

CITY WEST FINANCIAL CENTER

6500 City West Parkway
Eden Prairie, MN 55344

FOR SALE OR LEASE

HORIZON AGENCY

56,600 SF OFFICE BUILDING

BUILDING STATS

BUILDING SIZE	56,652 SF
STORIES	4
TOTAL SPACE AVAILABLE	26,500 SF
YEAR BUILT/RENOVATED	1990/2021
SALE PRICE	Negotiable
NET RATE	\$14.00 PSF
OP EX/TAX	\$11.37 PSF

BRAND NEW LOBBY FINISHES



GREAT OWNER/USER INVESTMENT OPPORTUNITY



BEAUTIFUL SUBURBAN SETTING WITH PATIOS AND GREENSPACE



ACCESS AND VISIBILITY FROM HWY 212



RIBBON GLASS WITH ABUNDANT NATURAL LIGHT



EFFICIENT FLOORPLATE

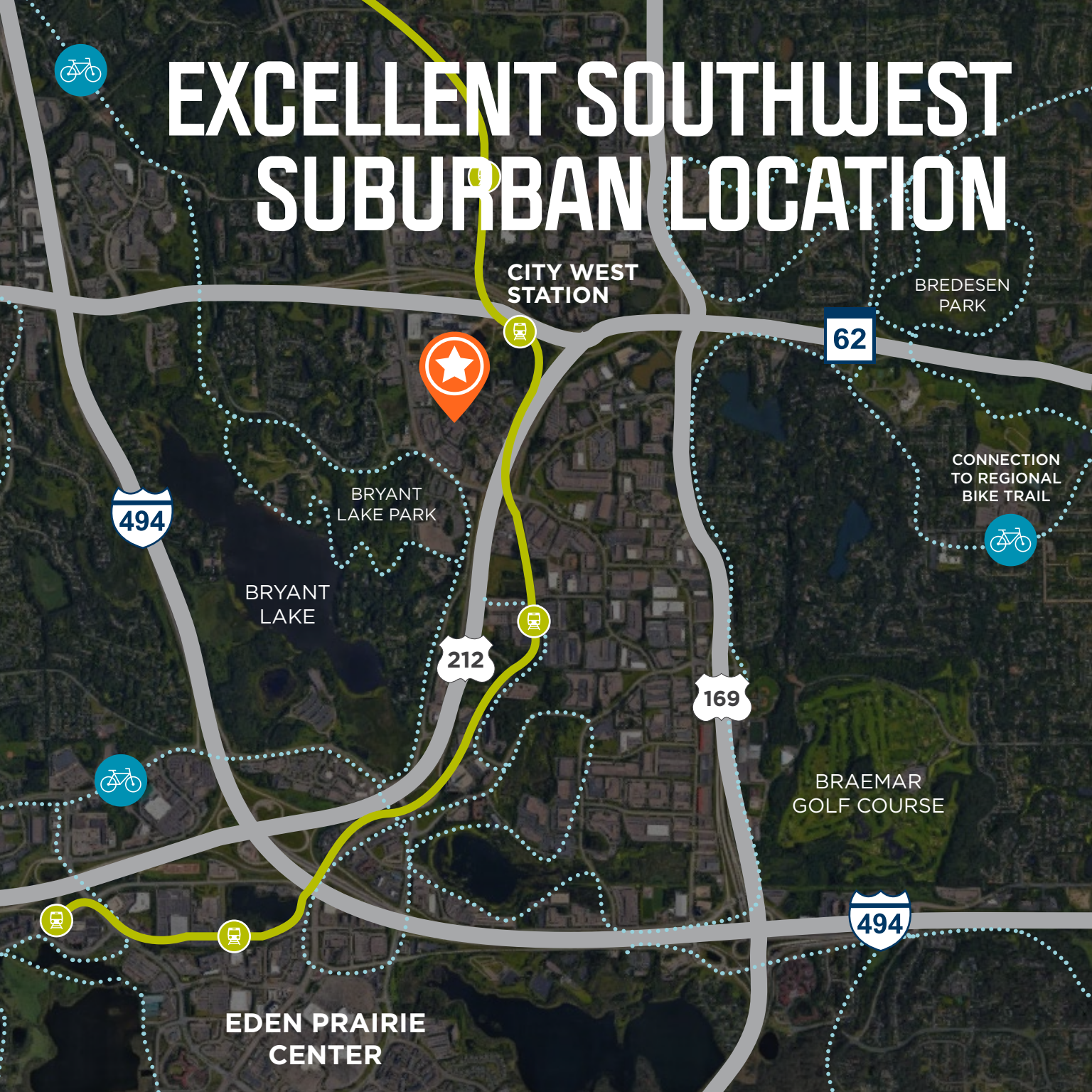


BRAND NEW LOBBY FINISHES



23 UNDERGROUND PARKING STALLS

EXCELLENT SOUTHWEST SUBURBAN LOCATION



CITY WEST STATION

BREDESEN PARK

62

BRYANT LAKE PARK

CONNECTION TO REGIONAL BIKE TRAIL

494

BRYANT LAKE

212

169

BRAEMAR GOLF COURSE

494

EDEN PRAIRIE CENTER



Numerous restaurants and retail amenities located in the heart of Eden Prairie



Connected to local and regional bike trail systems



Quick access to Highways 212, 169, I-494 and 62



Abundant free parking for added daily convenience



In close proximity to the Southwest LRT City West Station



REDEFINED SUBURBAN OFFICE



 CONTINUOUS
BAND
OF WINDOWS

 9 FT
CEILINGS



REFLECT YOUR BRAND &
COMPANY
CULTURE

With excellent natural light, an efficient floorplate and 9 ft ceiling, you can create the perfect environment that reflects your brand and supports your company culture. City West offers the best of everything creative and forward-thinking office users desire today.



