

7500

FLYING CLOUD

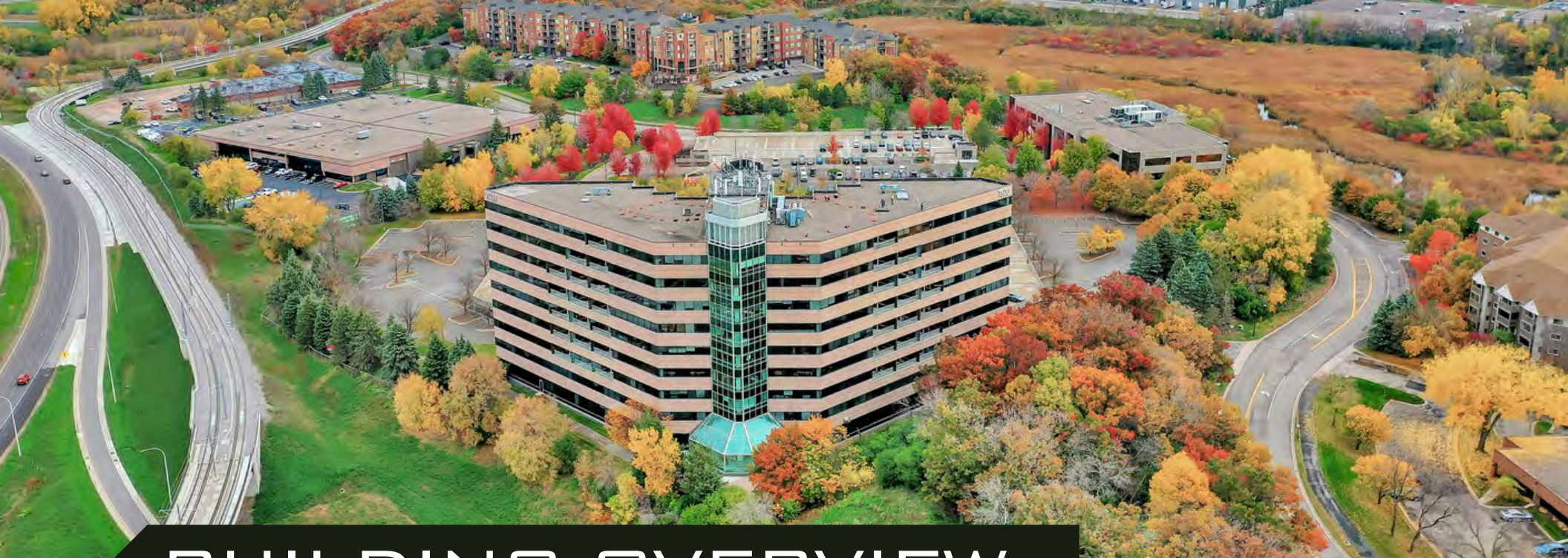
7500 FLYING CLOUD DRIVE
EDEN PRAIRIE, MN 55344

Bailard

EXCELSIOR
◆ The Excelsior Group

RYAN

JLL



BUILDING OVERVIEW

202,000 SF
of space

9' to 12'
tall ceilings

Covered deck parking and
reserved garage stalls

Built in 1985, **renovated in
2014, 2017 and 2023**

7500 Flying Cloud Drive,
Eden Prairie, MN 55344

Class A High-finish office

9 Stories

AMENITIES



On-site cafeteria serving
breakfast and lunch



Abundant parking



Fitness center with
lockers and showers



Board room and several
collaboration zones



Tenant balconies on all floor



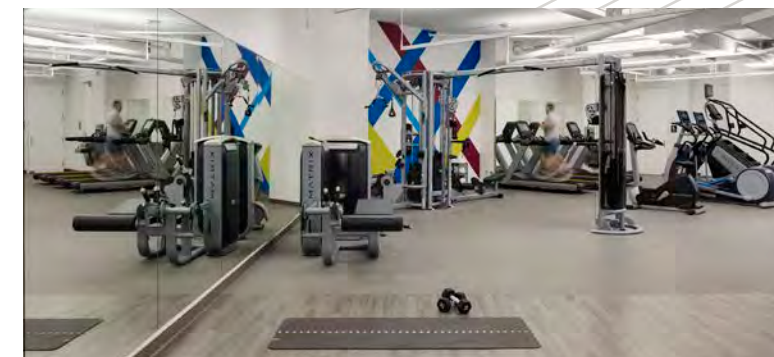
On-site property
management



Outdoor patio



Cafe Lounge and coffee bar



Fitness center



Outdoor patio

CAFE LOUNGE

With complimentary coffee and a variety of seating, the Cafe Lounge is the perfect third workspace for casual meetings or a spot to eat lunch with coworkers.



