

# CREEKSIDE

C O R P O R A T E   C E N T E R

7480 FLYING CLOUD DRIVE • EDEN PRAIRIE, MN

FOR LEASE

**60,000 SF**

AVAILABLE





Discover this

# HIDDEN GEM

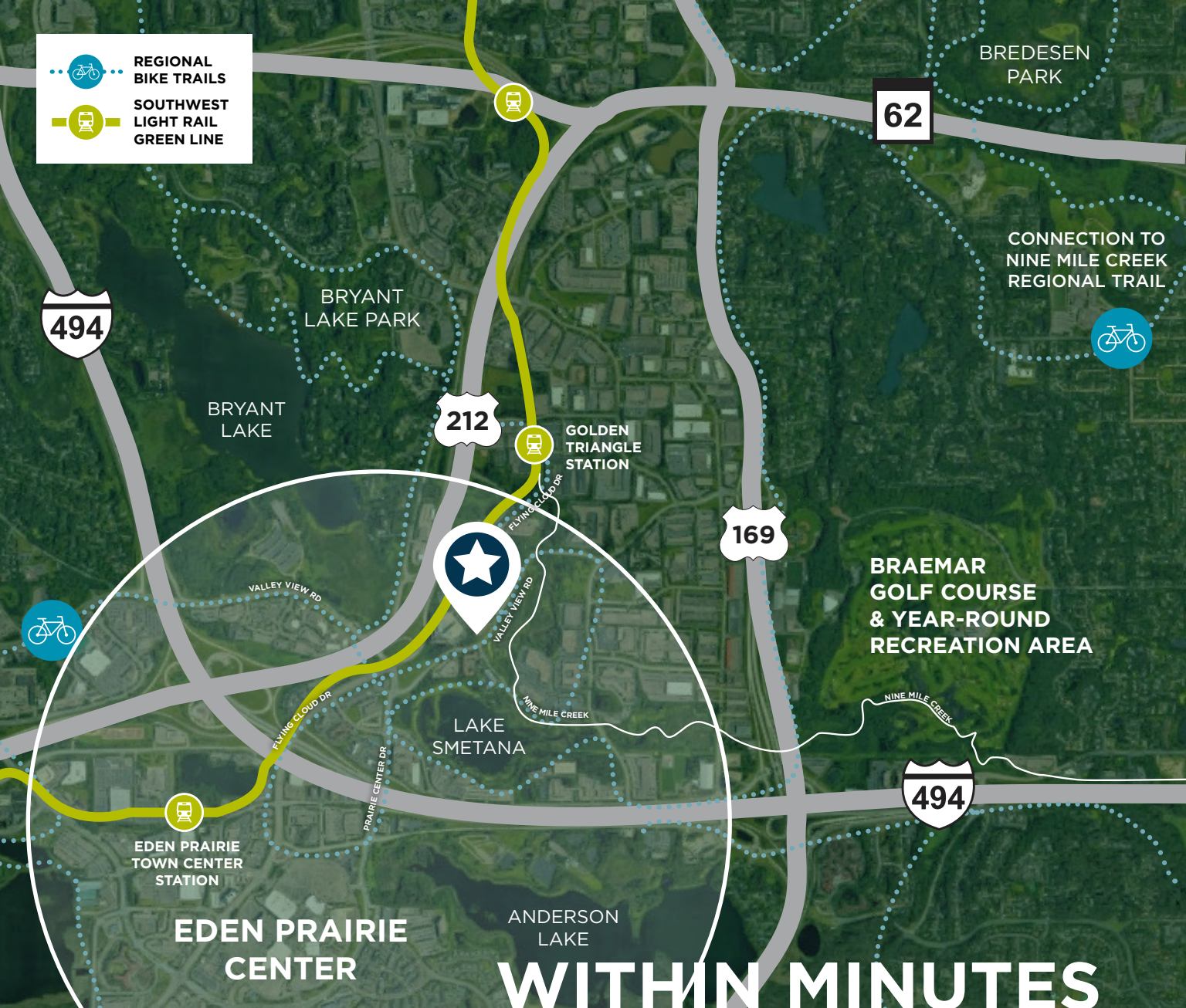
Positioned to offer unparalleled serenity, this attentively designed suburban office environment provides the accessibility, flexibility, and convenience to ensure ease of operation on every level.

