

OFFICE FOR SUBLEASE

EDEN PRAIRIE OFFICE SPACE AVAILABLE FOR SUBLEASE

14675 Martin Drive, Eden Prairie, MN 55344



OFFERING SUMMARY

AVAILABLE SF:	678 - 3,030 SF
LEASE RATE:	\$12.00 SF/yr (NNN)
BUILDING SIZE:	39,190 SF
FLOOR PLAN	Flexible Floor Plan Options Starting From 600 Square Feet

PROPERTY OVERVIEW

Ground level office space available for Sublease! Total space available is 3,030 square feet and can be divided down to 600 square feet. This space includes large private offices, open work spaces, conference rooms, a kitchenette/break area, bathrooms, and ample parking! Great location and visibility off of Hwy 212, Mitchell Rd and 494. The space is ideal for any office/retail related businesses. Flexible lease terms and sizes!

PROPERTY HIGHLIGHTS

- Total space available is 3,030 SF
- Office Suites Available from 600-3,030 Square Feet
- Flexible Floor Plan Options
- Large Private Offices, Conference & Training Rooms Available
- Ample Parking for Employees and Guests
- Quick Access to Freeway

KW COMMERCIAL
7365 Kirkwood Court N
Maple Grove, MN 55369

AMBER LANGE
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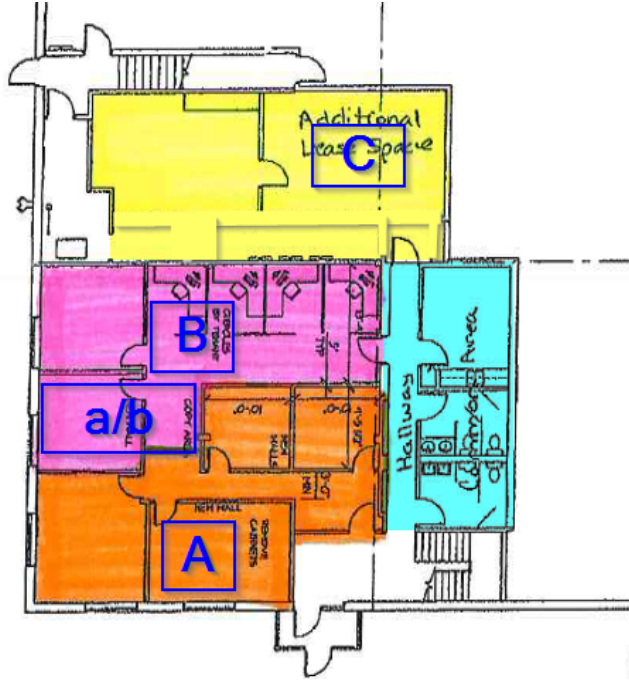
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	678 - 3,030 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite A	Available	678 SF	NNN	\$12.00 SF/yr	-
Suite B	Available	716 SF	NNN	\$12.00 SF/yr	-
Suite C	Available	838 SF	NNN	\$12.00 SF/yr	-
Suite A/B	Available	1,394 SF	NNN	\$12.00 SF/yr	-
Suite A, B, C	Available	3,030 SF	NNN	\$12.00 SF/yr	-