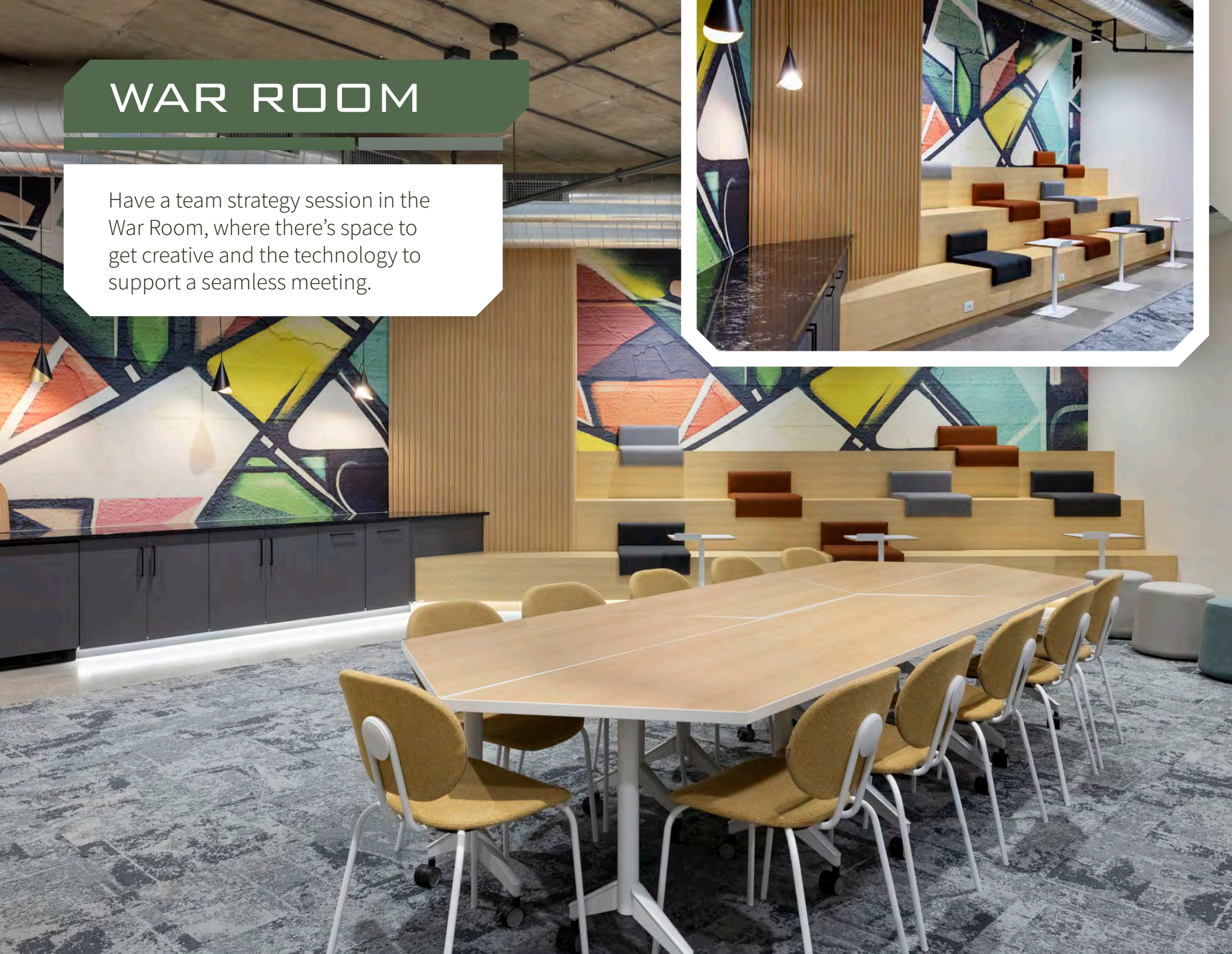
TRAINING CENTER AND PREFUNCTION



Seats up to 100 people

WAR ROOM

Have a team strategy session in the War Room, where there's space to get creative and the technology to support a seamless meeting.



BOARD ROOM

Equipped with top-of-the-line technology and located right by the prefunction space, this is the perfect space for hybrid and executive meetings.



