

Cabriole Professional & Wellness Center

Nathan Karrick

Associate Vice President
+1 952 897 7722
nathan.karrick@colliers.com

Kevin O'Neill SIOR

Senior Vice President
+1 952 897 7724
kevin.oneill@colliers.com

1600 Utica Avenue South, Suite 300
St. Louis Park, MN 55416
P: +1 952 897 7700
colliers.com

9531 West 78th Street
Eden Prairie, MN

Office Opportunity For Lease



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For Lease

Building Amenities

- > Attractive views of Anderson Lakes
- > Aggressive economic rates
- > Outstanding central location with easy access to I-494 & Highway 169
- > Potential building and monument signage
- > Building conference room and heated underground parking
- > Rooftop sun deck
- > Fiber and high speed internet available
- > Numerous amenities including restaurants, hotels and shopping centers nearby

Highlights

- > 50,752 total building square feet
- > 4 story office building
- > Adjacent surface parking lot and heated underground 4.85/1,000 ratio

2024 Est. Tax & Ops

\$10.84 psf Total

Availability

Suite	Available Space (SF)	Rent Rate PSF
125	397	\$10.00
150	1,172	\$10.00
245	1,930	\$12.00
250	2,726	\$12.00
330	1,012	\$10.00
400	7,163	\$12.00



Contact us:

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