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GROSS INTERNAL AREA
FLOOR 1: 2962 sq ft
TOTAL: 2962 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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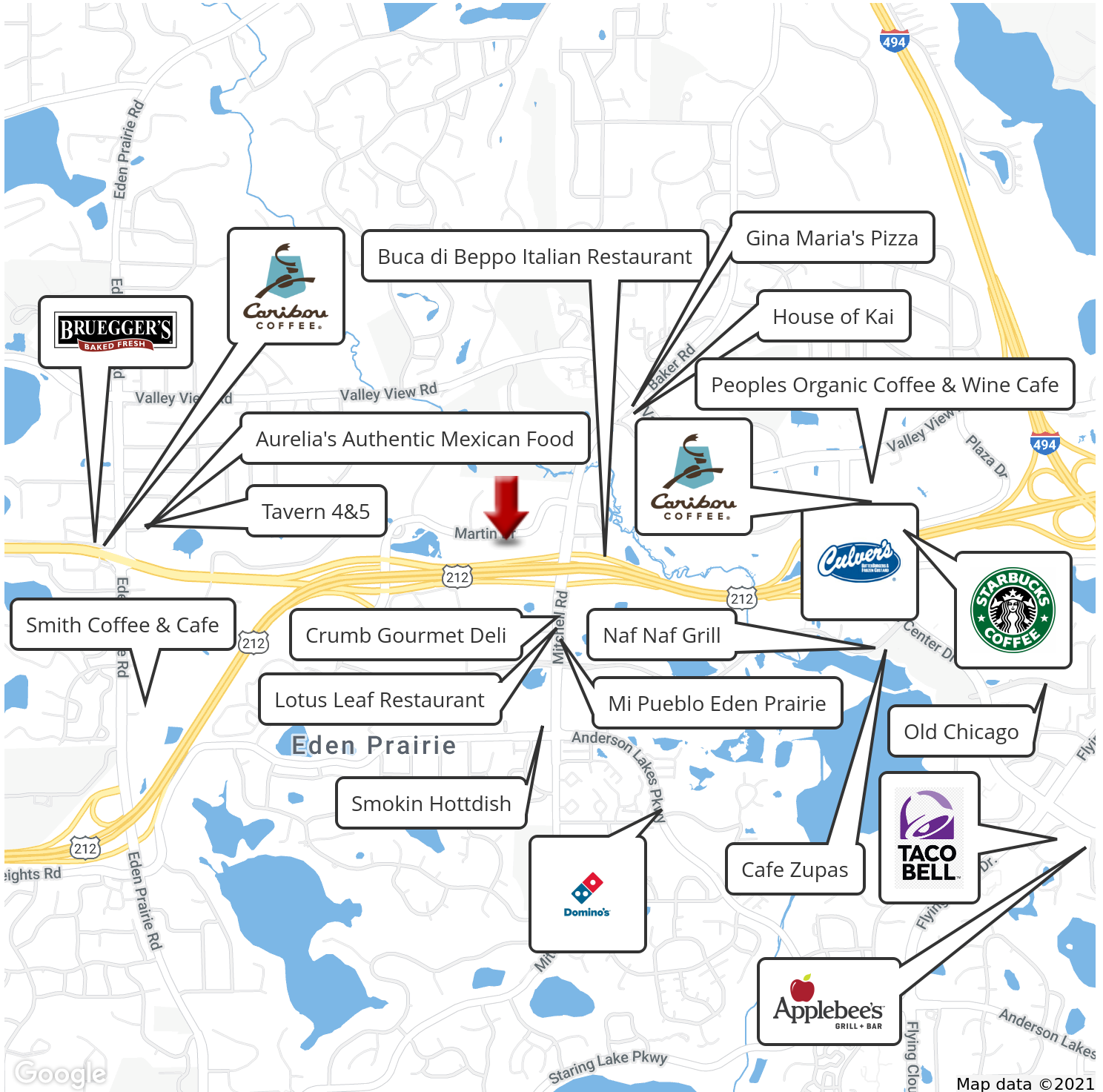
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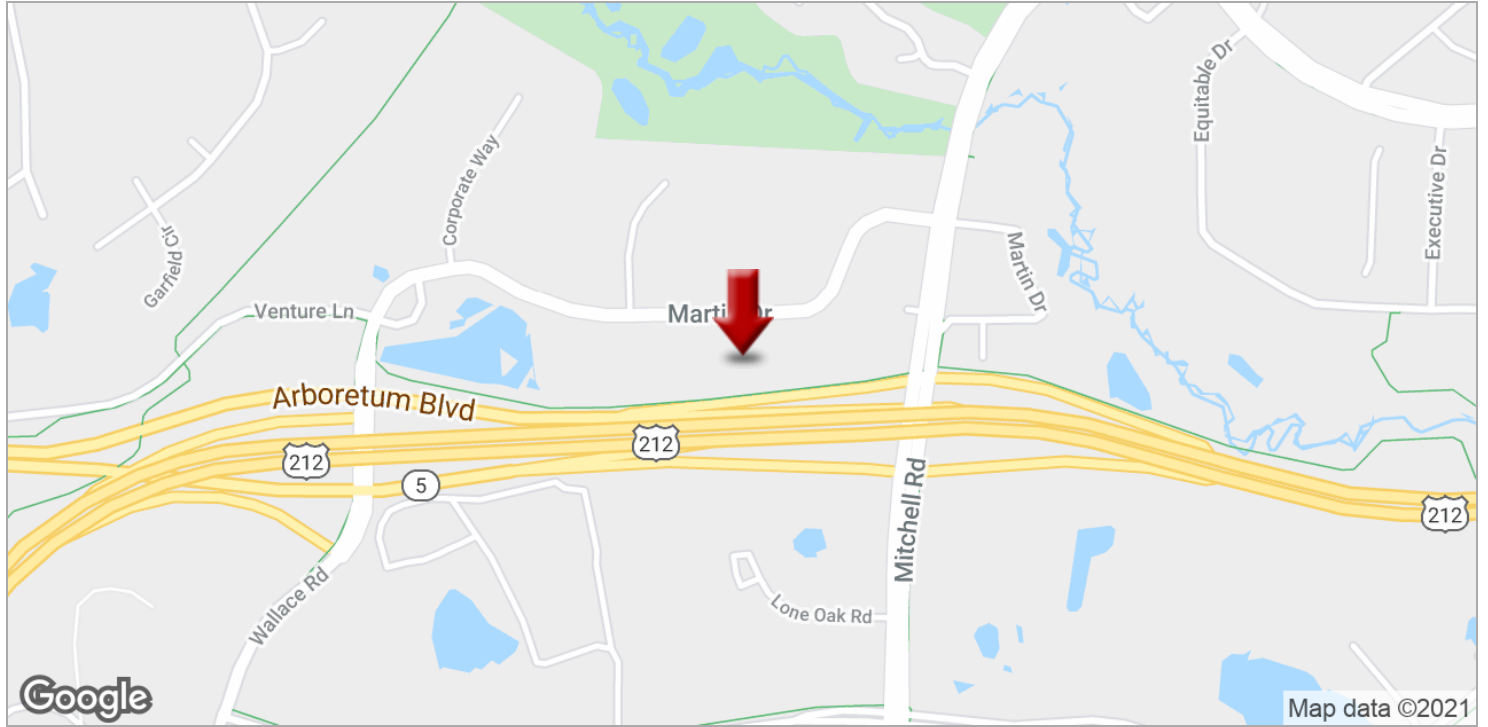
