



SOUTHWEST TECH

10100 - 10340 VIKING DRIVE
EDEN PRAIRIE, MN

FOUR
BUILDINGS

107,667
SQUARE FEET



For more information, please contact:

owned and managed by



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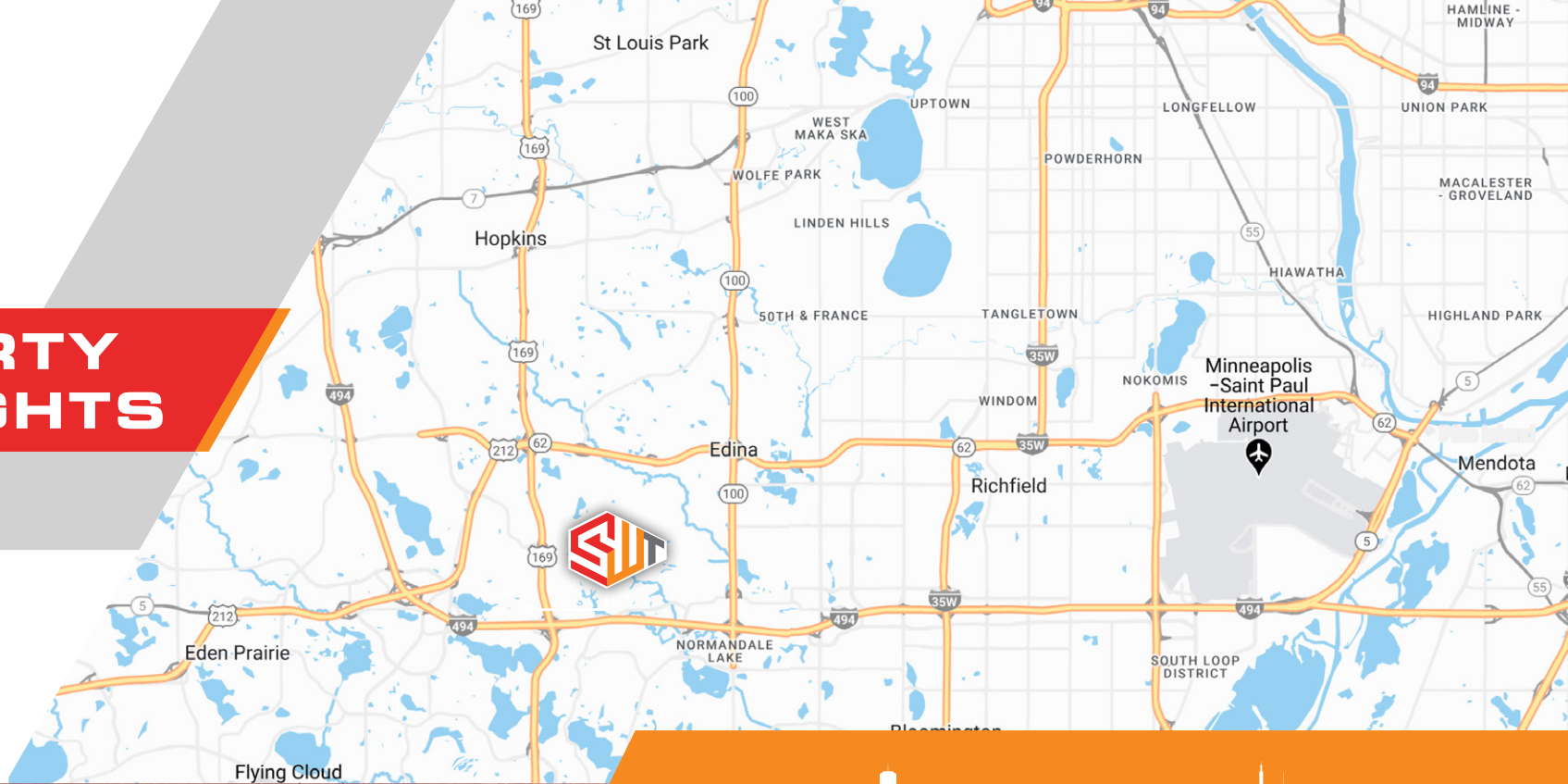
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PROPERTY HIGHLIGHTS



Southwest Tech is a four-building, 107,667 square foot, industrial tech complex located on Viking Drive in the Golden Triangle area of Eden Prairie, a regional employment center in the Twin Cities west metro submarket. The buildings, constructed in 1985, offer attractive glass lines with decorative brick exteriors as well as drive-ins and dock door loading.

