



FOR SALE

7500 Office Ridge Cir | Eden Prairie, MN

- Approx 38,586 SF Total (32,000 SF Office & 6,586 Garage)
 - Fully Remodeled in 2021 with Premium Finishes
 - New Roof & HVAC in 2021
 - 2.76 Acres
 - Climate Controlled Parking with Car Wash Bay
 - Super Clean & Very Well Maintained Building
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- **Price: \$8,000,000**
 - 2026 Tax: 109,976.20



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Broker
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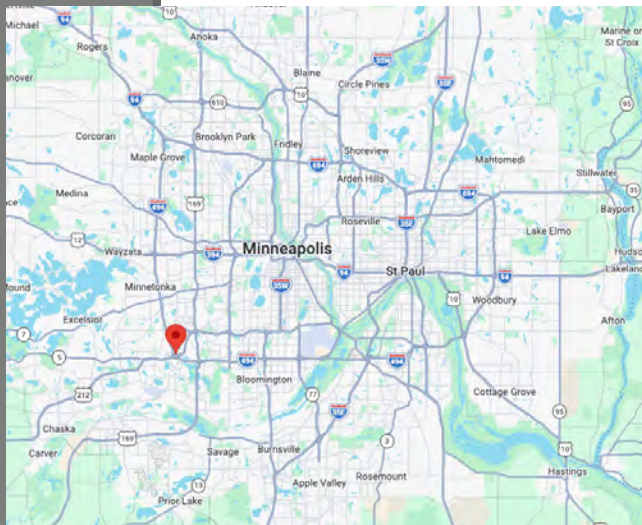
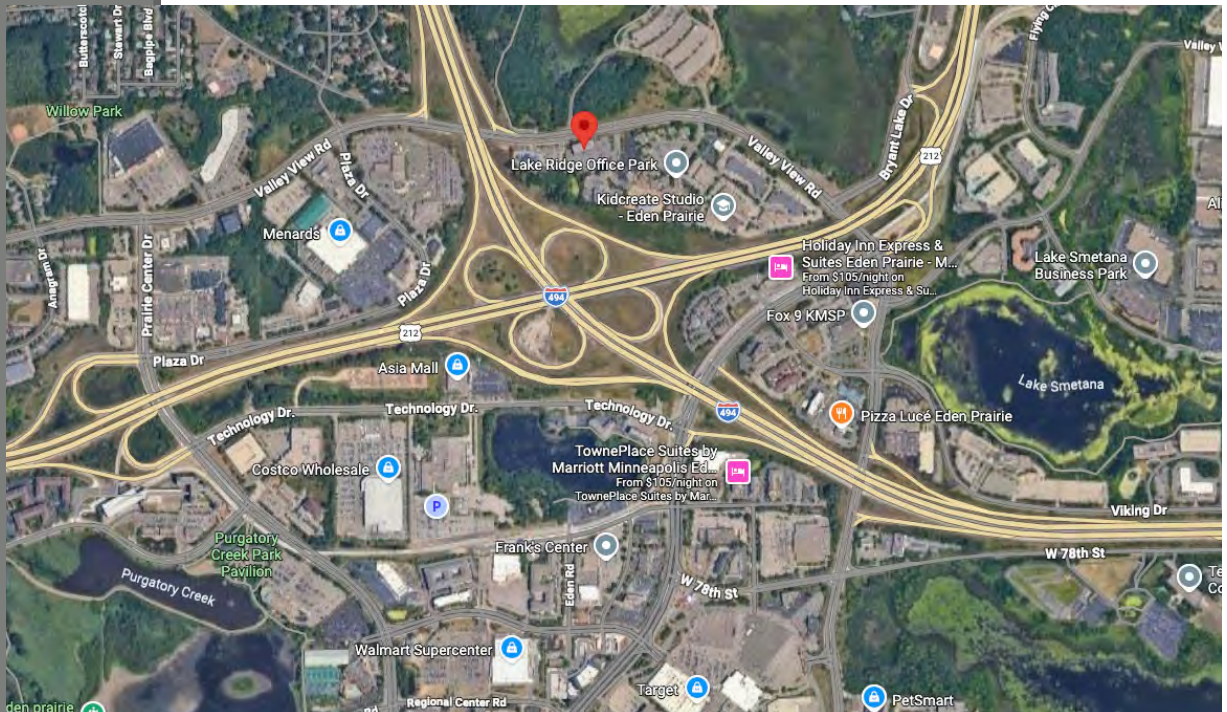
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PROPERTY **FACTS**

OCCUPANCY OPTIONS

The seller would consider a third-floor leaseback or vacating the building. Leaseback rent would be negotiated in relation to sale price; all terms and timing are subject to agreement.

