

# CITY WEST

FINANCIAL CENTER

6500 City West Parkway  
Eden Prairie, MN 55344



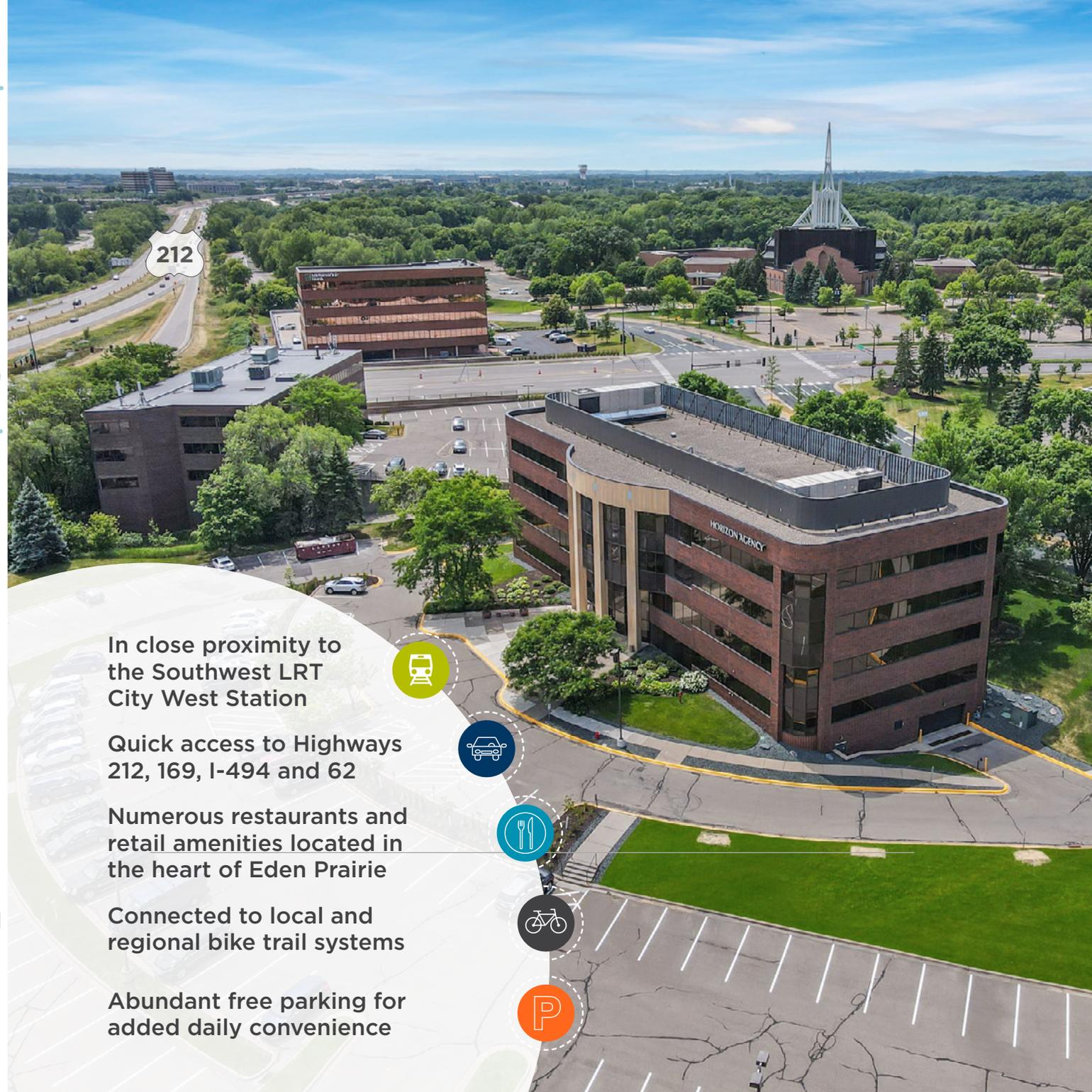
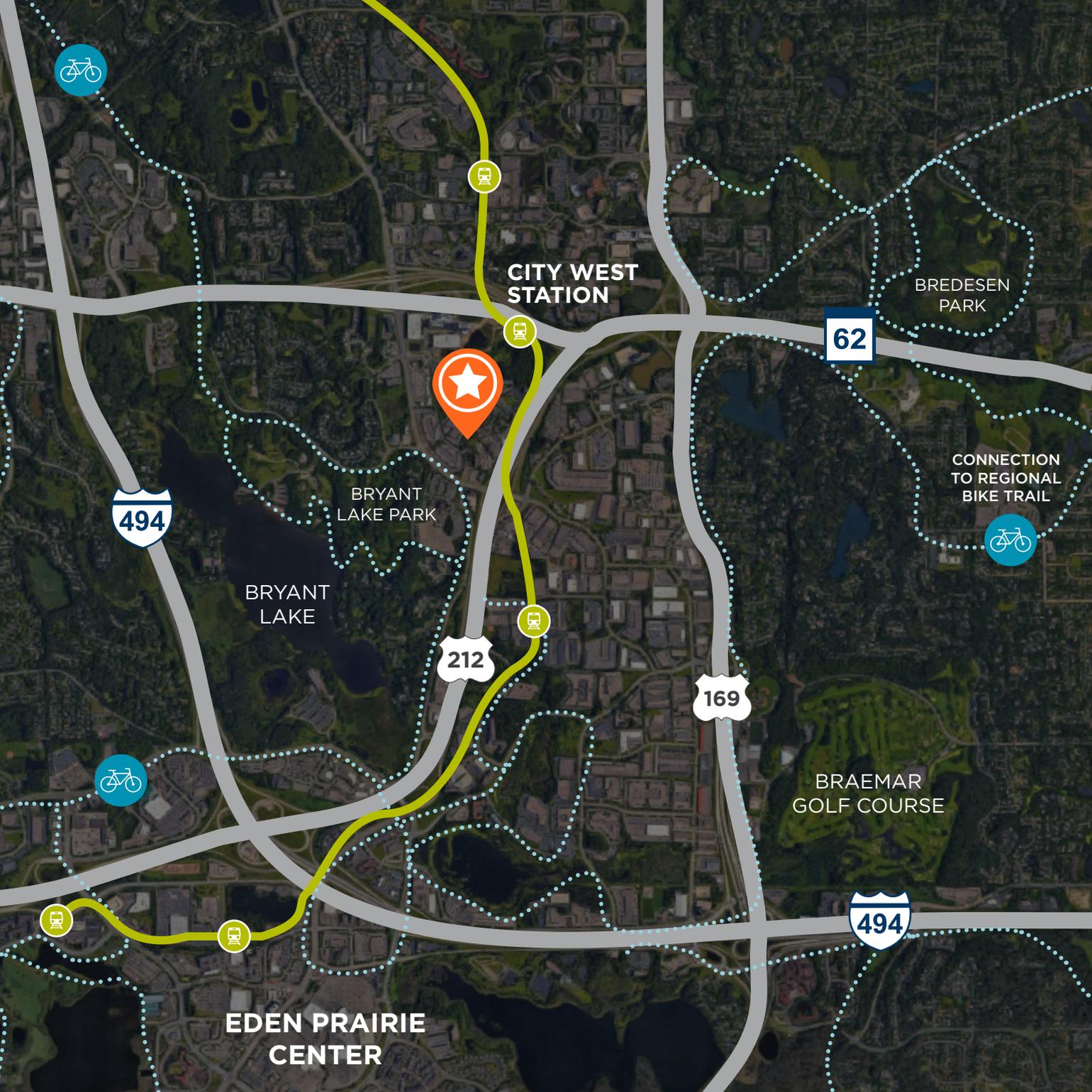
# CITY WEST