With immediate access to Interstate 494 and Highways 169 and 212, the location provides high visibility, a plethora of local amenities and connects its tenants with surrounding companies including multiple corporate headquarters.



15.2 MILES
to downtown Minneapolis



24.8 MILES
to downtown St. Paul



10.7 MILES
to Minneapolis—St. Paul
International Airport (MSP)



4.8 MILES
to Flying Cloud Airport (FCM)

64,481
population

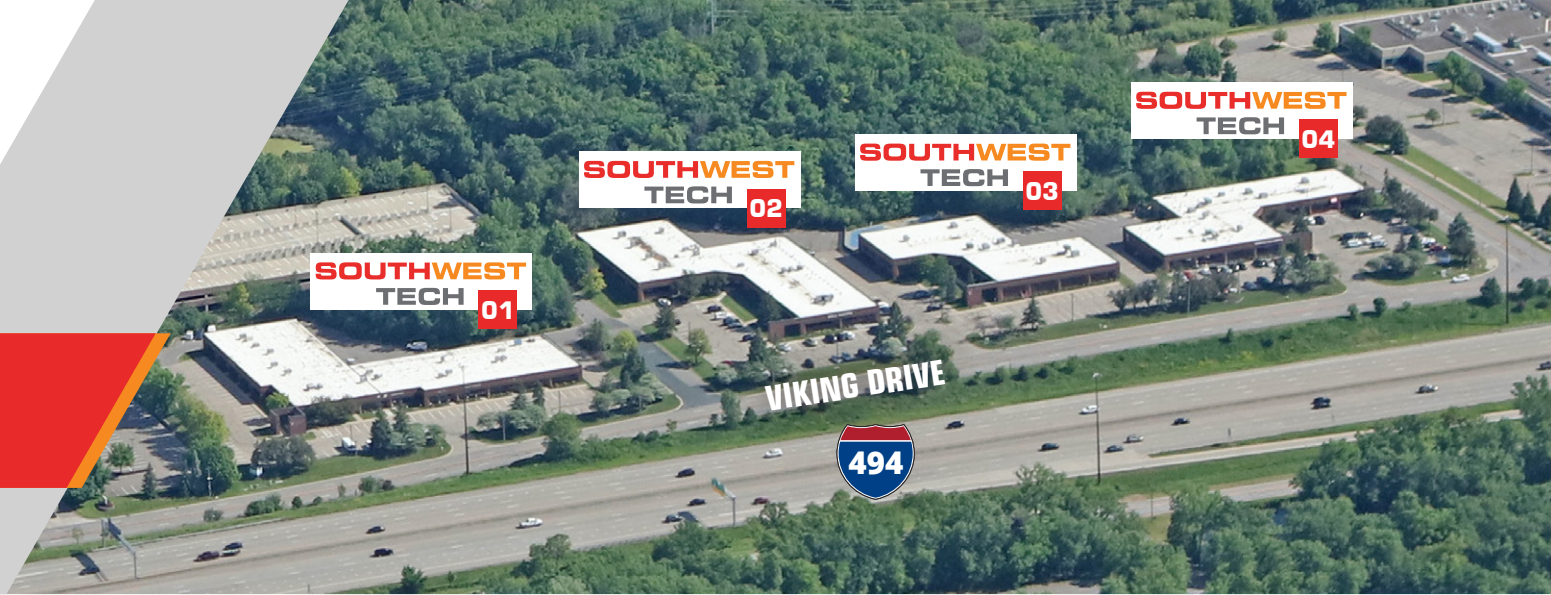
\$115,227
median household income

