



Shady View Business Center

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7100-7148 Shady Oak Road Eden Prairie, MN

- Located in the Golden Triangle
- Excellent access to Highway 169, Highway 62 and Interstate 494
- Flexible layout
- Newly improved office space this year
- 14' clear height
- Exterior docks
- 30' x 32' column spacing

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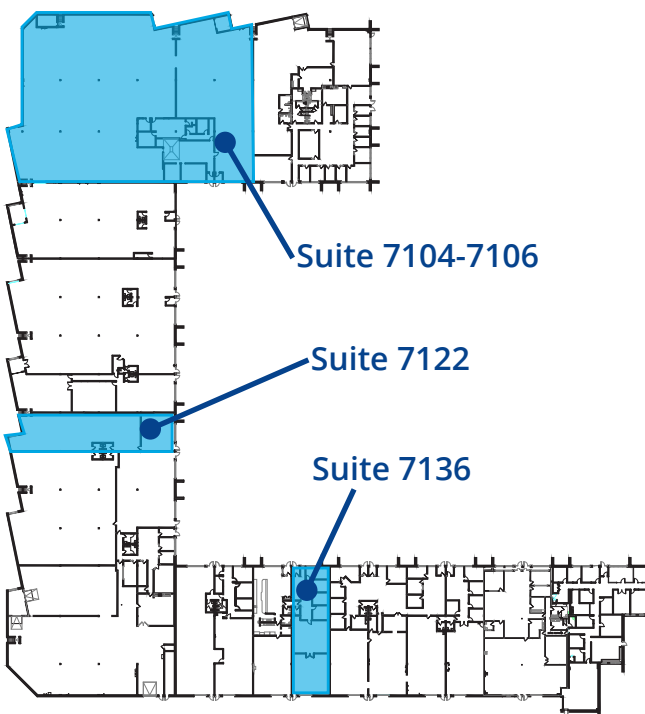
For Lease

Building Information

Address:	7100-7148 Shady Oak Road, Eden Prairie, MN	
Clear Height	14'	
Parking	491 parking spaces	
Column Spacing	30' x 32'	
Suite 7104	Option 1	6,214 SF
	Option 2	8,281 SF
	Loading:	One (1) dock door
Suite 7106	Option 1	14,835 SF
	Option 2	16,902 SF
	Option 3	23,116 SF
	Loading:	Two (2) dock doors
Suite 7122	Office	1,763 SF
	Warehouse	1,986 SF
	Total	3,749 SF
	Loading:	One (1) dock door
Suite 7136	Office	1,243 SF
	Warehouse	1,727 SF
	Total	2,970 SF
	Loading:	One (1) drive-in door
Net Lease Rates	Negotiable	
Est. CAM & Tax (2025)	\$5.62 PSF	



Building Plan



Building Key:

