

Colliers



Office Space For Lease

Scenic Heights Office Park

14850 & 14852 Scenic Heights Rd, Eden Prairie, MN

Claire Roberts, SIOR

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Building I

Building II

Property Highlights

- Building and monument signage available
- Class A finishes
- Building I: build-to-suit finishes
- On-site property management
- 24/7 key fob access
- Close proximity to shopping, restaurants and amenities
- Easy access to I-494 and Hwy 212

Property Overview

Building Size	Building I - 17,977 SF Building II - 17,977 SF Total - 35,954 SF
Available Space	Building I - Suite 100: 4,460 SF Building II - Fully leased
Year Built	2001
Net Rental Rate	\$14.50 PSF
Est. 2026 Tax/CAM	\$11.25 PSF
Parking	177 cars
Ceiling Height	10'

Building I

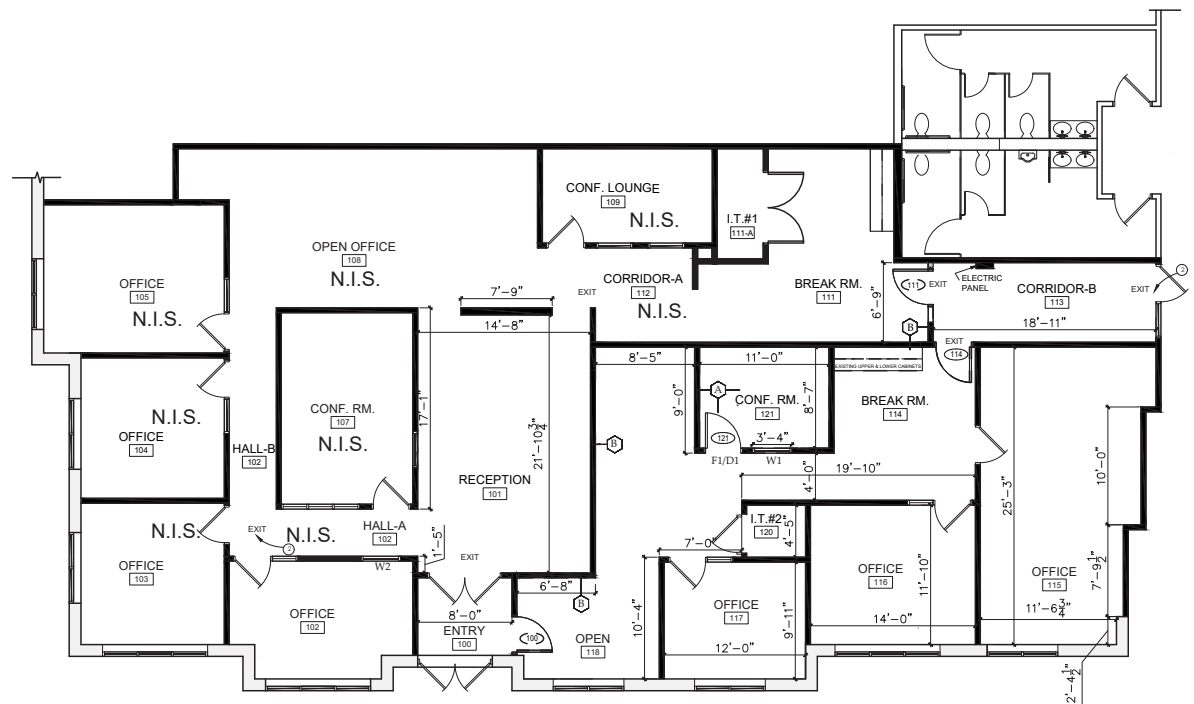


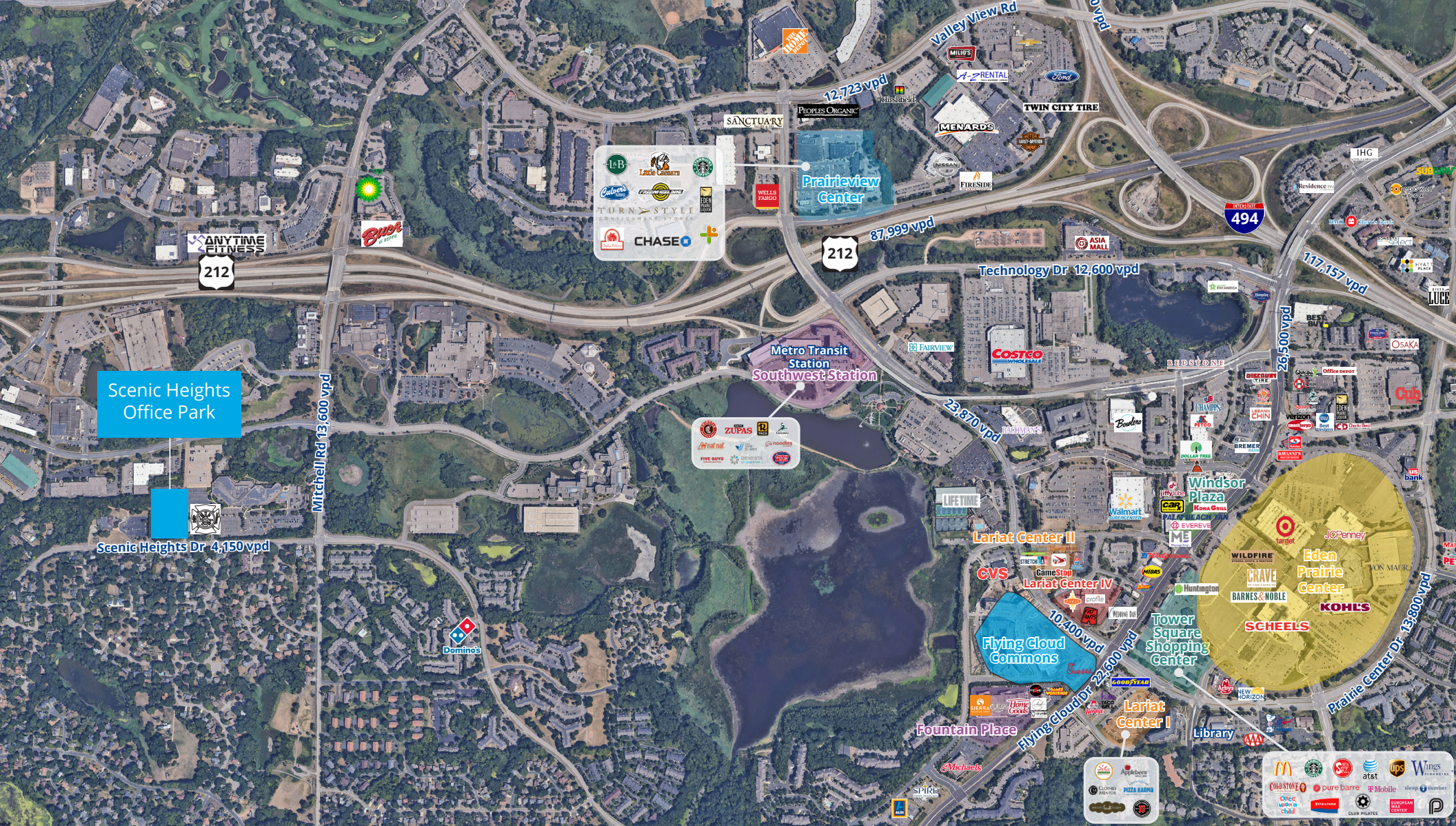
Building I

3,637 SF Available



 Suite 100: 4,460 SF





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