CLUB LOUNGE & GOLF SIMULATOR

Grab a drink from the liquor lockers and practice your swing with the golf simulator in the Club Lounge.



VISIBILITY & ACCESS



Eden Prairie Center

Eden Prairie Town Center Station

Southwest Transit Station

494

Future METRO Green Line

212

18 minute drive to Downtown Minneapolis

3 minute drive to Eden Prairie Center

14 minute drive to MSP airport

18 minute drive to Target Field

20 minute drive to Lake Minnetonka

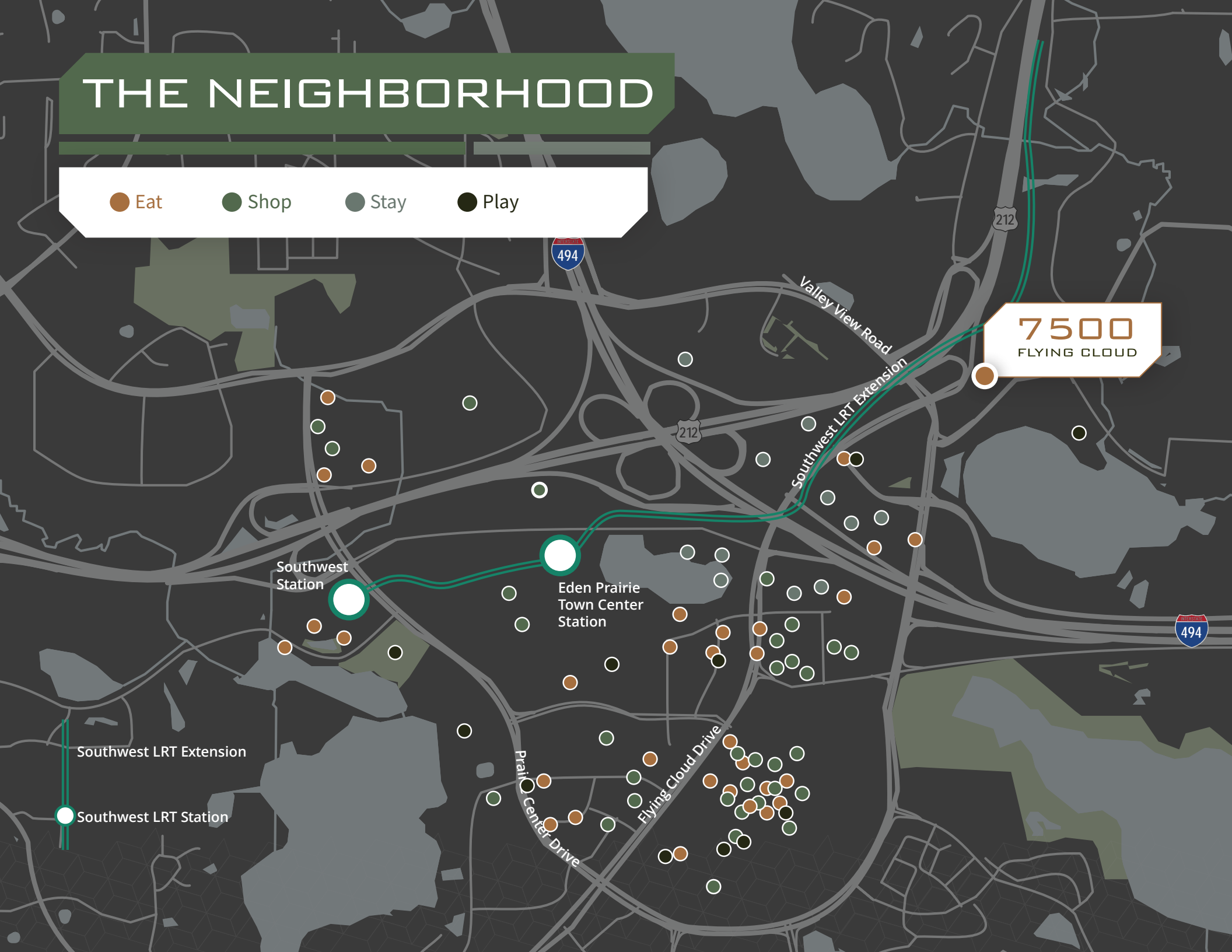
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Tenant signage opportunity
facing Highway 212.