## FINANCIAL CENTER

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

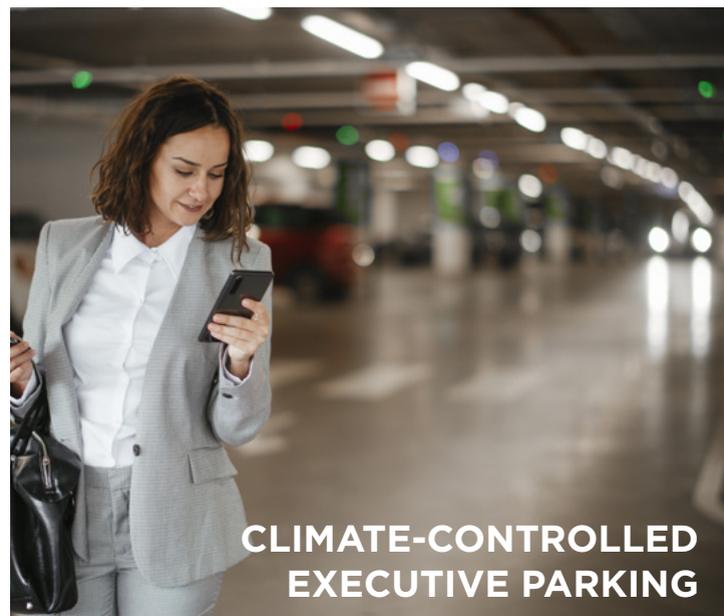


9 FT  
CEILINGS



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.

