

7695
7691

Anagram Drive

Eden Prairie, MN 55344

workspace
property trust

Full Building Opportunity | Divisible to 23,510

Light Industrial Space

2024 OPEX: \$8.75/RSF



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Located within the Edenvale Corporate Crossing Park, 7695 Anagram Drive offers a distinctive low-rise light industrial office opportunity. The property features ample parking, providing convenience for both employees and visitors. Inside, the space is designed with a contemporary flair, boasting open ceilings that enhance the spacious, airy ambiance. The office is equipped with multiple conference rooms and well-appointed break areas, catering to a variety of work styles. Exceptional glass lines allow natural light to pour in, creating an inviting work environment. Additionally, a large outdoor patio offers the perfect setting for breaks and informal gatherings.

Property Highlights

- 33,447 SF Office
- 5,943 SF Warehouse
- 16' clear height
- Two dock doors
- Easy access to Hwy 5, 212 and I-494
- Outdoor patio
- 15 minutes from Minneapolis/St.Paul International Airport
- Minutes from Eden Prairie Center retail and dining
- Various daycare centers available under a 10-minute drive
- First-class hoteling, parks and recreational areas
- Proximity to the Brent Creek Golf Course



Kitchen



Reception Area

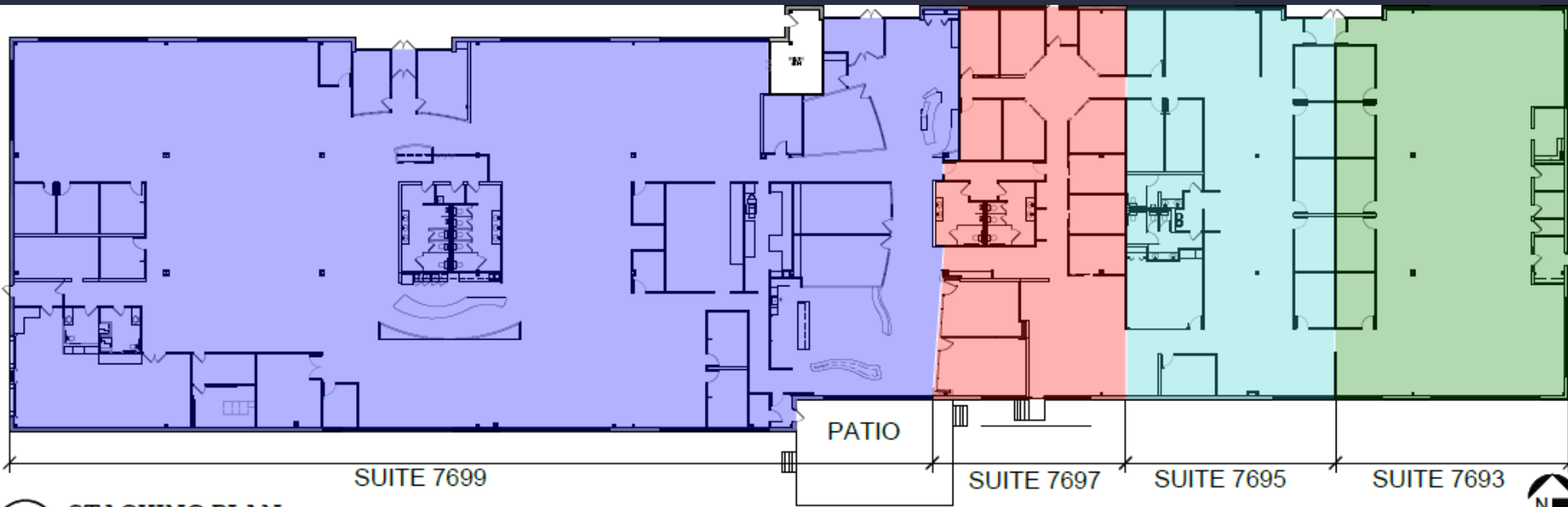
39,390 SF Available for Lease

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



39,390 SF Available for Lease



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A1

STACKING PLAN

	7693	5,927 SFR
	7695	5,331 SFR
	7697	4,622 SFR
	7699	23,510 SFR
TOTAL		39,390 SFR

SCALE: NOT TO SCALE

Leasing Information

6625 W. 78th Street, Suite 140, Bloomington, MN 55439
(952) 292-4952
www.workspaceproperty.com

Brad Butler
Vice President, Regional Director
bbutler@workspaceproperty.com



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These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

Tailored for the Evolution of Office:

- “A La Carte” or “On Demand” Furniture Packages Available
- Plug & Play IT Packages Available



Scan here to learn more about some of our favorite design options.



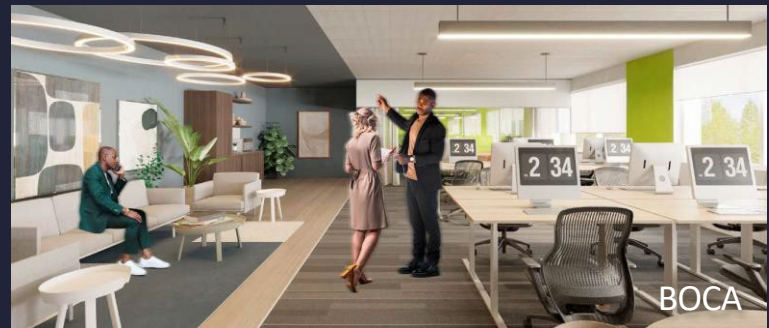
SCANDI



AZURE



TAHOE



BOCA

*Indicative of the look and feel (not the actual suite)