

CITY WEST

FINANCIAL CENTER

6500 City West Parkway
Eden Prairie, MN 55344



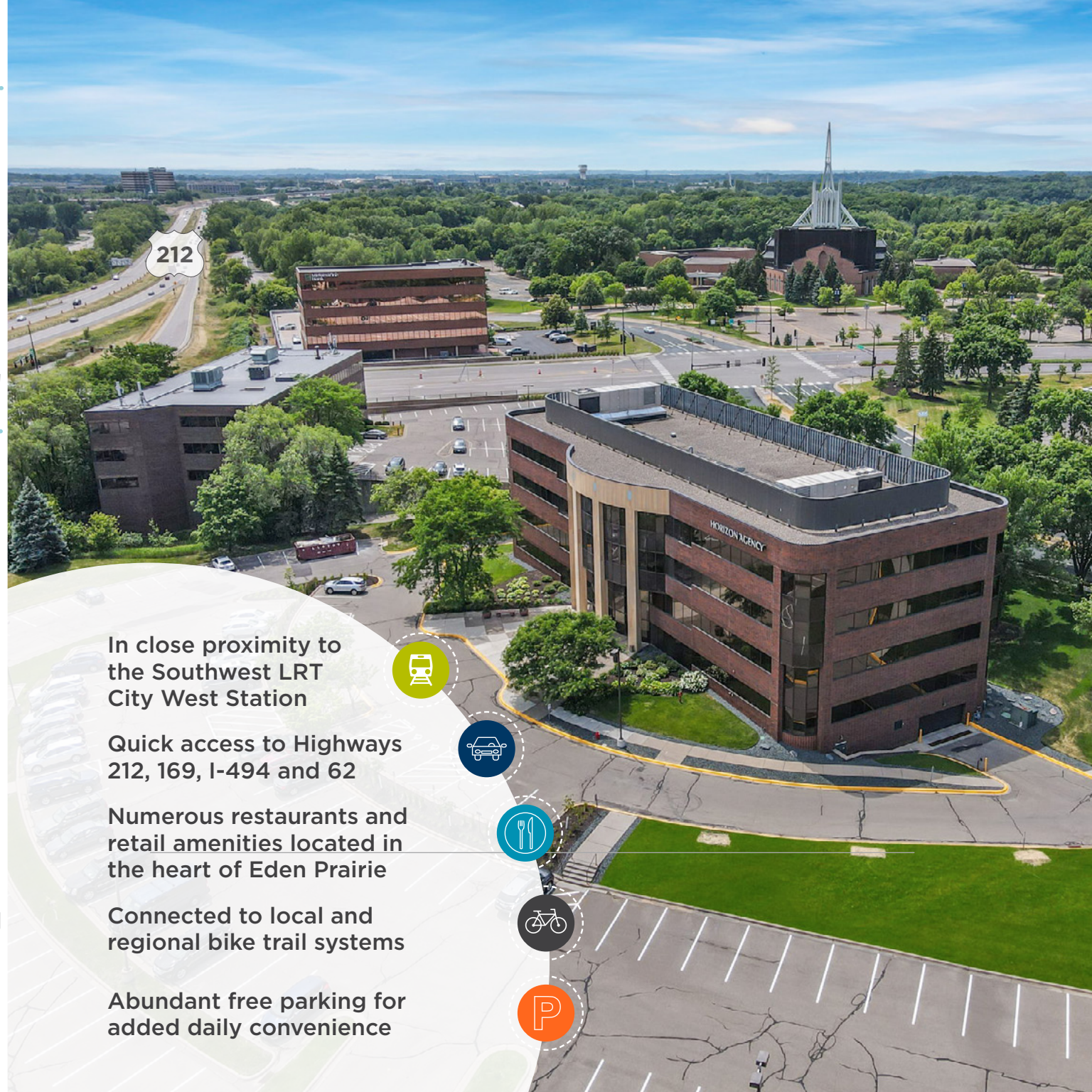
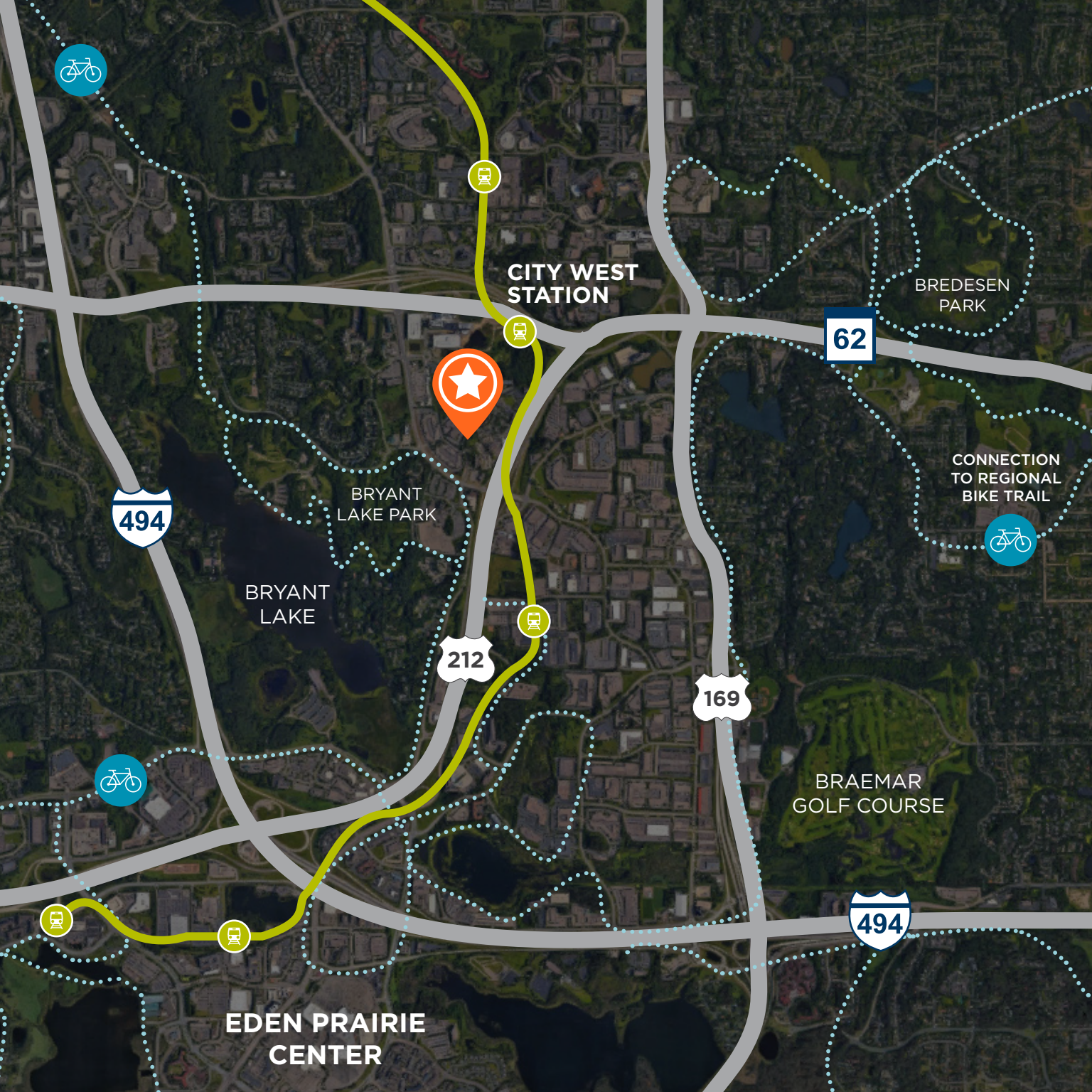
CITY WEST