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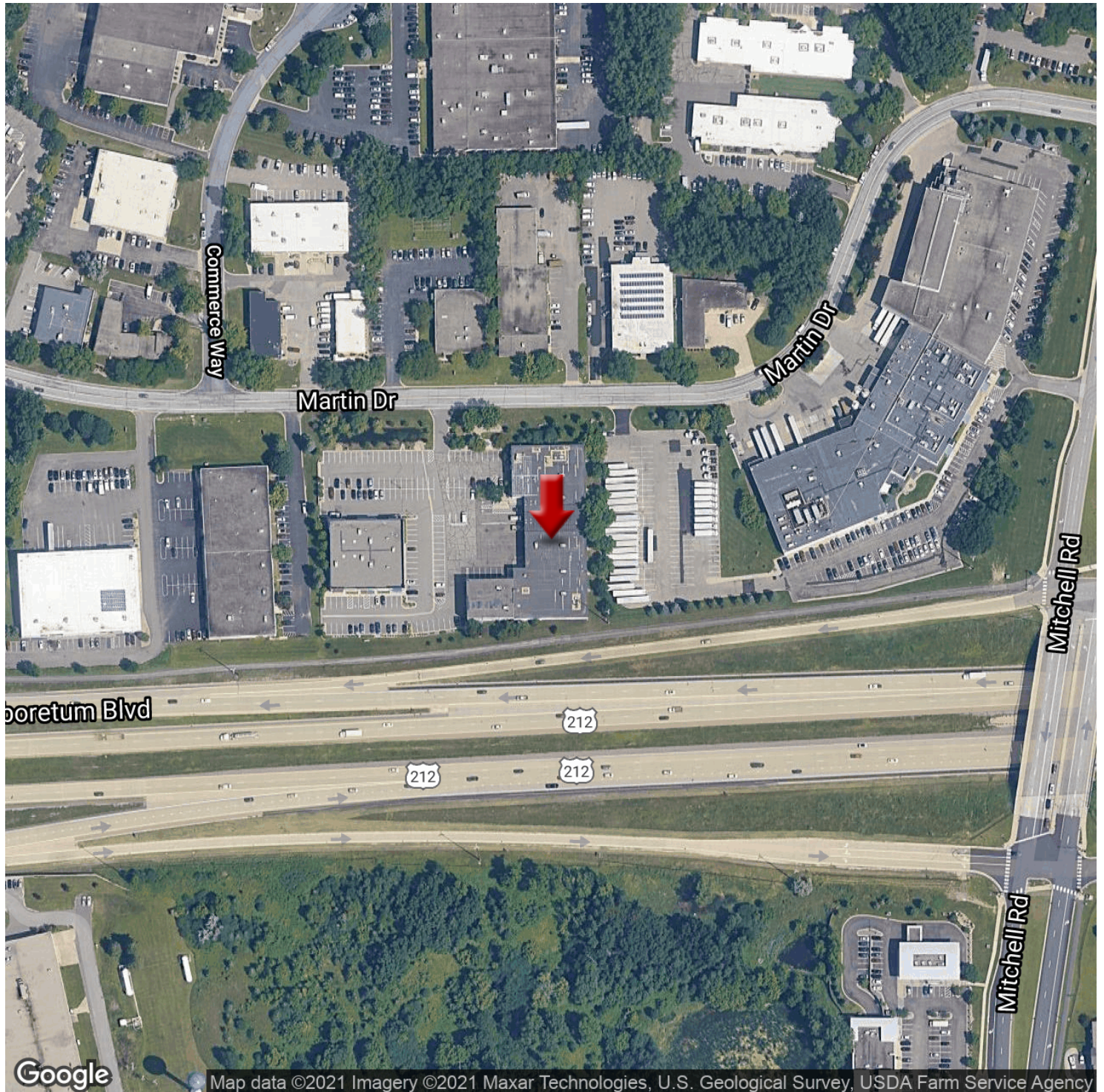
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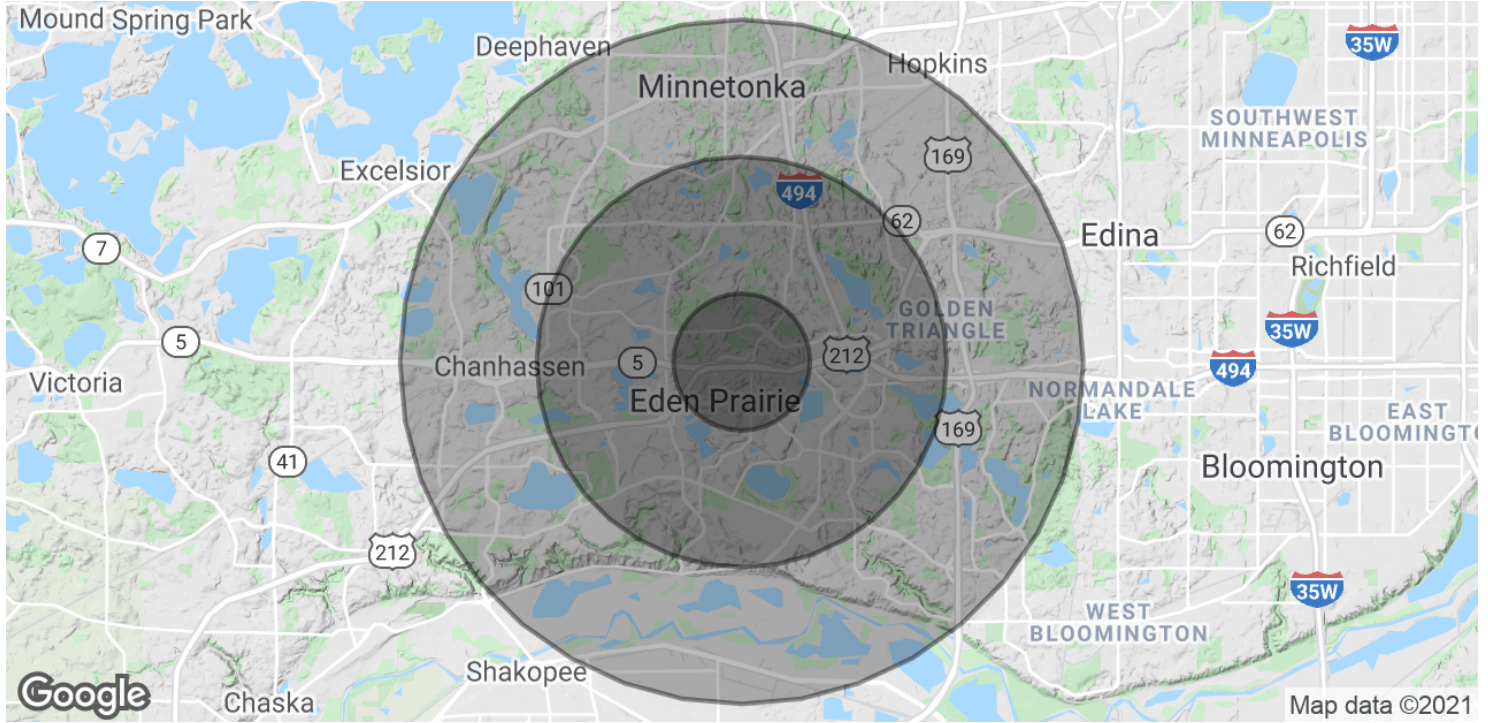
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,308	52,155	133,307
Average age	37.7	38.0	39.2
Average age (Male)	34.7	36.7	37.9
Average age (Female)	39.7	38.9	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,675	20,645	52,837
# of persons per HH	2.4	2.5	2.5
Average HH income	\$101,524	\$117,028	\$116,339
Average house value	\$192,650	\$409,176	\$399,949

* Demographic data derived from 2010 US Census

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