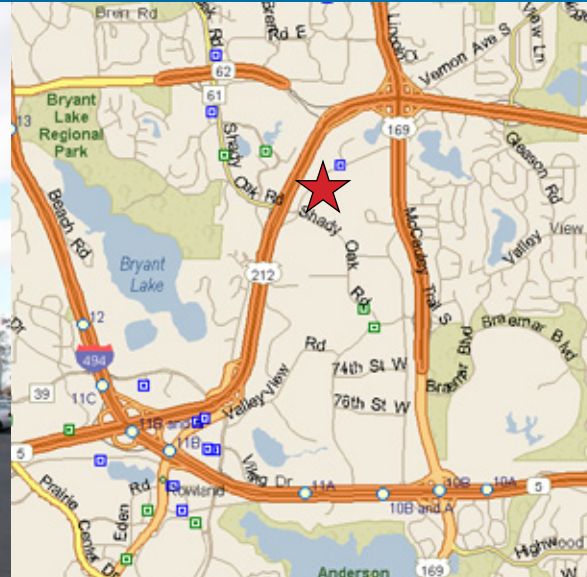


FOR LEASE > OFFICE/WAREHOUSE SPACE



Flying Cloud Business Ctr

6533 FLYING CLOUD DR, EDEN PRAIRIE, MN 55344



Office/Warehouse Space

204,000 square foot office/warehouse building located within the Golden Triangle of Eden Prairie. Location offers great access to I-494, Highways 169, 212 and Crosstown 62.

Building Amenities

- > 204,000 square foot office/warehouse building
- > 24' clear height
- > Great visibility to Highway 212
- > Dock loading
- > 560 parking spaces, 2.74/1000 parking ratio
- > Built in 1996
- > Great access to I-494, Highways 169, 212 and Crosstown 62

Contact Us

BILL RITTER, CCIM, SIOR
952 897 7743
MINNEAPOLIS, MN
bill.ritter@colliers.com

JEFF GIOVANAZZO
952 897 7878
MINNEAPOLIS, MN
jeff.j@colliers.com

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

Flying Cloud Business Ctr > Aerial



Contact Us

BILL RITTER, CCIM, SIOR
952 897 7743
MINNEAPOLIS, MN
bill.ritter@colliers.com

JEFF GIOVANAZZO
952 897 7878
MINNEAPOLIS, MN
jeff.j@colliers.com

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com



PROPERTY FACT SHEET

Flying Cloud Business Center



PROPERTY ADDRESS:
6533 Flying Cloud Drive
Eden Prairie, MN 55344

ZONING:
I-5 (Industrial Park-5 ac min)

BUILDING SQUARE FEET:
204,000 square feet total

NET RENTAL RATES:
\$10.00 per square foot office
\$ 5.00 per square foot warehouse

CURRENTLY AVAILABLE:
SUITE 100:
37,693 square feet total
35,529 square feet office
2,164 square feet warehouse
• One (1) dock

2011 EST. CAM & REAL ESTATE TAX:
\$1.18 per square foot CAM
\$2.11 per square foot tax
\$3.29 per square foot total

YEAR BUILT:
1996

AMENITIES:
• End cap suite available
• Easy access to I-494, Highways 169, 212 & Crosstown 62
• Excellent Eden Prairie location!

CLEAR HEIGHT:
24'

PID NUMBER:
0111622420012

PARKING:
135 parking stalls



For Leasing Information, Contact:

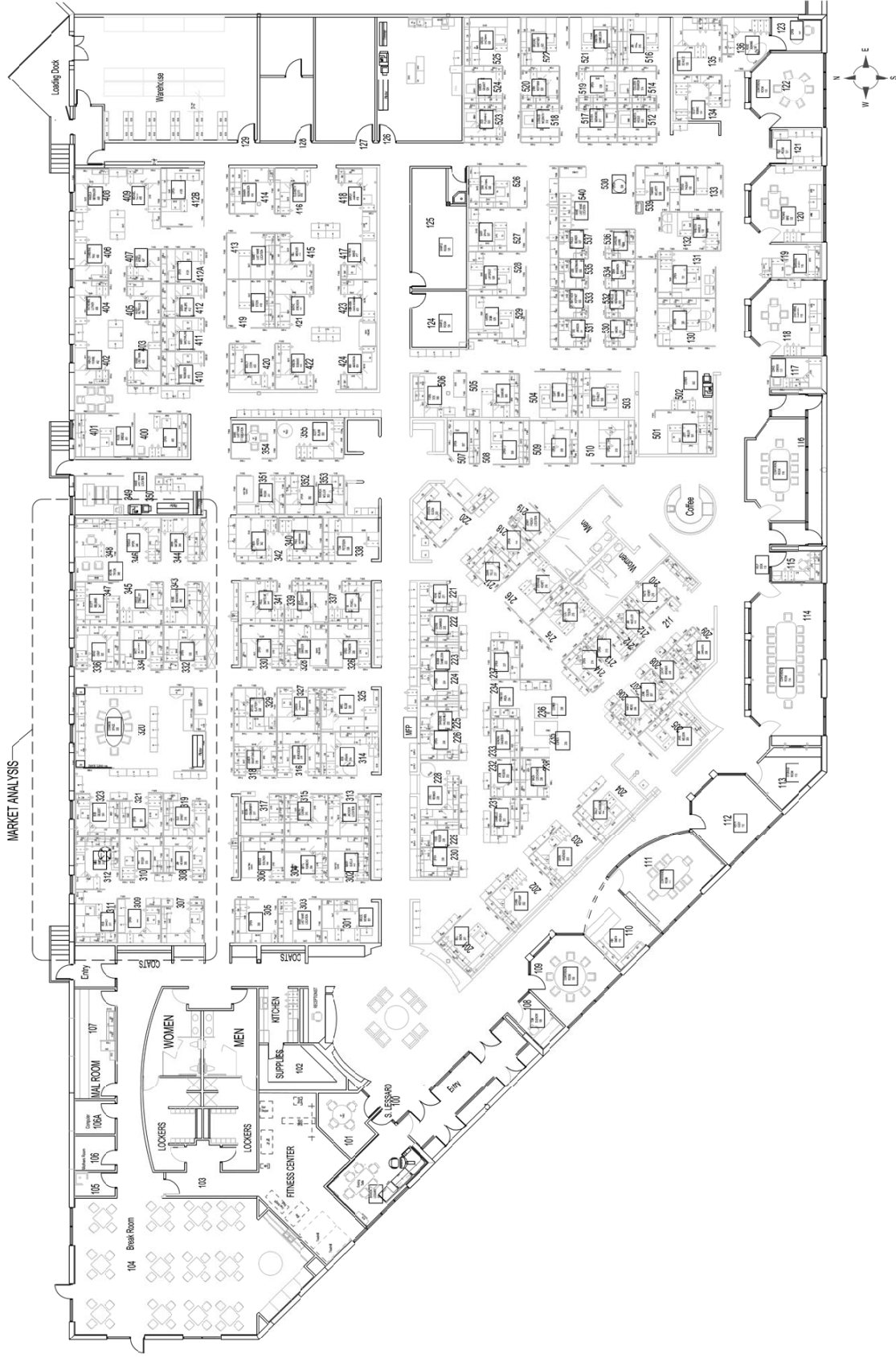
BILL RITTER, CCIM SIOR
952 897 7743
bill.ritter@colliers.com

JEFF GIOVANAZZO
952 897 7878
jeff.j@colliers.com

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343

www.colliers.com

MARKET ANALYSIS



Revised
 04/07/07 01/09/09 04/08/09 06/20/09
 11/20/07 02/23/09 05/05/09 09/24/09
 12/21/07 03/26/09 05/18/09 04/01/10
 07/31/08 04/03/09 05/19/09