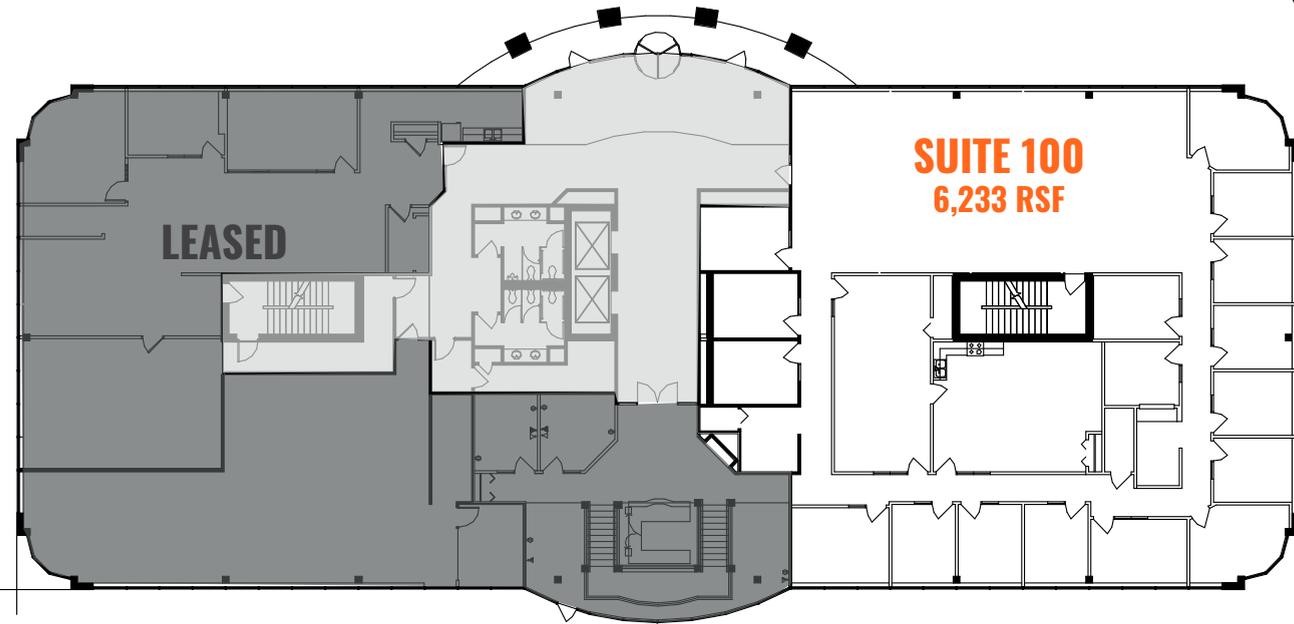


CLIMATE-CONTROLLED  
EXECUTIVE PARKING



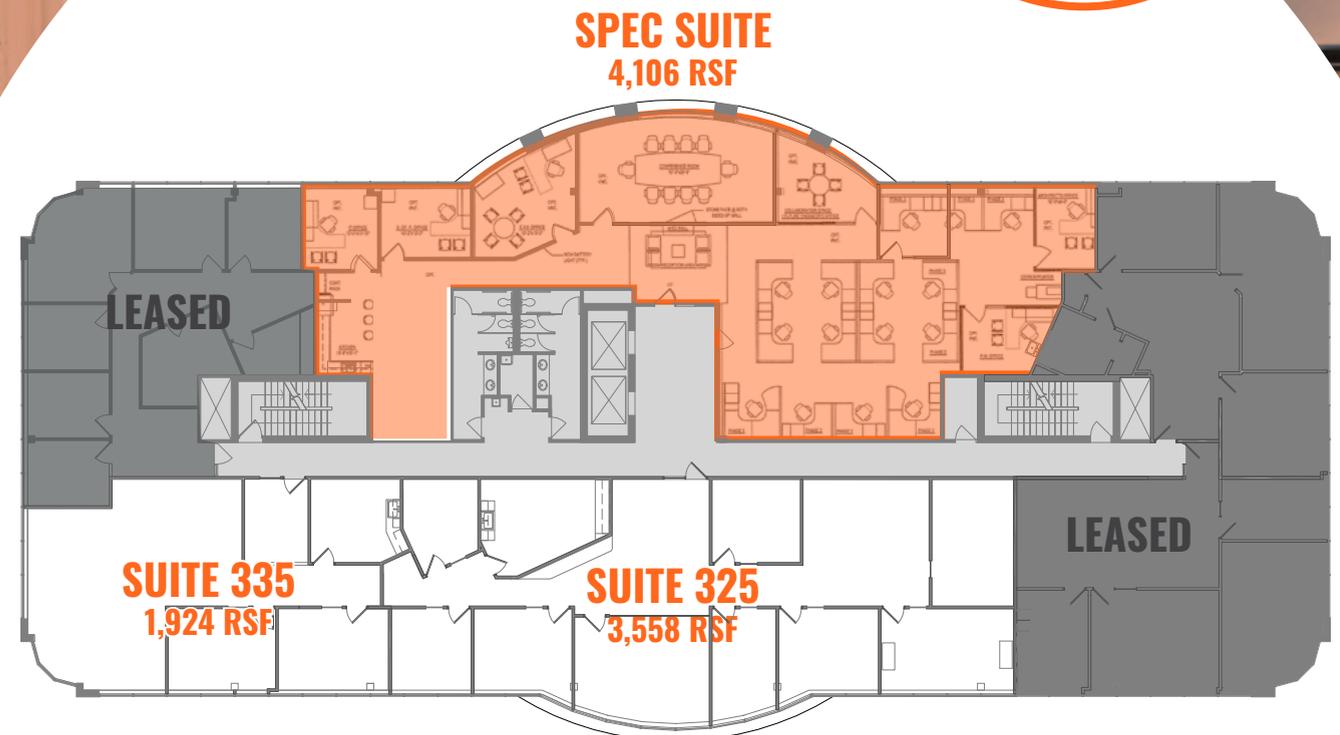
OUTDOOR  
SEATING

**1ST FLOOR**



**FL 01**

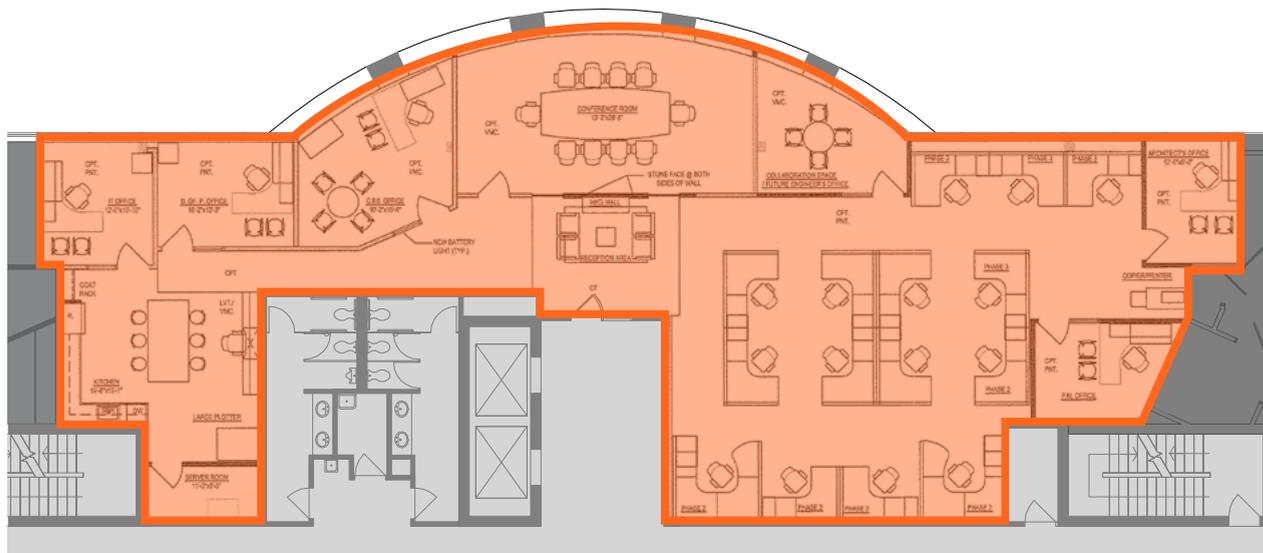