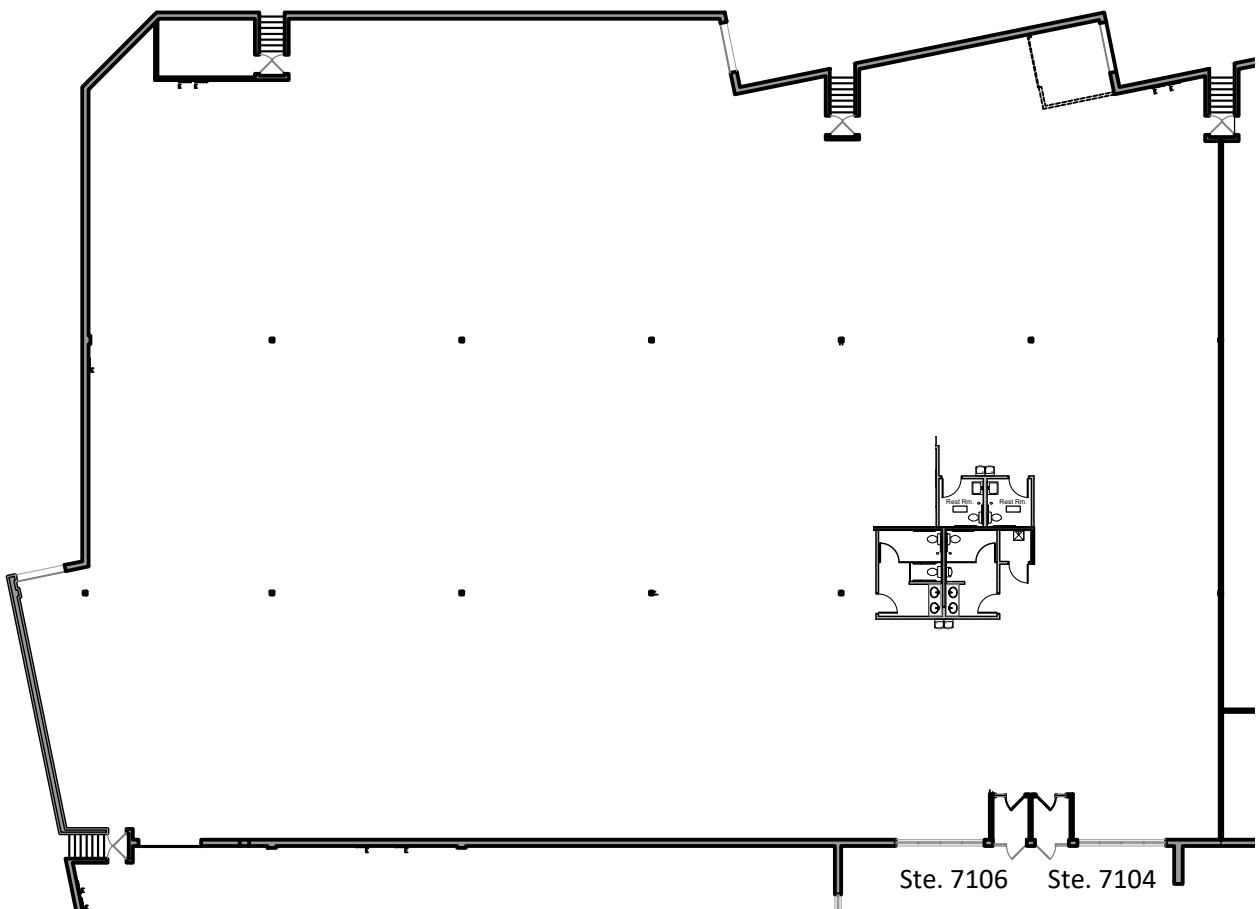


Floor Plans

Suite 7104-7106

23,116 SF

- Suite 7106: 12,797 SF – 1,101 SF
- Suite 7104: 6,015 SF – 10,319 SF
- Suites combined (7104-7106): 23,116 SF



Building Key:

