



Cabriole Professional & Wellness Center

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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

2026 Est. Tax & Ops

\$11.59 psf Total

Availability

Suite	Available Space (SF)	Rent Rate PSF
150	1,172	\$10.00
250	2,726	\$12.00
300	1,315	\$12.00
400	7,163	\$12.00



Contact us:

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