



SHADY OAK OFFICE CENTER

6409 City West Parkway | Eden Prairie, MN 55344

Office Space For Lease At Shady Oak Office Center!

Shady Oak Office Center is a 17,000 SF office building located on Shady Oak Parkway and City West Parkway with easy access to both Highway 62 and Highway 212. United Health has a 1.5 million-square-foot campus across the street housing approximately 6,500 workers. They are now amongst Campiello, Woody's Grill, and many other retail services in the area. Shady Oak Office Center offers tremendous glass lines, beautiful views of the large pond and walking trails just steps away.



Space Available:

- Suite 102: 1,100 sf
- Suite 104: 1,068 sf
- Suite 205A: 1,836 sf
- Suite 205B: 1,531 sf
- Suite 205A, 205B contiguous to 3,367 sf
- Suite 208: 896 sf
- Lease Rate: \$8.50 psf - \$9.00 psf Net
- 2023 CAM: \$7.55 psf and Tax \$3.29 psf



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

MARILYN FRITZE

612.804.4364

marilyn@christiansonandco.com

LISA CHRISTIANSON

952.393.1212

lisa@christiansonandco.com

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

www.SpaceAvailableMN.com

Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

Stairs To Walking Trails & Pond



Aerial



This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

www.SpaceAvailableMN.com

Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.