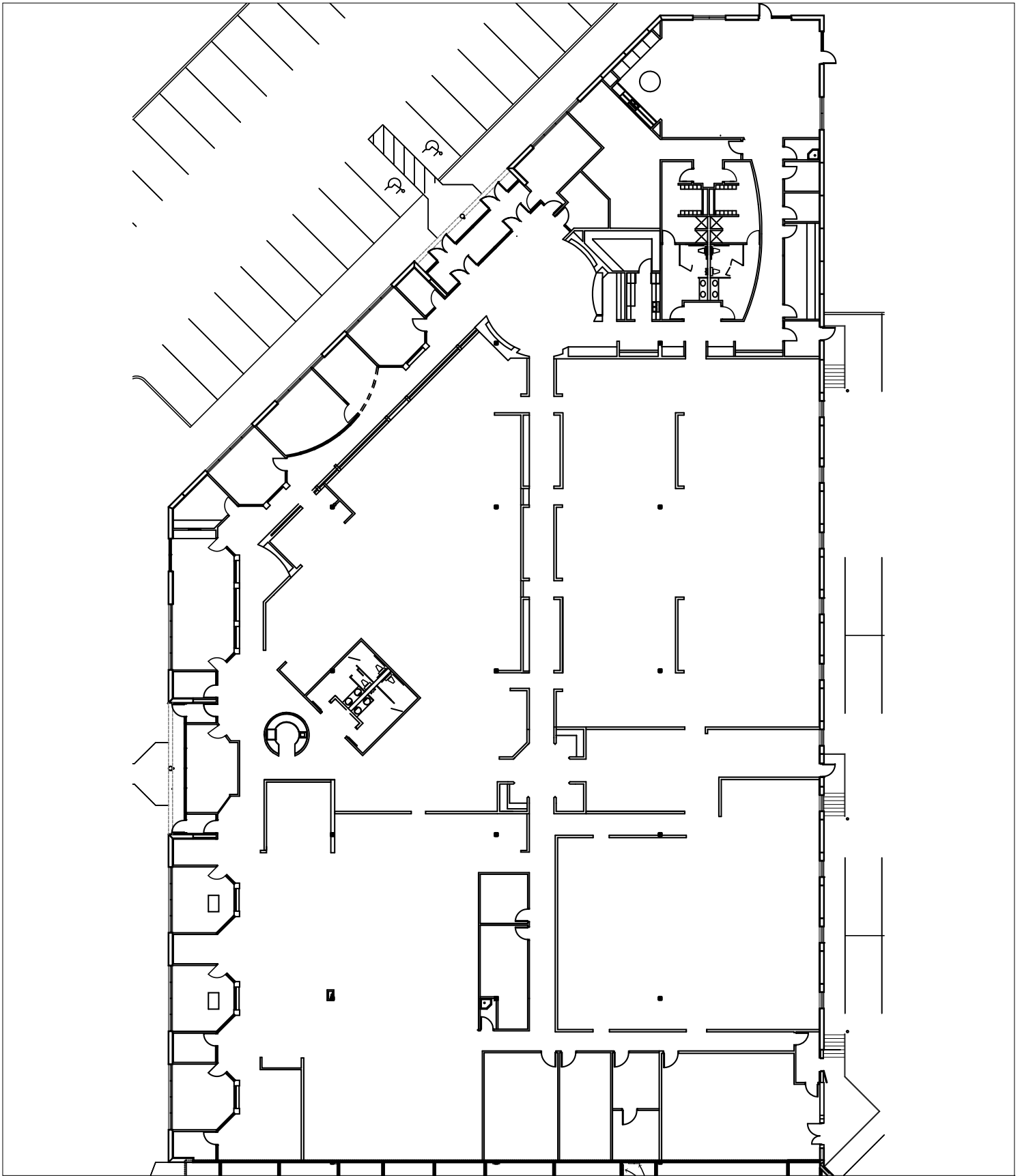
Drawn By: Jim Seimney
 Date: 04/13/06
 Scale:



Flying Cloud

6533 Flying Cloud Drive, Suite 100
 Eden Prairie MN, 55344

Office Services



4350 Baker Road, Suite 400
 Minnetonka, MN 55343
 952.897.7874 Fax: 952.897.7740

THE DRAWINGS AND / OR SPECIFICATIONS CONTAINED HEREIN ARE THE EXCLUSIVE PROPERTY OF GENESIS ARCHITECTURE AND SHALL NOT BE UTILIZED OR COPIED BY OTHER PARTIES WITHOUT PRIOR WRITTEN CONSENT.

SUITE 100
 FLYING CLOUD
 BUSINESS CENTER
 6533 FLYING CLOUD DR.
 EDEN PRAIRIE, MN 55344

SCALE: 1/32" = 1'-0"
 JOB: _____
 REVISION: _____ DATE _____

DRAWN BY: _____
 DATE: _____

A-1