

FOR LEASE

US BANK BUILDING EDEN PRAIRIE, MN

U.S. BANK
BUILDING



CUSHMAN &
WAKEFIELD

US BANK BUILDING EDEN PRAIRIE, MN

PROPERTY HIGHLIGHTS

- 24,510 square foot 3-story office building
- Conference space available to tenants in U.S. Bank's Community Room
- Monument signage
- Attractive site with views of Anderson Lakes
- On-site bank with drive-thru service
- Abundant surface parking
- Premier Eden Prairie location offering excellent proximity to numerous area restaurants, hotels and Eden Prairie Center

BUILDING INFORMATION

BUILDING SIZE:	24,510	SF
SPACE AVAILABLE:	Suite 260	1,020 SF
PARKING:	4.48/1,000	
LEASE RATE:	Negotiable	
2025 ESTIMATED TAX & OPER. EXP.	Operating Expenses	\$11.09 PSF
	Real Estate Taxes	\$ 3.53 PSF
	Total	\$14.62 PSF





AVAILABILITIES

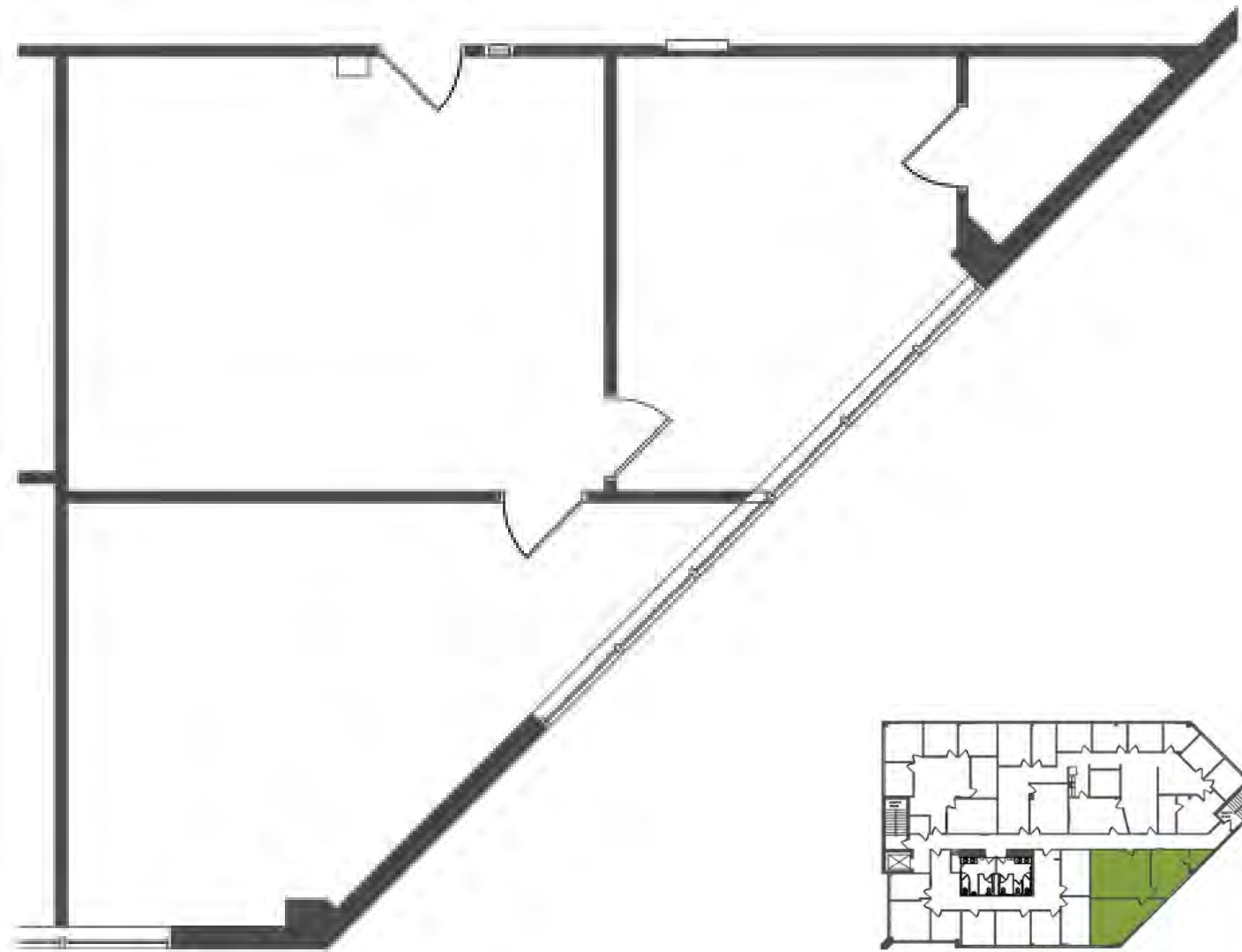
Suite Number	Square Footage
260	1,020



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FLOOR PLAN

SUITE 260 - 1,020 SF



Key Plan - 2nd Floor

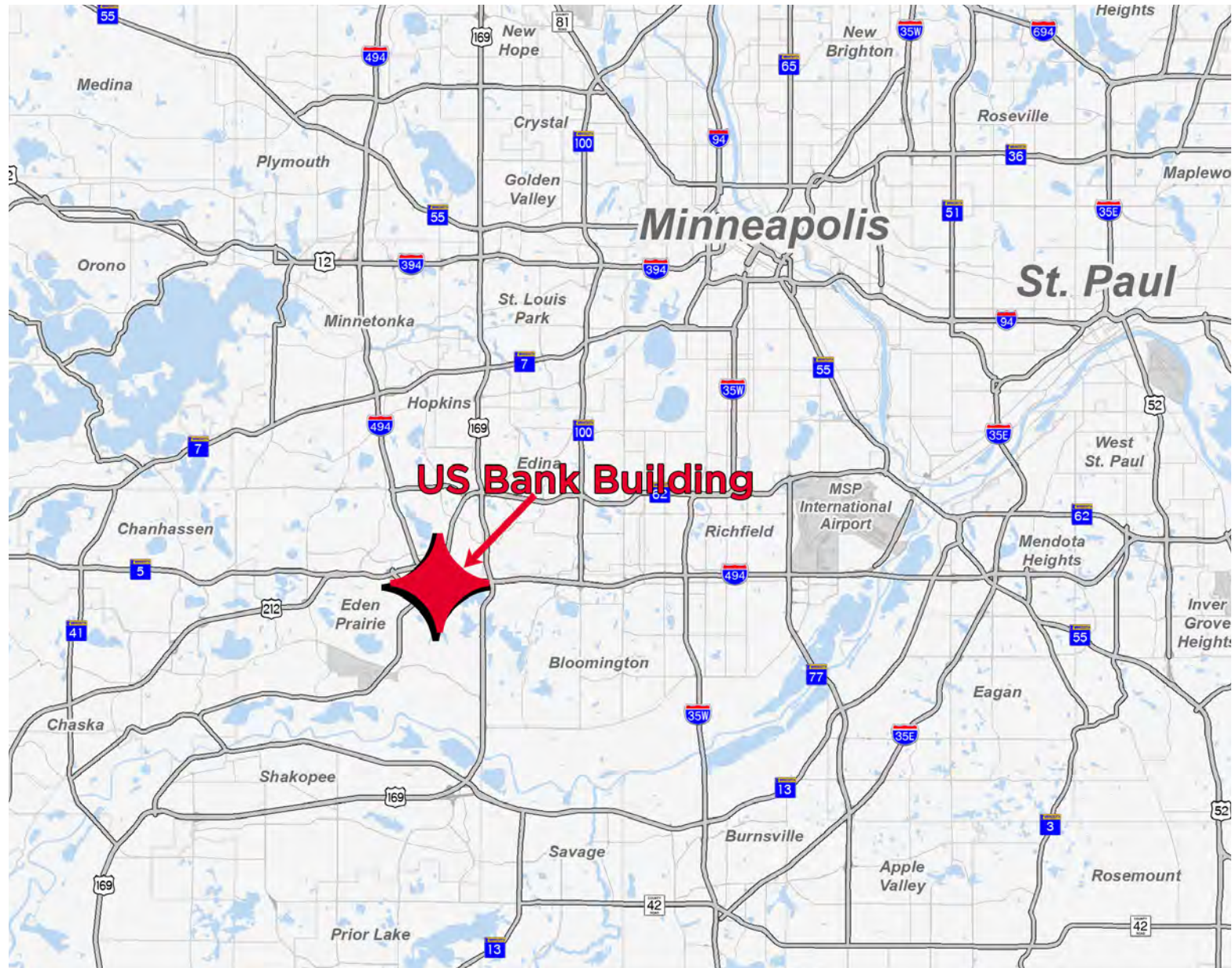
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PROPERTY
AERIAL



US BANK BUILDING EDEN PRAIRIE, MN

PROPERTY MAP



US BANK BUILDING EDEN PRAIRIE, MN

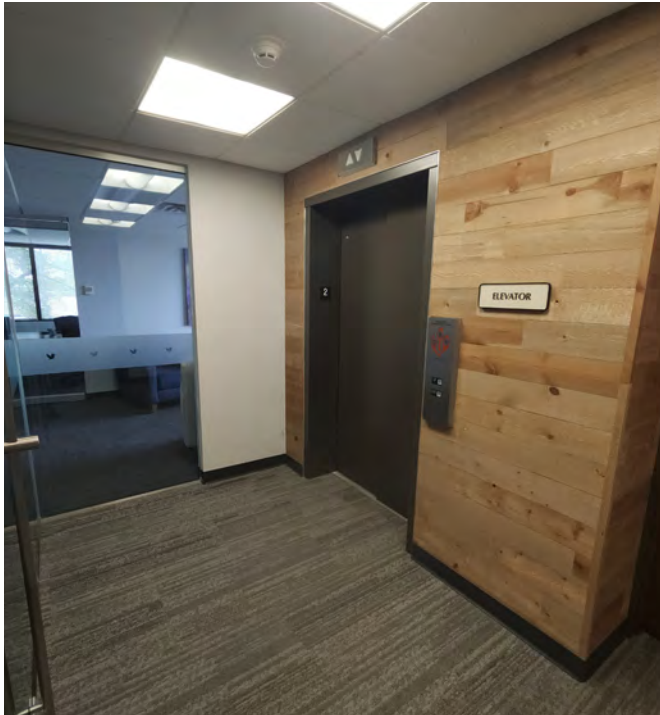
AMENITIES AERIAL



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US BANK BUILDING EDEN PRAIRIE, MN

PROPERTY
IMAGES





FOR MORE INFORMATION, CONTACT:

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