

# OFFICE SPACE FOR LEASE

## Oakview Office Building

7777 GOLDEN TRIANGLE DRIVE, EDEN PRAIRIE, MN 55344



### Available For Lease:

Suite 230: 1,490 rsf

Suite 100: 7,535 rsf

**Rate:** \$11.00 - \$13.00

### 2025 Tax/Ops:

Taxes: \$2.97 prsf

Op Exp: \$9.95 prsf

**Total:** \$12.92 prsf

### Amenities/Features:

Two-Story Building - Constructed in 2000

Ample natural light fills the space, set in a serene environment next to miles of scenic walking trails and Nine Mile Creek.

Garden-level atrium with an open design extending to the second floor, featuring large windows and flexible, collaborative seating areas.

Parking ratio of 5 spaces per 1,000 square feet.



*Highly desirable office space nestled in an island of green space within the popular Golden Triangle.*

**Sherry Hastings**  
(651) 290-8893  
shastings@cres-inc.com



COMMERCIAL REAL ESTATE SERVICES, INC.  
85 EAST SEVENTH PLACE, SUITE 200, ST. PAUL, MN 55101-2106

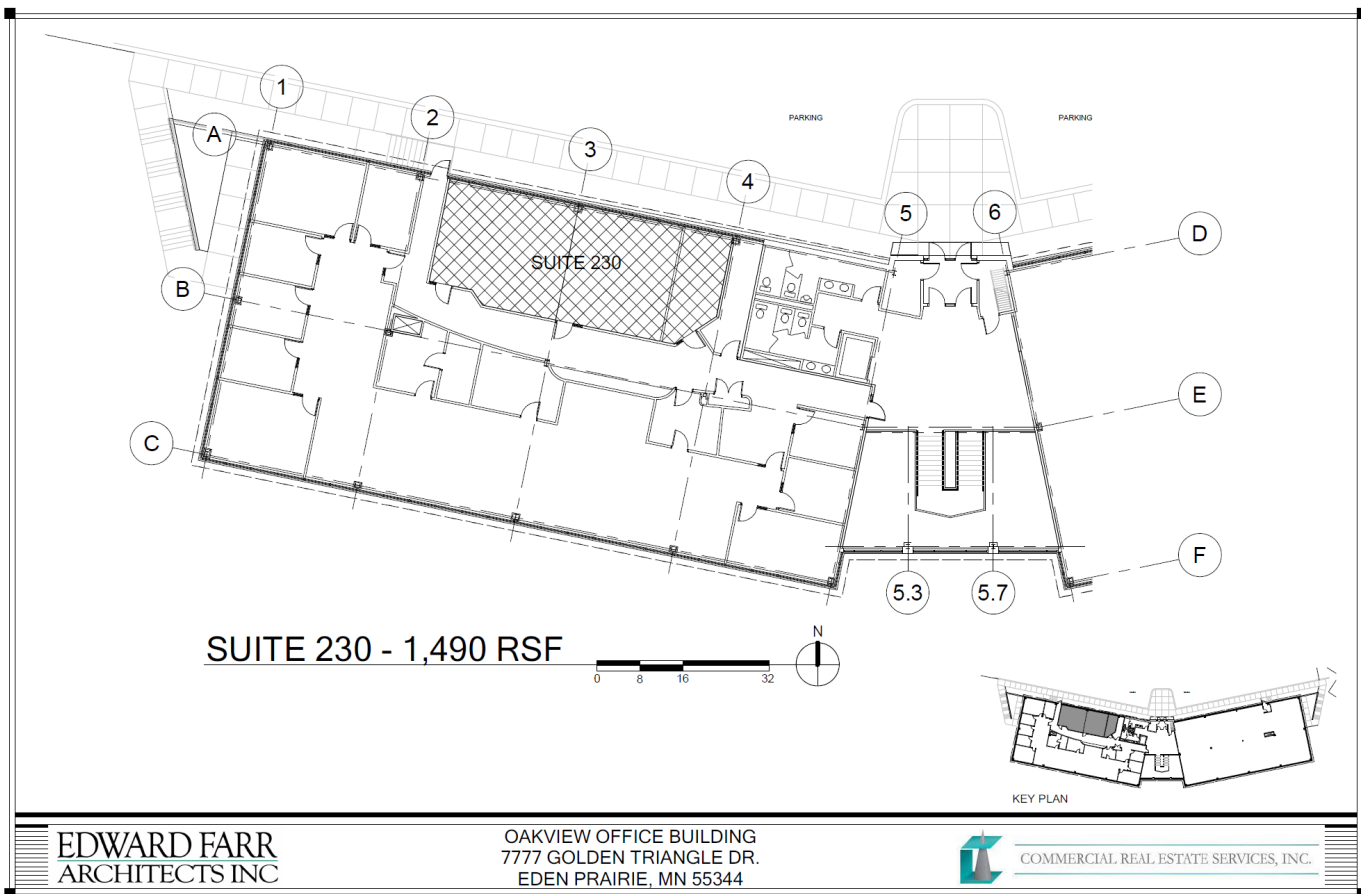
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### Main Floor - Suite 230



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### Suite 100



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