**3RD FLOOR**



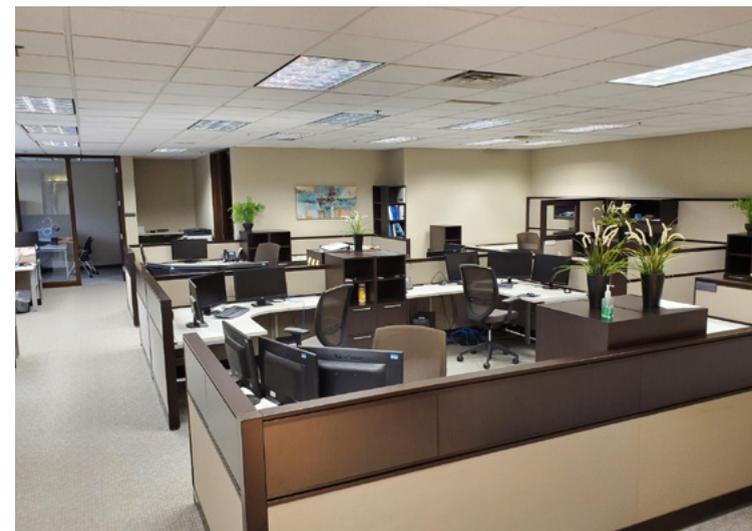
**FL 03**

**SUITE 300**

**4,106 SF**



**FULLY-FURNISHED SPEC SUITE**



HORIZON AGENCY

**CONTACT US TODAY.**

**GRACE PERILLO**

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