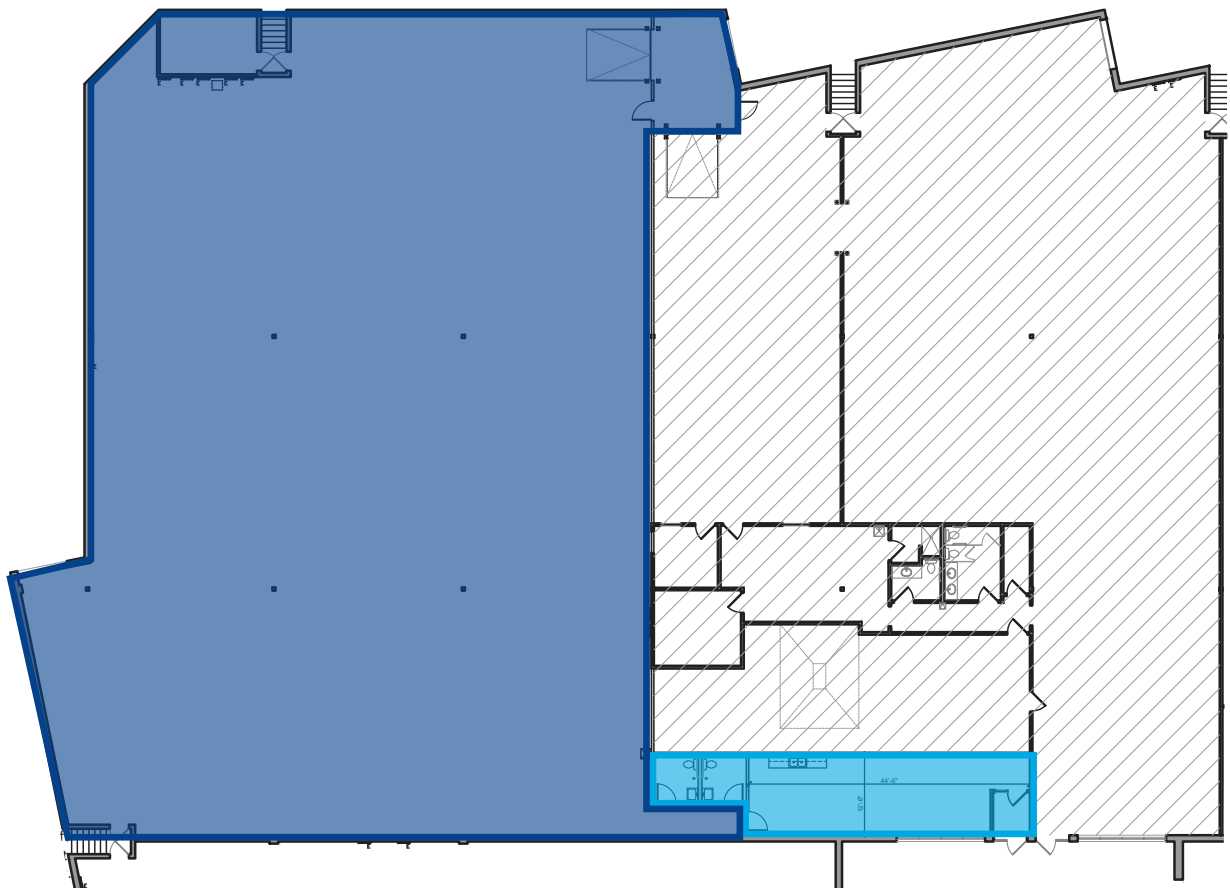


Floor Plans

Suite 7106

12,797 SF

-  739 SF Office
-  12,058 SF Warehouse



N

Building Key:



Floor Plans

Suite 7106

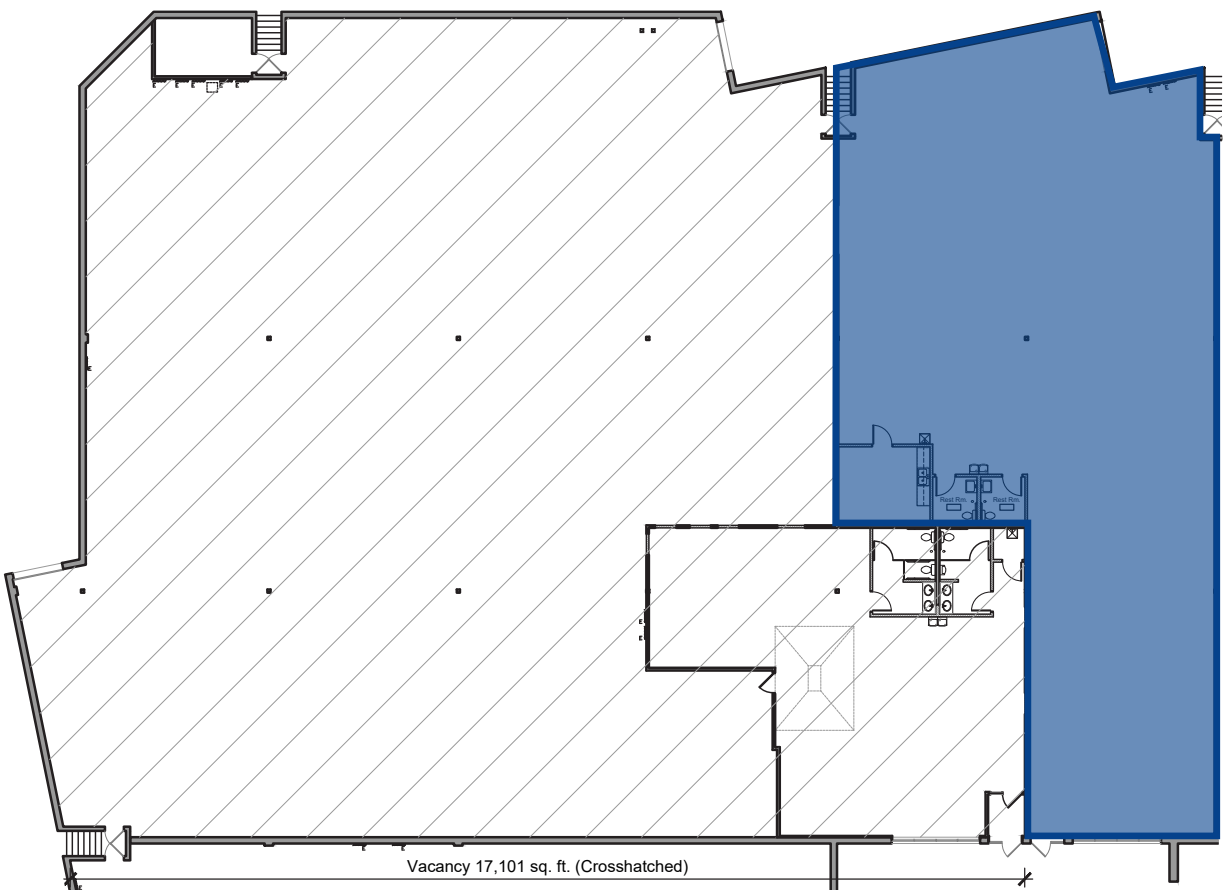
6,015 SF



BTS Office



6,015 SF Warehouse



Vacancy 17,101 sq. ft. (Crosshatched)