Creekside Corporate Center is located high above Eden Prairie's distinguished Flying Cloud Drive and Valley View Road, overlooking Nine Mile Creek and its protected wetlands.

The property's elevated placement, lush landscaping, and breathtaking patio view, work together to create an oasis - a calm haven from the outside world, that clears the mind and offers the sense of balance employees desire in their workday.

<b>Total Building Size</b>	100,000 SF
<b>Floors</b>	4
<b>Parking Ratio</b>	4/1,000
<b>Space Available</b>	60,000 SF
<b>Net Rate</b>	\$18.50 PSF
<b>Operating &amp; Tax Exp.</b>	\$12.95 PSF

- Covered parking & heated executive parking
- Natural setting with beautiful views
- Convenient freeway access
- Premier Eden Prairie address
- Miles of surrounding bikepath



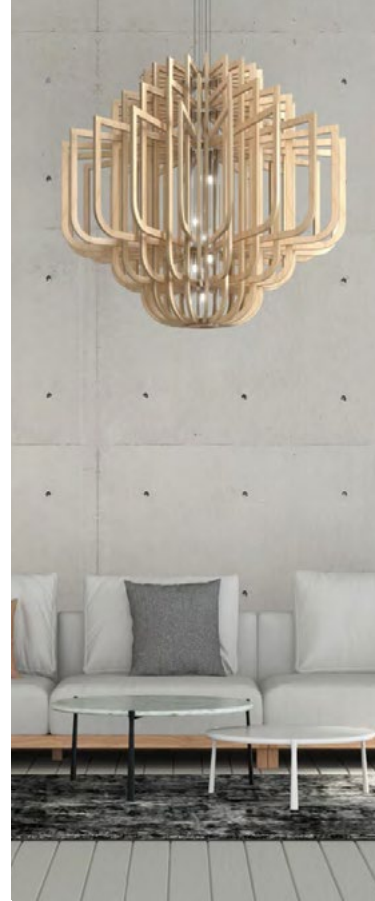
## WELL APPOINTED IN EDEN PRAIRIE

- Numerous restaurants and retail amenities located in the heart of Eden Prairie
- Quick access to Highways 212, 169, I-494 and 62
- Connected to local and regional bike trail systems
- Minutes from the Southwest LRT Green Line
- Abundant free parking for added daily convenience



DINING	HOTELS	RETAIL
Pizza Lucé	Fairfield Inn & Suites	Target
Redstone Grill	Hyatt Place	Costco
Caribou Coffee	Comfort Inn	Walmart
People's Organic	Residence Inn	Lunds & Byerlys
Starbucks	Courtyard by Marriott	Menards
Osaka Japanese	Sonesta Select	The Home Depot
Jet's Pizza	Hampton Inn	Best Buy
Subway	SpringHill Suites	Bachman's
Kona Grill		
Wildfire		
CRAVE		
Smashburger		
Fat Pants Brewing		
El Burrito		
Potbelly		
Great Mandarin		
Davanni's Pizza		
Baker's Ribs		
Champps		
Original Pancake House		
Pizza Karma		
Chipotle		
Cafe Zupas		