The layout favors an owner-occupant or headquarters use. One tenant per floor may be possible, subject to access, building-system, and code review. Smaller-suite subdivision may be difficult.

BUILDING SYSTEMS

- Fully remodeled in 2021 with premium finishes, glass-front offices, and custom architectural details.
- Roof and HVAC replaced in 2021
- 32 variable-air-volume (VAV) temperature-control zones
- Dedicated server-room HVAC
- Original elevator, reported in good condition
- Fully sprinklered; dry sprinkler system in garage
- Landscape irrigation system

WORKPLACE AMENITIES

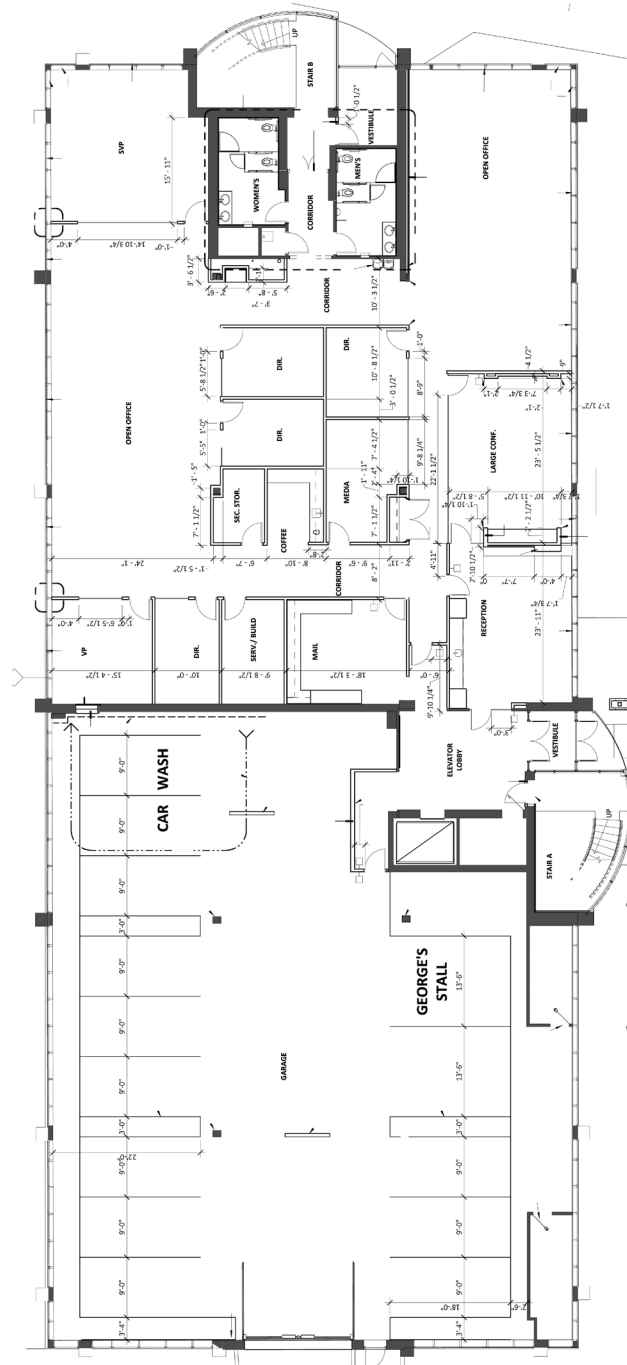
- First-floor reception with fireplace, sink, and built-in drawer refrigerator
- First-floor conference room with table-integrated wiring
- Workroom and break area with sink on every floor
- High-end second-floor break room; Sonos audio in break room
- Interior and exterior offices with glass; multiple conference rooms
- Third-floor executive boardroom, executive break room, and large executive offices (one with private bathroom).
- LED strip lighting, color-changing stairwell lighting, and a color-changing feature wall
- 30 Wi-Fi access points
- Motion-detector lighting throughout
- Daylight harvesting: lights dim in response to sunlight
- Building-wide white-noise system

PARKING & GARAGE

4.56 spaces per 1,000 SF. 14 garage stalls with car wash bay, washer/dryer, and utility sink.