N

Building Key

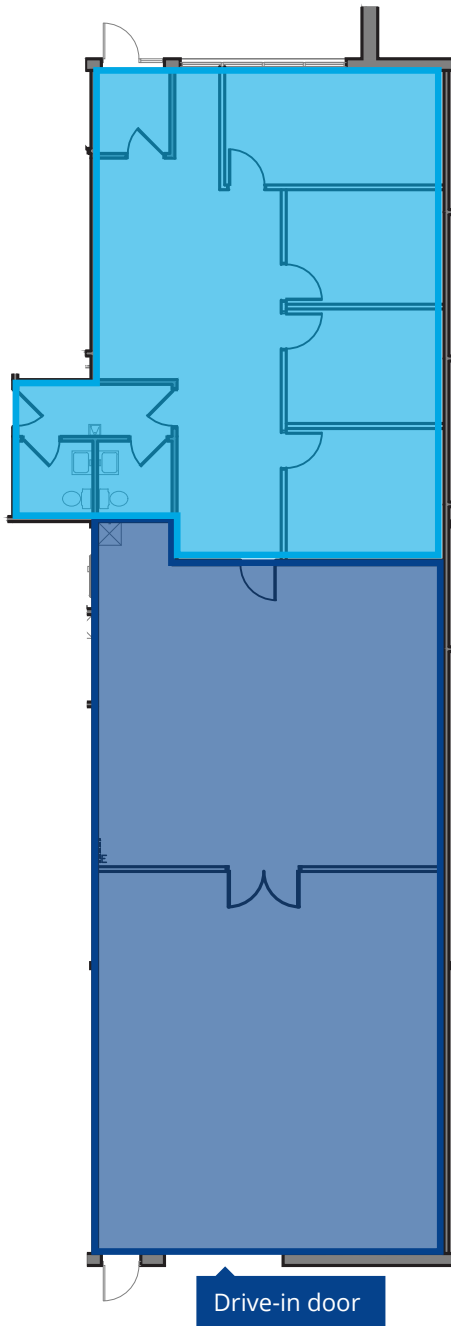


Floor Plans

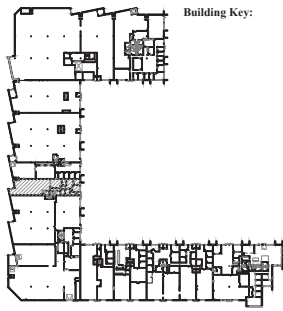
Suite 7136

2,970 SF

-  1,243 SF Office
-  1,727 SF Warehouse



N

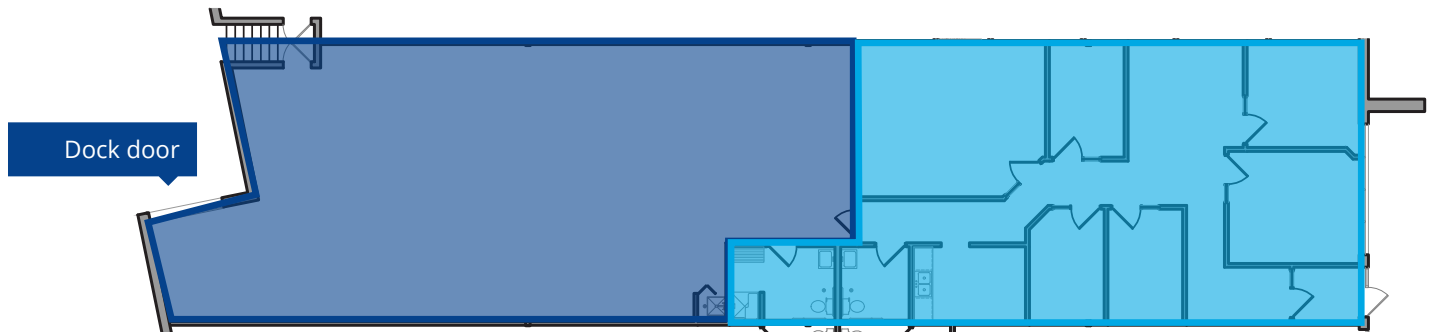


Floor Plans

Suite 7122

3,749 SF

- 1,763 SF Office
- 1,986 SF Warehouse



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Contact

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Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



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