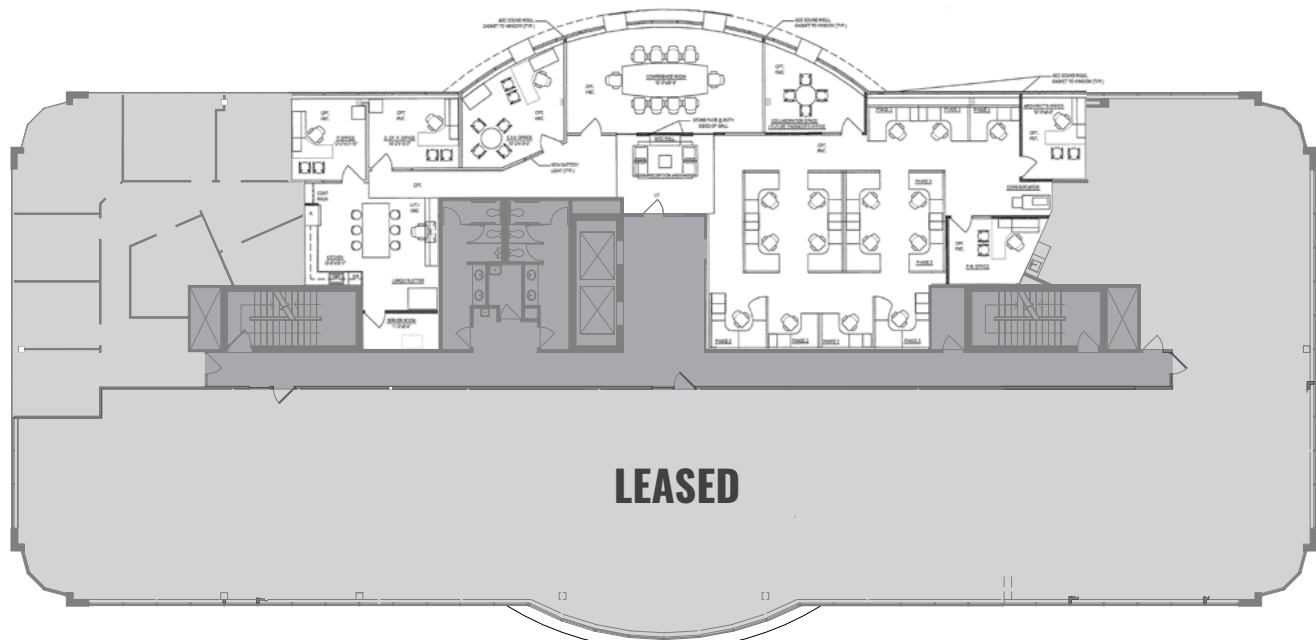
CLIMATE-CONTROLLED
EXECUTIVE PARKING



OUTDOOR
SEATING

SUITE 300

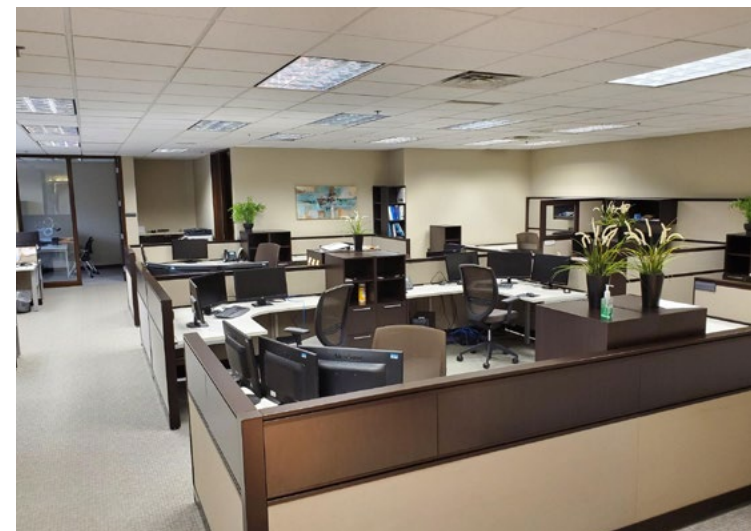
4,106 SF



LEASED

FL 03

**FULLY FURNISHED
SPEC SUITE
AVAILABLE**



