

Shady View Business Center

Joe Owen CCIM, SIOR

Executive Vice President
+1 952 897 7888
joe.owen@colliers.com

Corbin Chapman

Vice President
+1 952 374 5811
corbin.chapman@colliers.com

George Brekke

Associate
+1 952 210 1953
george.brekke@colliers.com

1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416
+1 952 897 7700
colliers.com/msp

7100-7148 Shady Oak Road Eden Prairie, MN

- Located in the Golden Triangle
- Excellent access to Highway 169, Highway 62 and Interstate 494
- Flexible layout
- Newly improved office space this year
- 14' clear height
- Exterior docks
- 30' x 32' column spacing

Copyright © 2025 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.

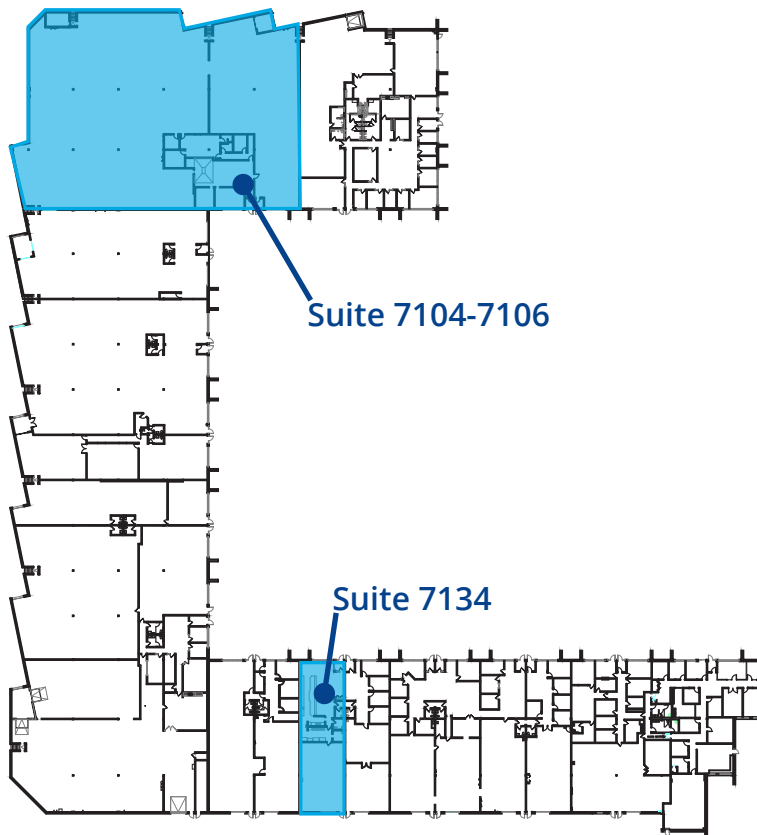
For Lease

Building Information

Address:	7100-7148 Shady Oak Road, Eden Prairie, MN	
Clear Height	14'	
Parking	491 parking spaces	
Column Spacing	30' x 32'	
Suite 7104	Office	BTS SF
	Warehouse	6,018 SF
	Total	6,018 SF
Loading:	One (1) dock door	
Suite 7106*	Office	2,443 SF
	Warehouse	20,673 SF
	Total	23,116 SF
Divisible to:	17,098 SF (2,443 SF office)	
Loading:	Three (3) dock doors	
Available: 7/1/2026 Suite 7134	Office	1,641 SF
	Warehouse	1,399 SF
	Total	3,040 SF
Loading:	One (1) drive-in door	
Net Lease Rates	Negotiable	
Est. CAM & Tax (2026)	\$5.63 PSF	



Building Plan



Building Key:



Floor Plans

Suite 7104-7106

23,116 SF

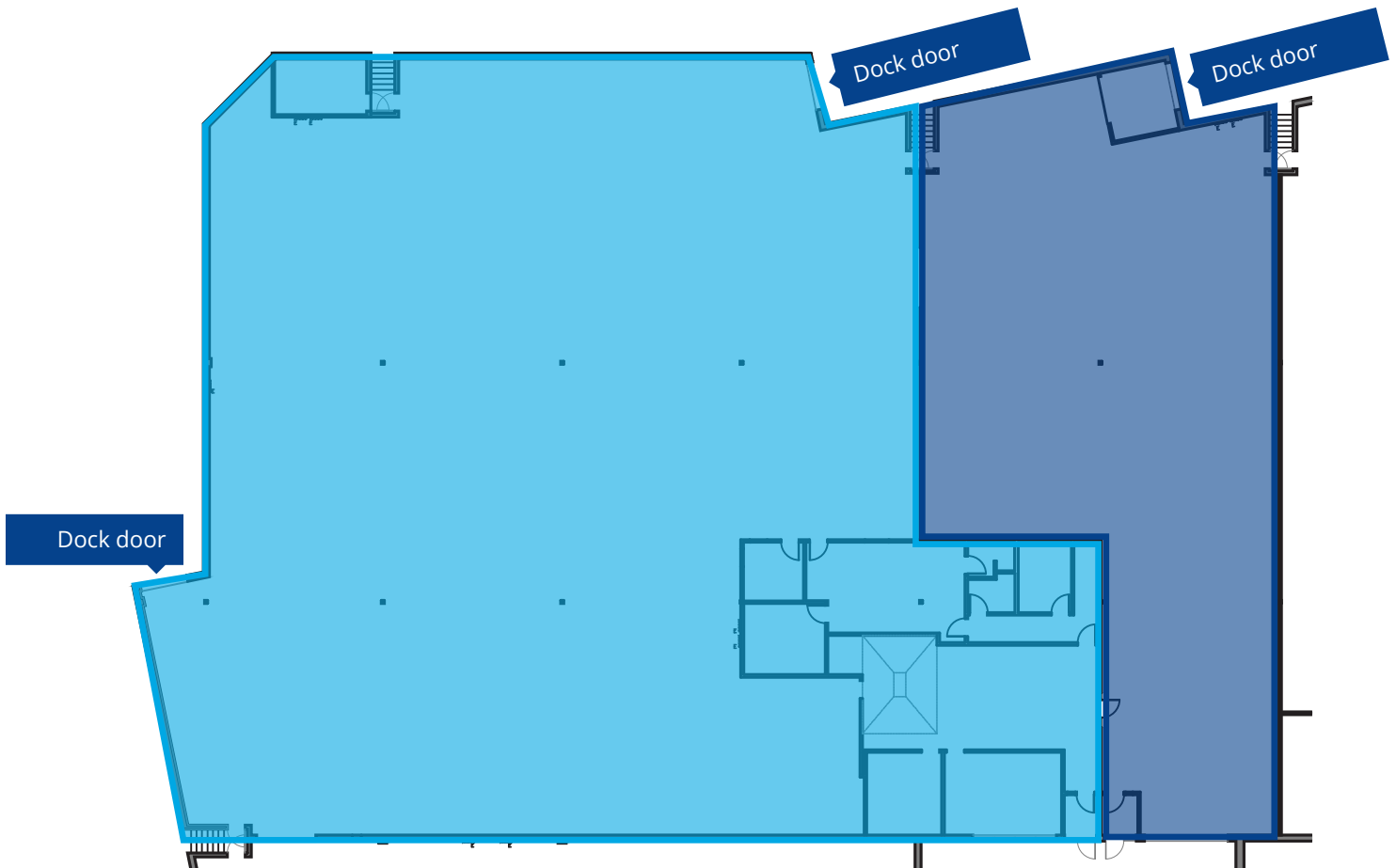


6,018 SF Total (BTS Office)



17,096 SF Total

(2,443 SF Office | 14,655 SF Whse)



Building Key

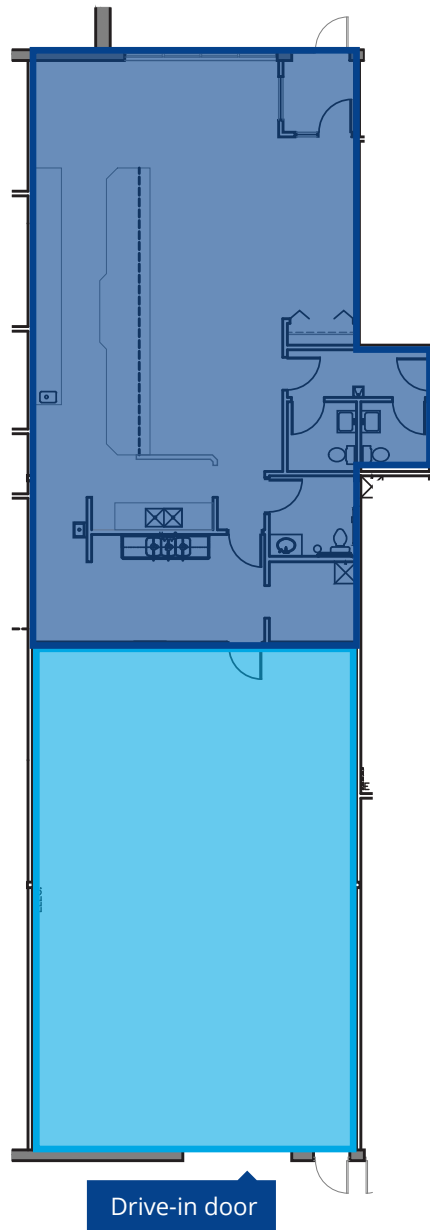


Floor Plans

Suite 7134

3,040 SF

- 1,641 SF Office
- 1,399 SF Warehouse



N

▶ View Online
colliers.com/msp



Contact

Joe Owen CCIM, SIOR
Executive Vice President
+1 952 897 7888
joe.owen@colliers.com

Corbin Chapman
Vice President
+1 952 374 5811
corbin.chapman@colliers.com

George Brekke
Associate
+1 952 210 1953
george.brekke@colliers.com

Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416
+1 952 897 7700

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.