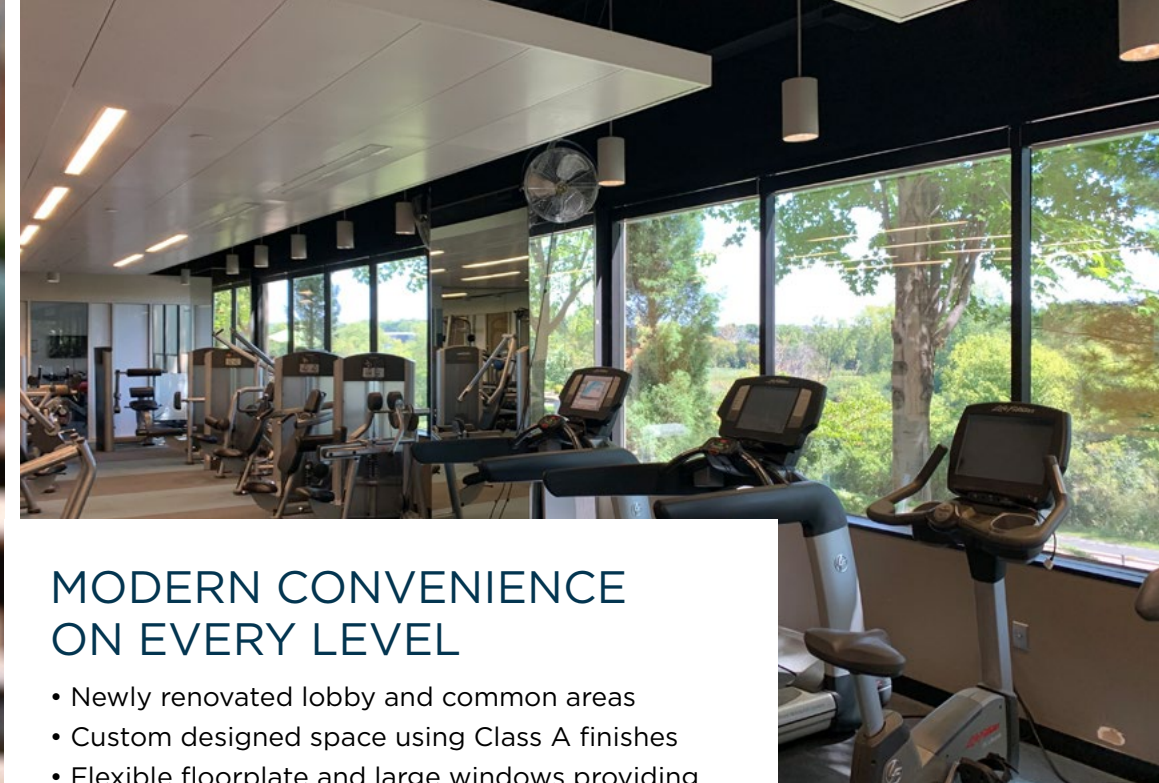
# WITHIN MINUTES



## ATTENTIVELY DESIGNED FLEXIBILITY

- Clean fresh spaces throughout, designed by RSP architects and developed for comfort and ease of use.
- Open and uncluttered environments allow for safe and unencumbered movement throughout.