26,500 SF CONTIGUOUS BLOCK AVAILABLE NOW

SUITE 300

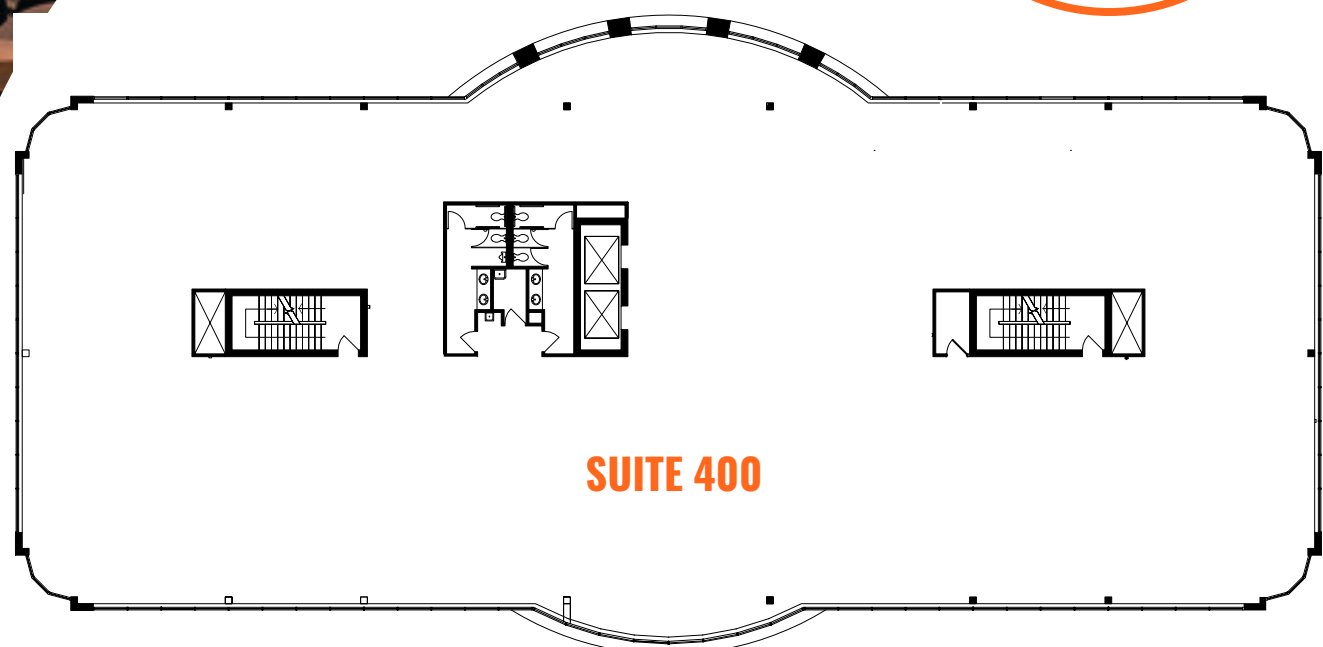
11,500 SF



FL 03

SUITE 400

15,000 SF



FL 04

HORIZON AGENCY

CONTACT US TODAY.

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