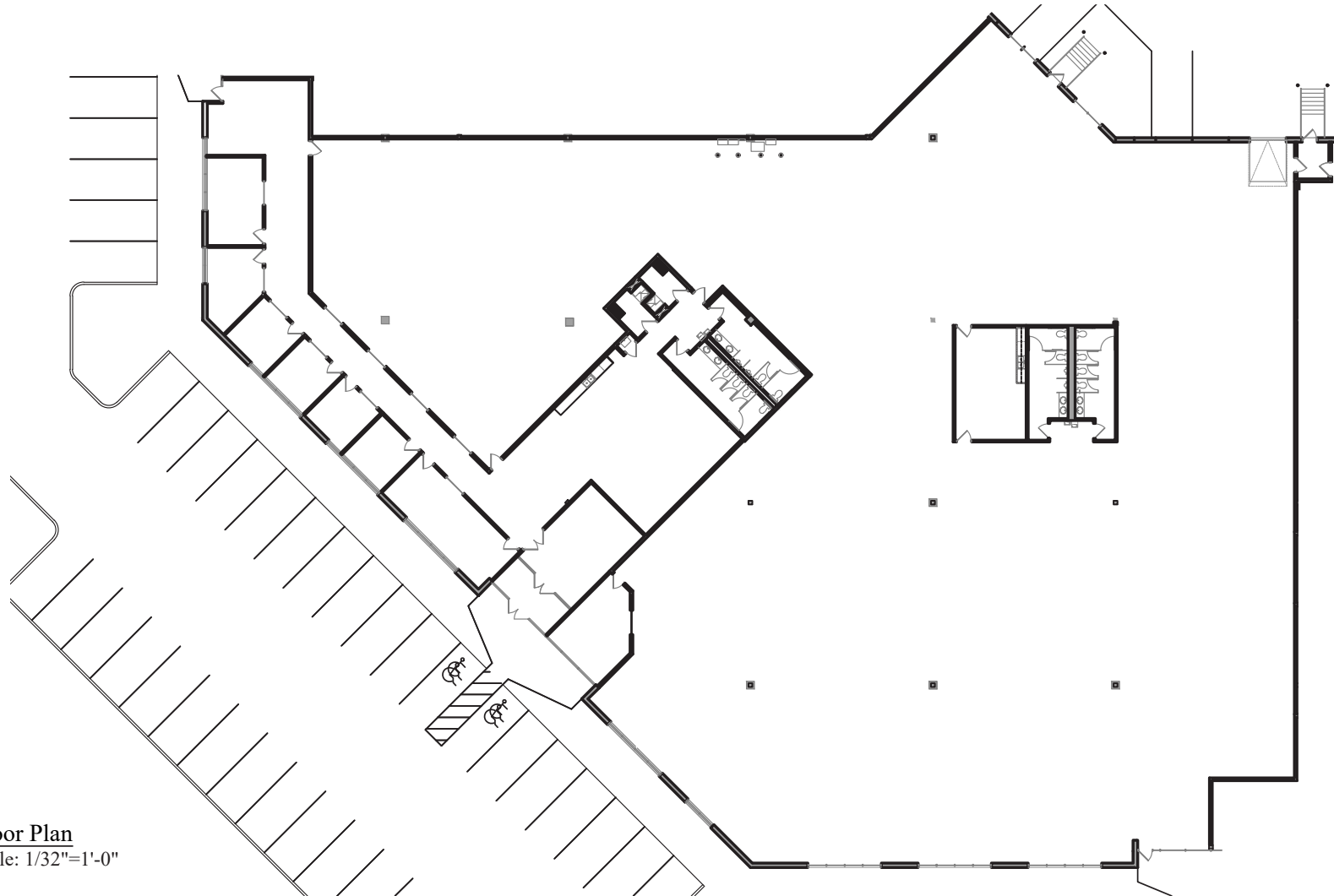
- Located in Eden Prairie's Golden Triangle
- Great access to I-494, Hwy 169, Hwy 212 and Crosstown 62

## CONTACT

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# SUITE 200 FLOOR PLAN



## Floor Plan

Scale: 1/32"=1'-0"

### Square Footage:

Office = 5,669 Sq. Ft.

Whse. = 26,236 Sq. Ft.

Total = 31,905 Sq. Ft.

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