



SHADY OAK OFFICE CENTER

6409 City West Parkway | Eden Prairie, MN 55344

Office Space For Lease At Shady Oak Office Center!

Highlights and Features:

- 26,317 SF office building
- Located on Shady Oak Parkway and City West Parkway
- Easy access to both Highway 62 and Highway 212
- Tremendous glass lines
- Beautiful views of the large pond
- Walking trails just steps away
- Across from United Health with approximately 6,500 workers
- Co-tenants include Cadence Chiropractic, Urban Speech, Allstate, Alliance Senior Center, and T.J. Hooligan's



Space Available:

- Suite 101: 1,031 sf
- Suite 104: 1,068 sf
- Lease Rate: \$9.00 psf Net
- 2024 CAM: \$7.55 psf and Tax \$3.07 psf



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

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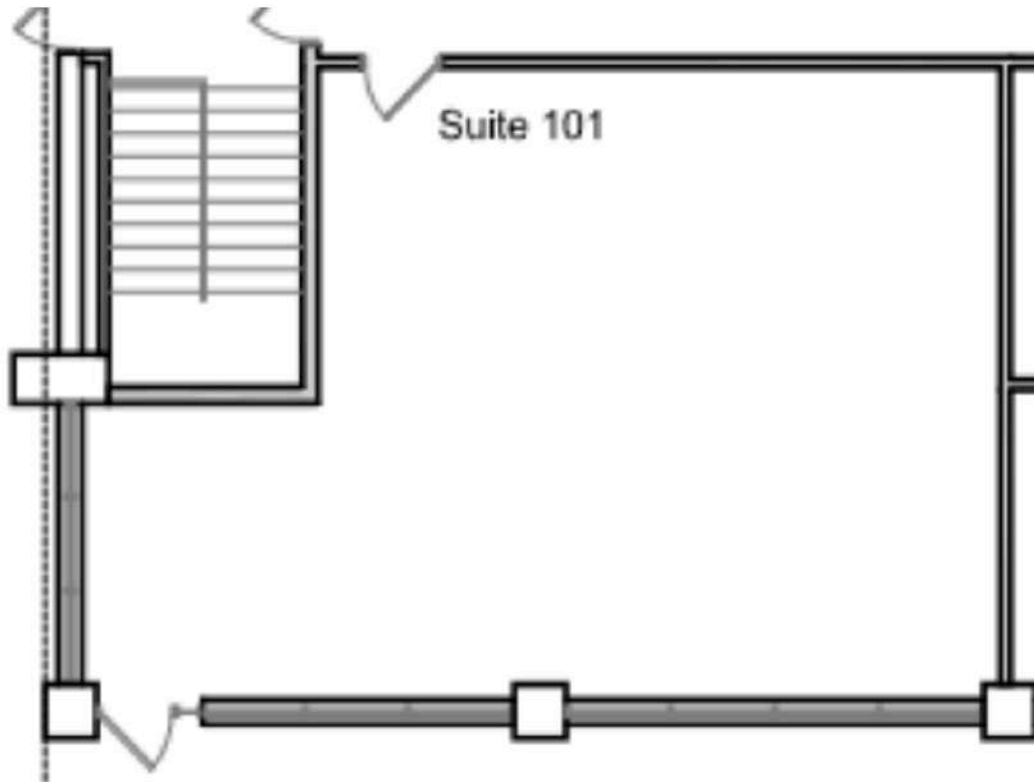
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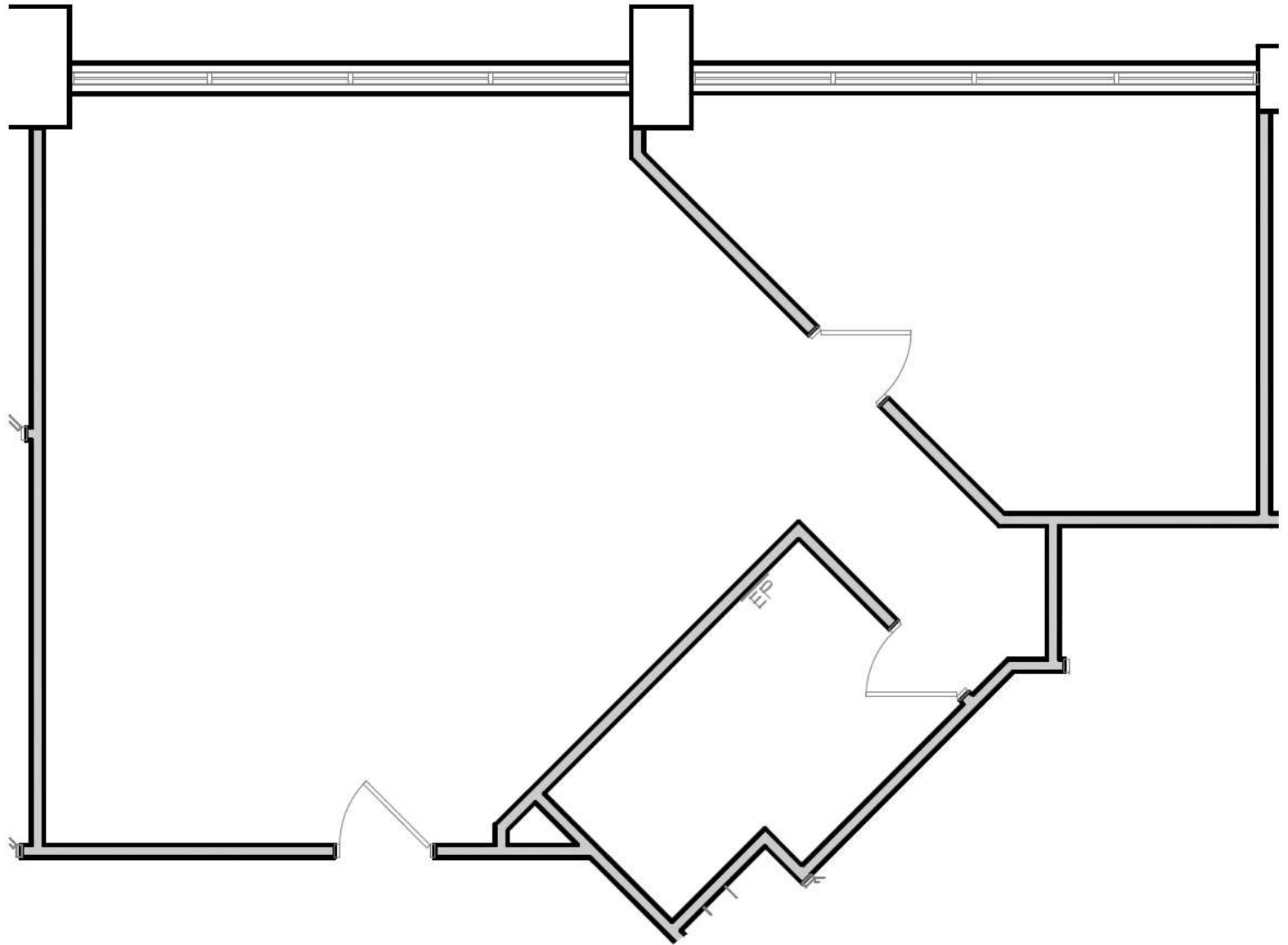
Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

Space Plan | Suite 101 | 1,031 SF

EXHIBIT "A"



Space Plan | Suite 104 | 1,068 SF



Stairs To Walking Trails & Pond



Aerial



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