FINANCIAL CENTER

BUILDING SIZE	56,652 SF
STORIES	4
TOTAL SPACE AVAILABLE	1,924-6,233 SF
YEAR BUILT/RENOVATED	1990/2021
NET RATE	\$14.00 PSF
OP EX/TAX	\$12.70 PSF

REFRESHED LOBBY FINISHES





In close proximity to
the Southwest LRT
City West Station

Quick access to Highways
212, 169, I-494 and 62

Numerous restaurants and
retail amenities located in
the heart of Eden Prairie

Connected to local and
regional bike trail systems

Abundant free parking for
added daily convenience





REDEFINED SUBURBAN OFFICE



CONTINUOUS
BAND
OF WINDOWS

9 FT
CEILINGS



REFLECT YOUR BRAND &
COMPANY
CULTURE

With excellent natural light, an efficient floorplate and 9 ft ceiling, you can create the perfect environment that reflects your brand and supports your company culture. City West offers the best of everything creative and forward-thinking office users desire today.

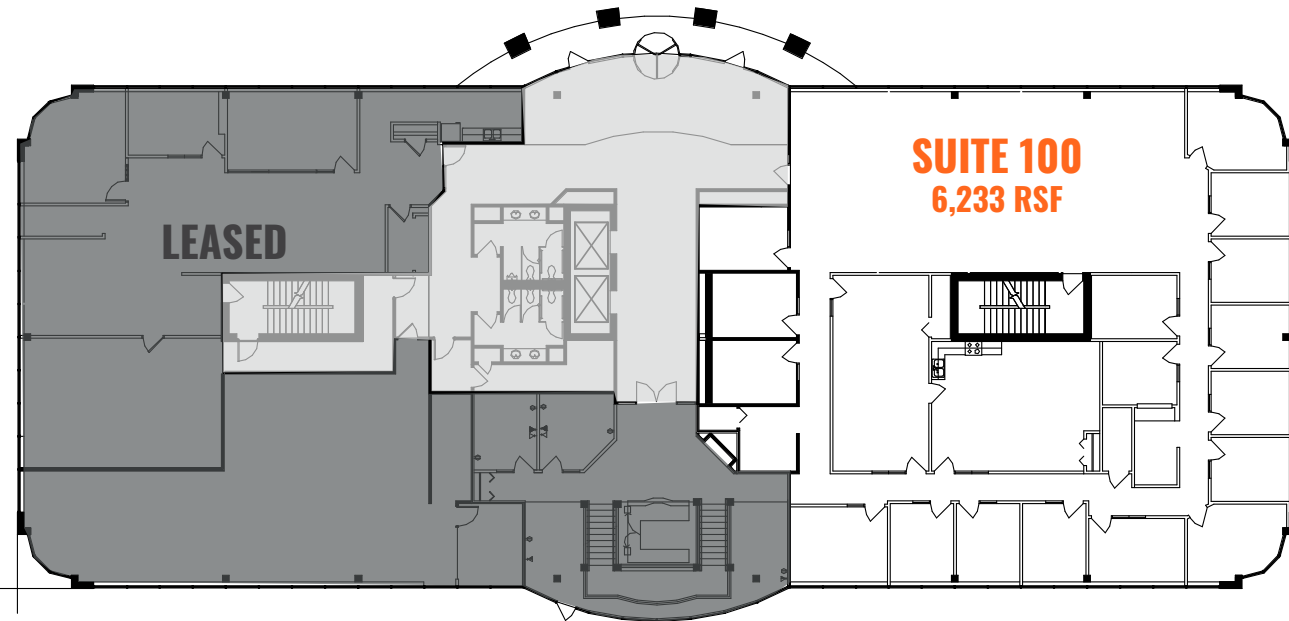


**CLIMATE-CONTROLLED
EXECUTIVE PARKING**



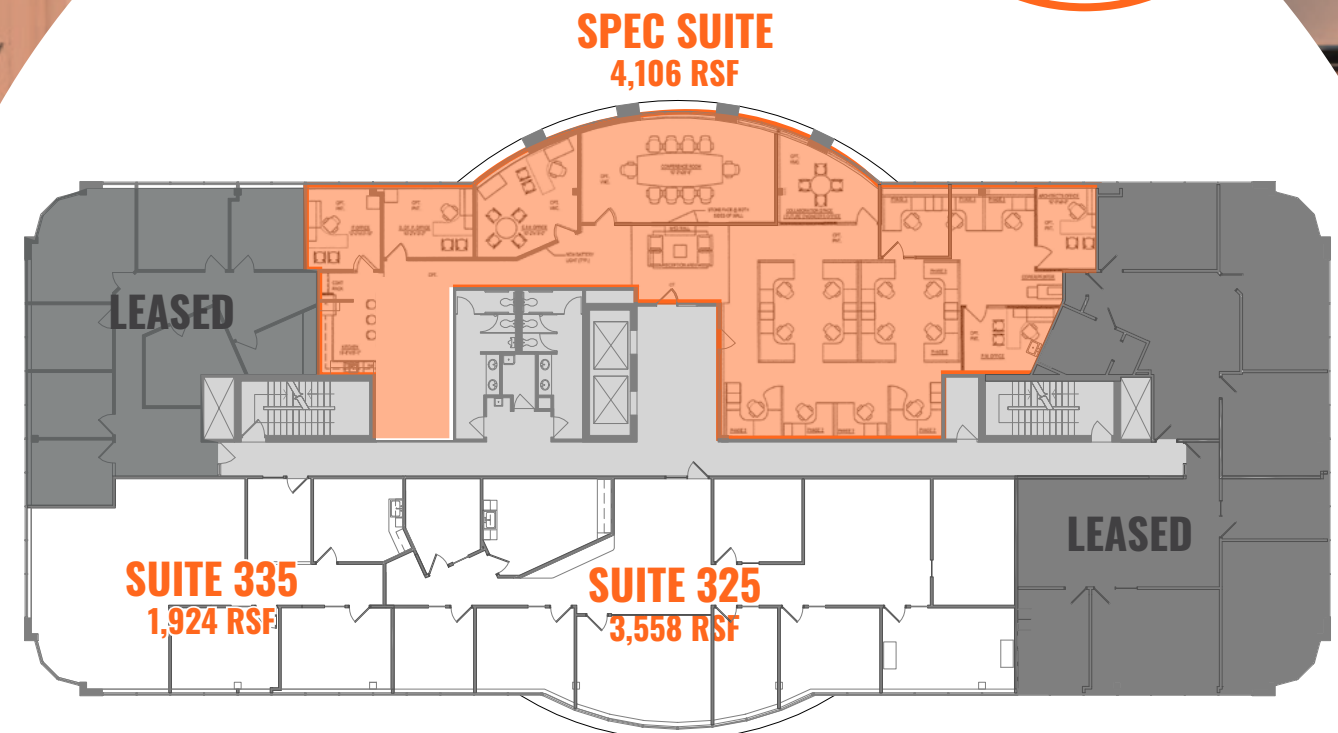
**OUTDOOR
SEATING**

1ST FLOOR



FL 01

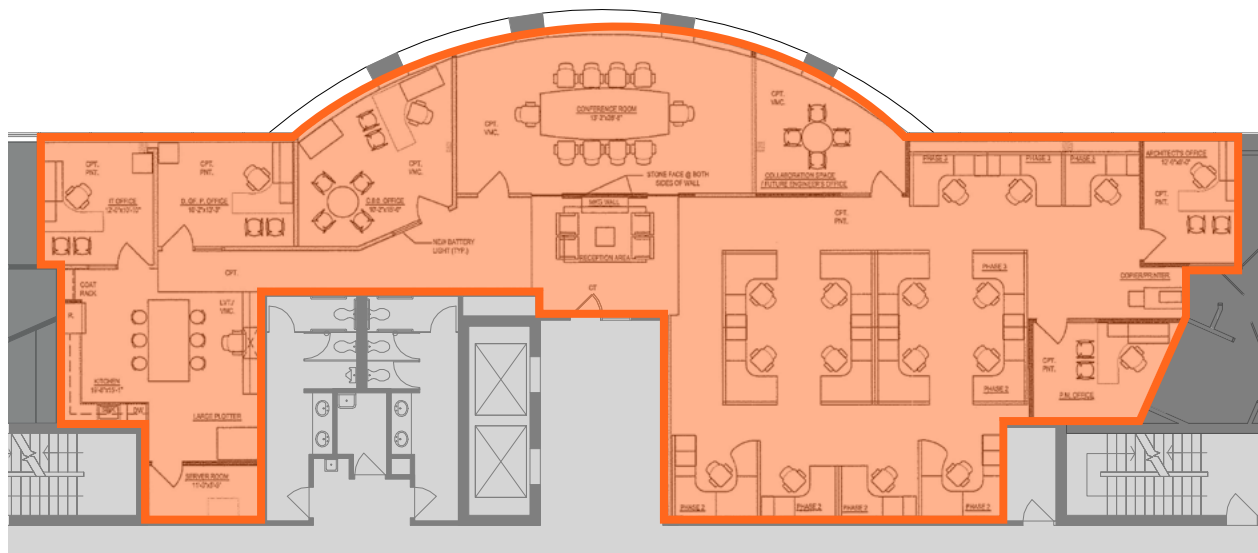
3RD FLOOR



FL 03

SUITE 300

4,106 SF



FULLY-FURNISHED SPEC SUITE





CONTACT US TODAY.

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