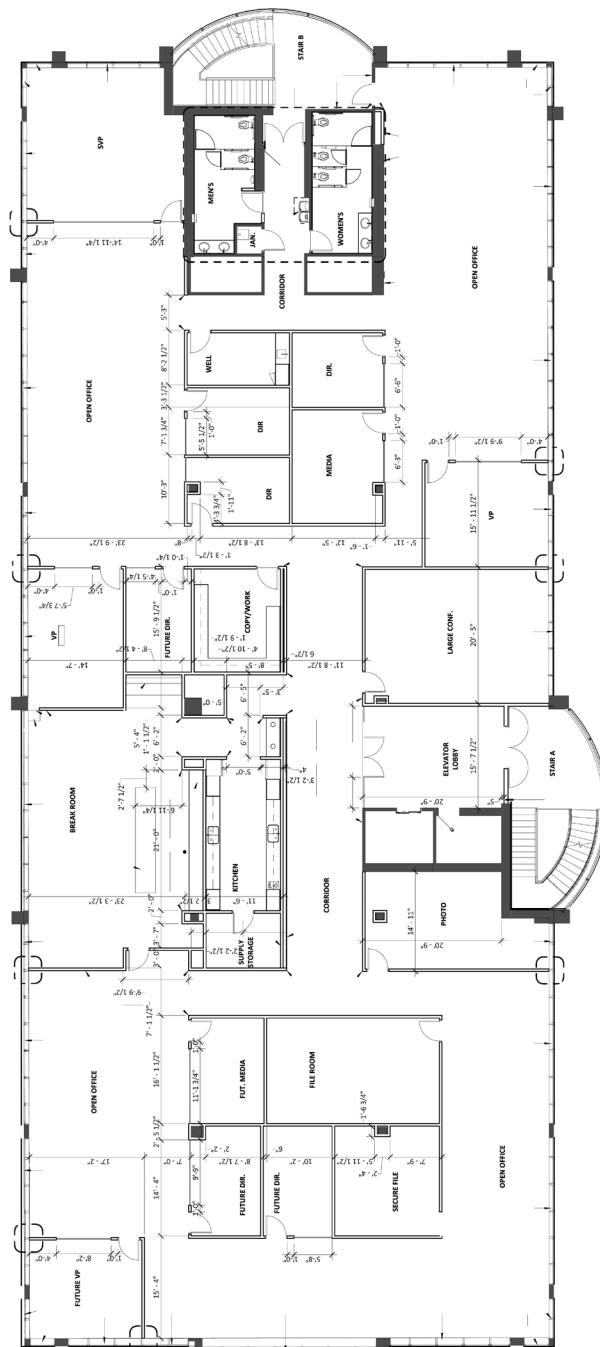
FLOOR PLAN

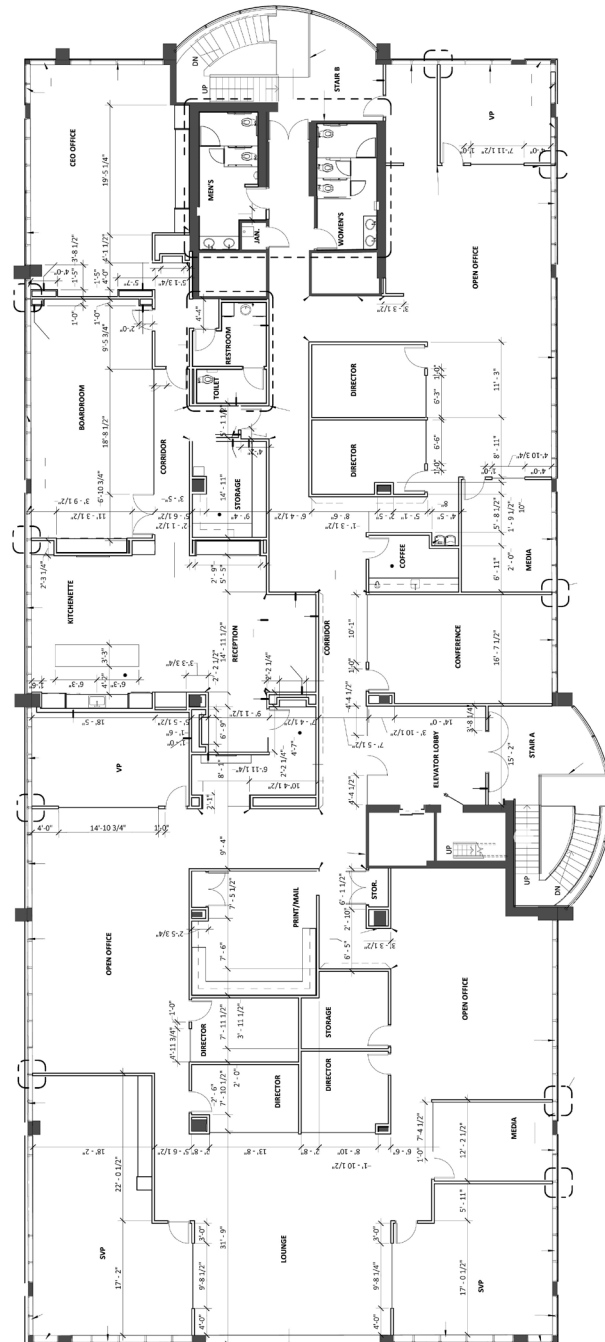
1st | Floor



FLOOR PLAN

2nd | Floor







PROPERTY **PHOTOS**

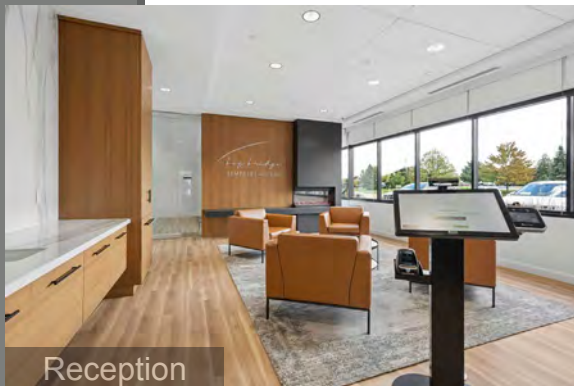
Website: [7500 Office Ridge Cir, Eden Prairie](#)



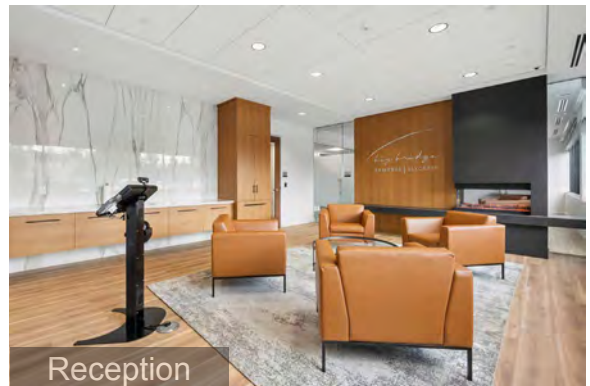
Front