## MODERN CONVENIENCE ON EVERY LEVEL

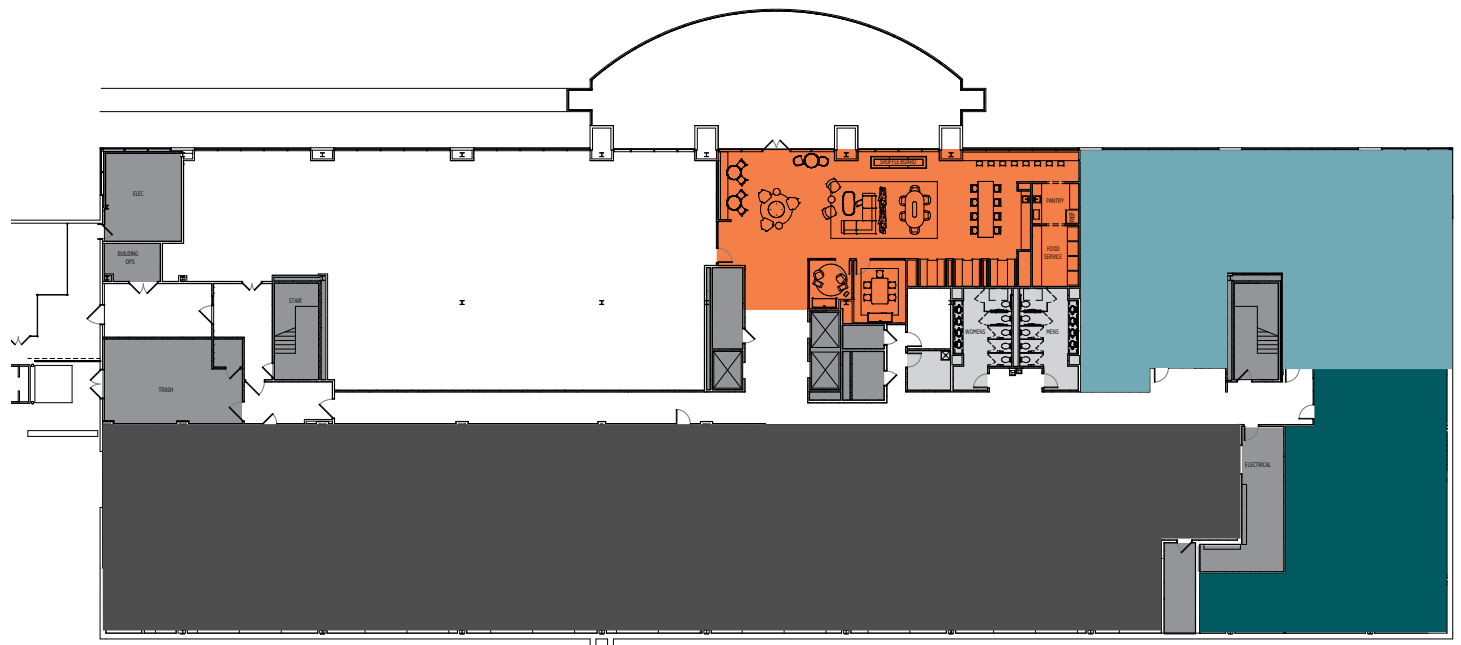
- Newly renovated lobby and common areas
- Custom designed space using Class A finishes
- Flexible floorplate and large windows providing natural light and beautiful views
- Fitness center & showers
- Expansive tenant lounge with scenic outdoor patio
- Grab-n-go market



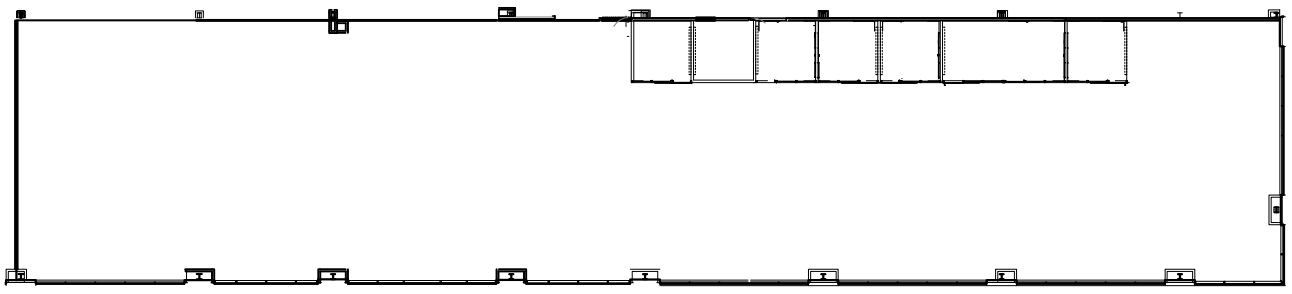
# FLOORPLANS

04		11,000 SF	LEASED			
03		32,800 SF				
02		9,200 SF	LEASED			
01		6,100 SF	TENANT LOUNGE	FITNESS CENTER	STORAGE	HEATED EXECUTIVE PARKING

