

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



Copyright © 2021 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

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
150	1,172	\$10.00
245	1,930	\$12.00
250	2,726 SF	\$12.00
330	1,012	\$10.00
400	7,163 (available 6/1/2025)	\$12.00



Contact us:

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

Colliers

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