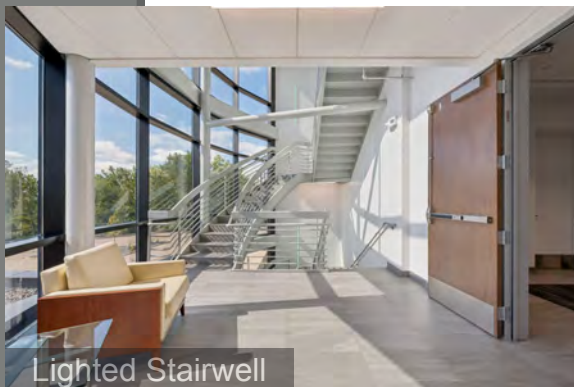
East



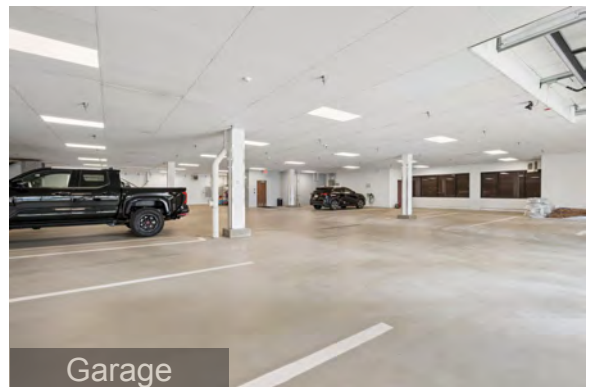
Reception



Reception



Lighted Stairwell



Garage



PROPERTY **PHOTOS**



Executive Reception



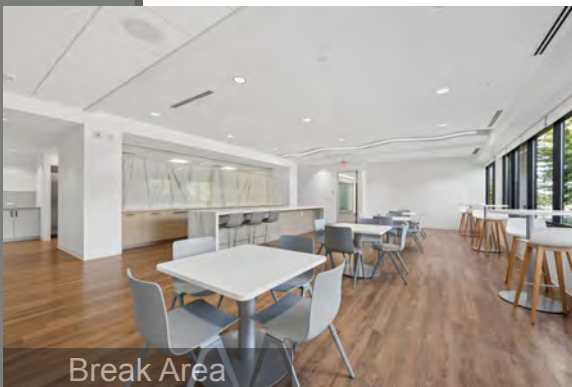
Executive Meeting Area



Executive Office



Board Room



Break Area



Kitchen



PROPERTY **PHOTOS**