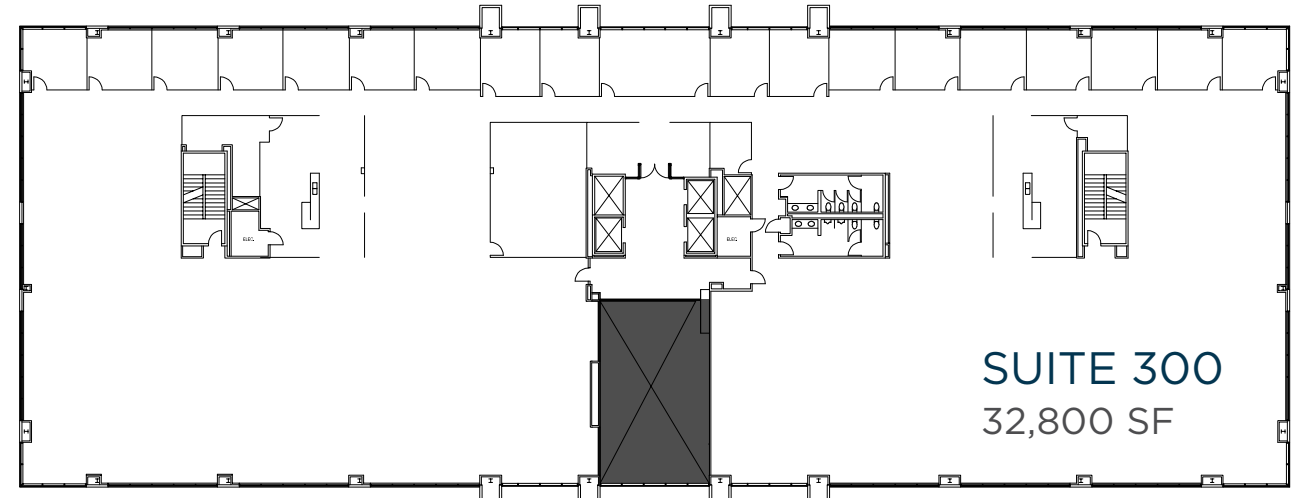
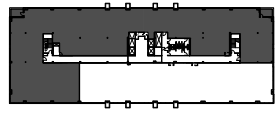
CLICK ON FLOOR TO DOWNLOAD FLOORPLAN



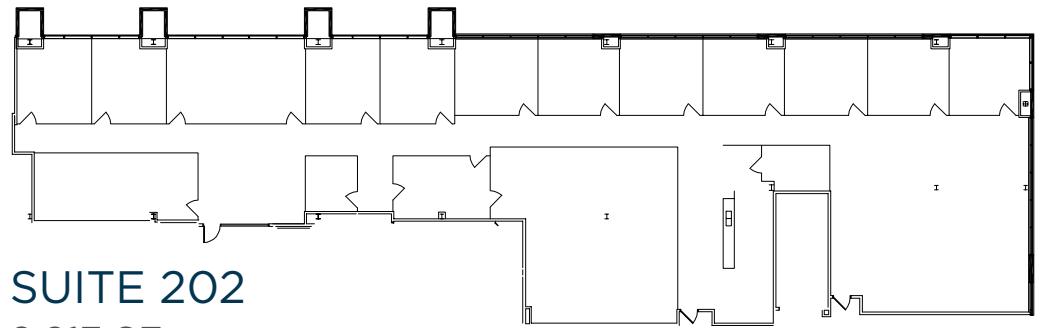
SUITE 101  
6,093 SF



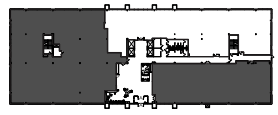
SUITE 402  
11,011 SF



SUITE 300  
32,800 SF



SUITE 202  
9,217 SF





# CREEKSIDE

CORPORATE CENTER

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## CONTACT US TODAY!

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