



For Lease

Space Available

- Suite 104: 1,068 sf
- 2025 CAM: \$7.55 psf and Tax: \$3.31 psf
- Lease Rate: \$9.00 psf Net

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Shady Oak Office Center

6409 City West Parkway, Eden Prairie, MN 55344

Office Space Across From Optum

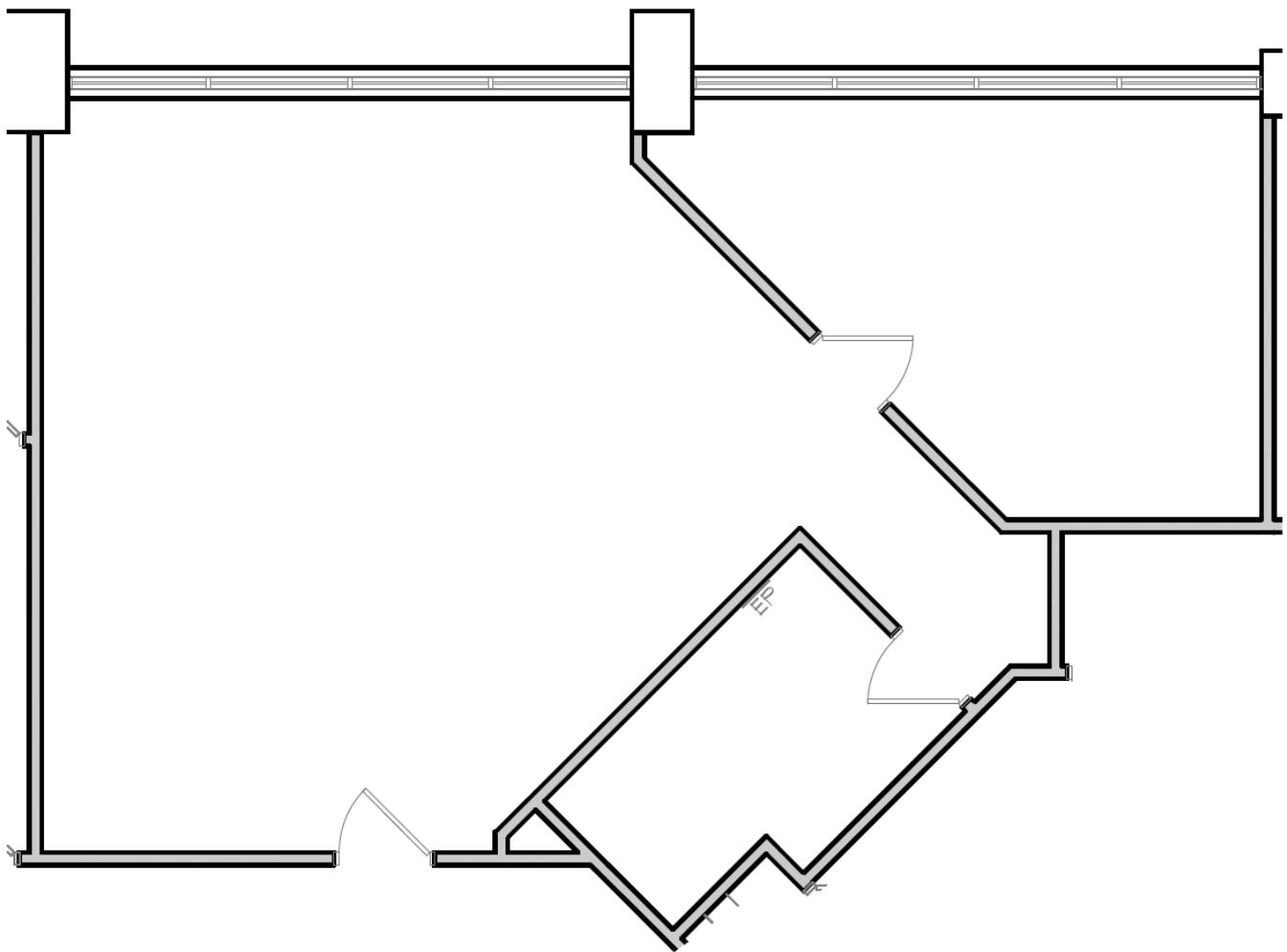
Highlights and Features:

- 26,317 SF office building
- Located on Shady Oak Parkway and City West Parkway
- Easy access to both Highway 62 and Highway 212
- Tremendous glass lines
- Beautiful views of the large pond
- Walking trails just steps away
- Across from Optum with approximately 6,500 workers
- Co-tenants include Cadence Chiropractic, Urban Speech, Allstate, Alliance Senior Center, ROS Home Health Care, and T.J. Hooligan's

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Space Plan

Suite 104



Location Overview

Average Household Population

1 mile	2,949
3 miles	60,443
5 miles	199,106

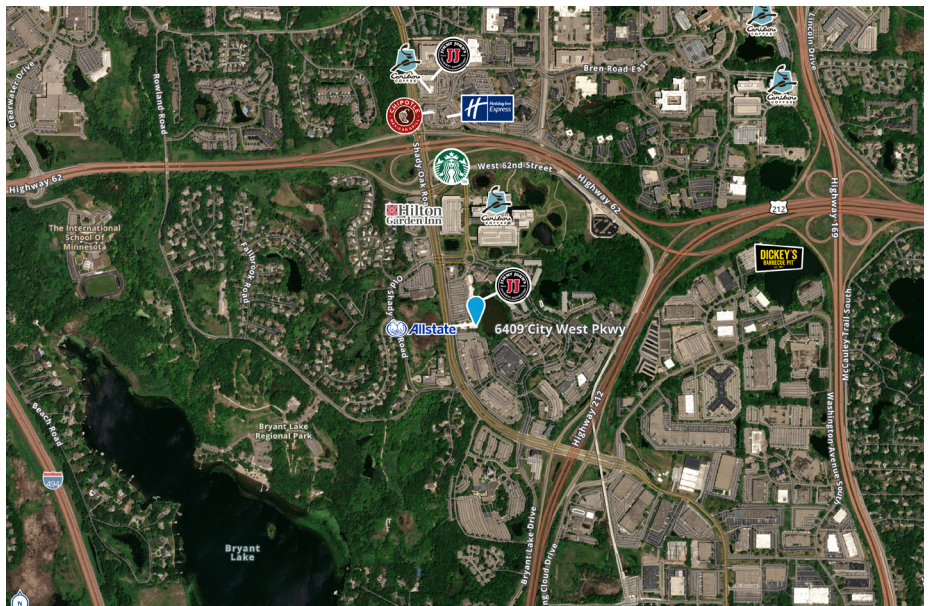
Average Household Income

1 mile	\$129,721
3 miles	\$131,756
5 miles	\$137,021



Traffic Counts

- Shady Oak Road North - 15,900 vpd
- Shady Oak Road South - 14,800 vpd
- Hwy 62 West - 29,000 vpd
- Hwy 62 East - 31,000 vpd



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