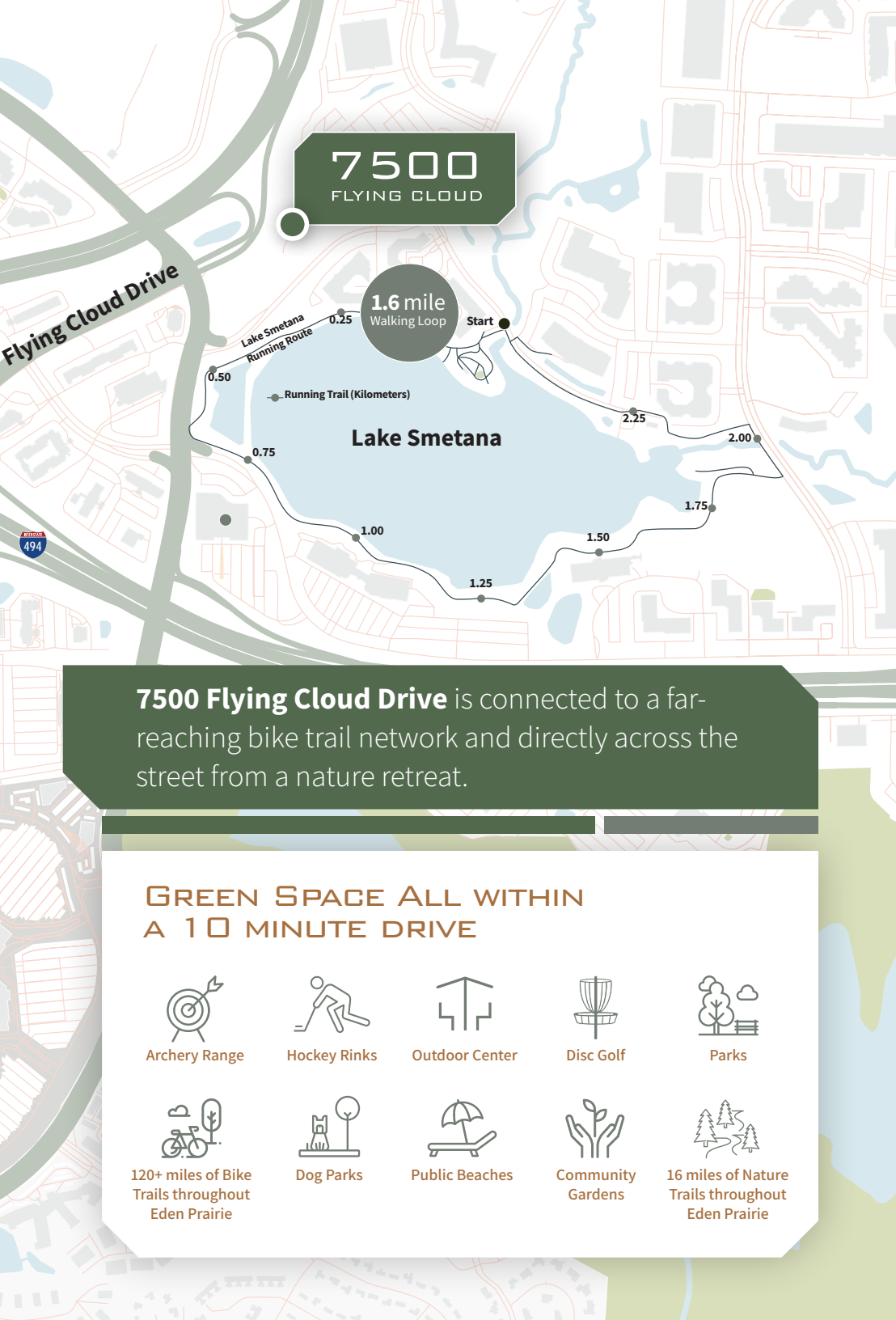
THE NEIGHBORHOOD

- Eat
- Shop
- Stay
- Play



7500
FLYING CLOUD

GREEN SPACE & RECREATION



7500
FLYING CLOUD

1.6 mile
Walking Loop

Start

Lake Smetana

0.25

0.50

0.75

1.00

1.25

1.50

1.75

2.00

2.25

7500 Flying Cloud Drive is connected to a far-reaching bike trail network and directly across the street from a nature retreat.

GREEN SPACE ALL WITHIN A 10 MINUTE DRIVE



Archery Range



Hockey Rinks



Outdoor Center



Disc Golf



Parks



120+ miles of Bike Trails throughout Eden Prairie



Dog Parks



Public Beaches



Community Gardens



16 miles of Nature Trails throughout Eden Prairie



7500

FLYING CLOUD

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