\$374,700
median property value

AAA
bond rating



PROPERTY AERIALS



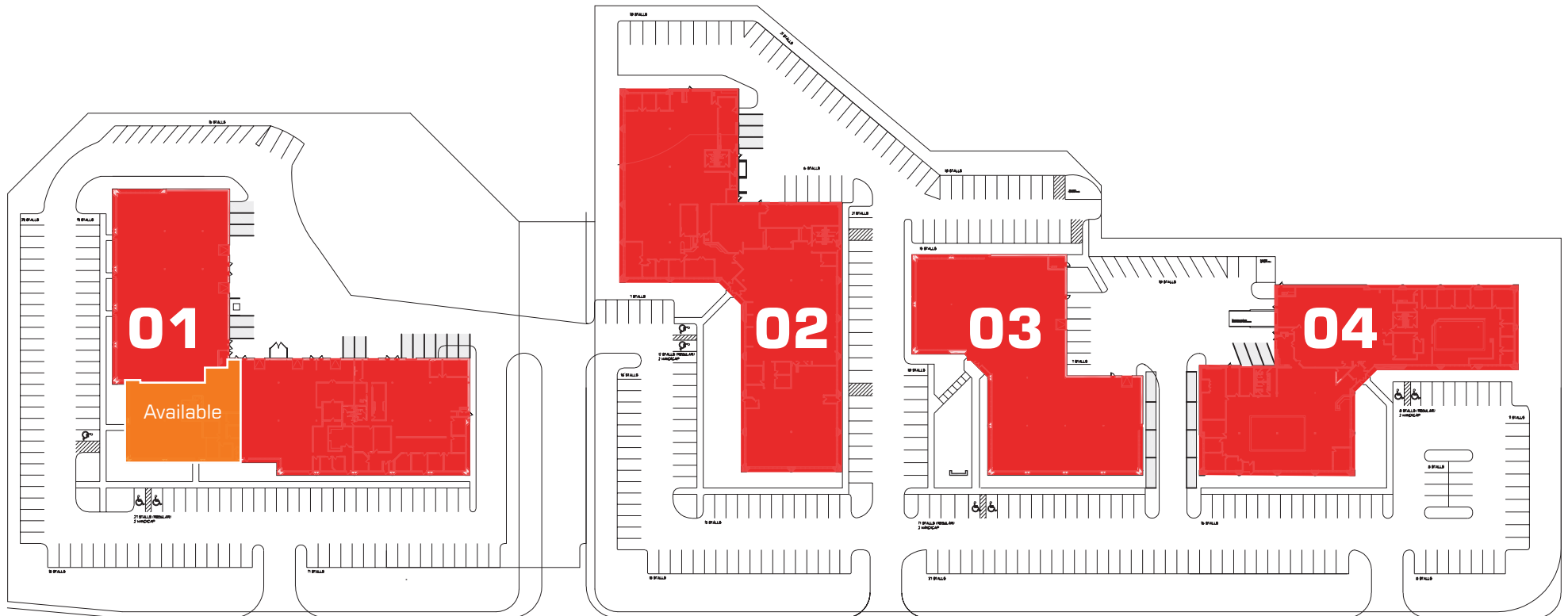
- Attractive glass lines with decorative brick exterior
- 12' clear height
- 3.9/1,000 parking ratio
- Flexible floor plans
- Nearby walking trails around Lake Smetana





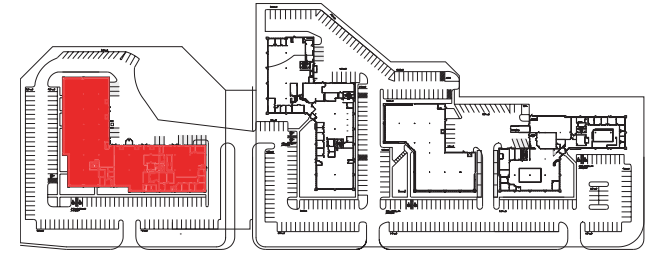
SITE PLAN

- 01** 10340 VIKING DRIVE | 35,673 SF
- 02** 10260 VIKING DRIVE | 29,972 SF
- 03** 10180 VIKING DRIVE | 19,625 SF
- 04** 10100 VIKING DRIVE | 22,397 SF





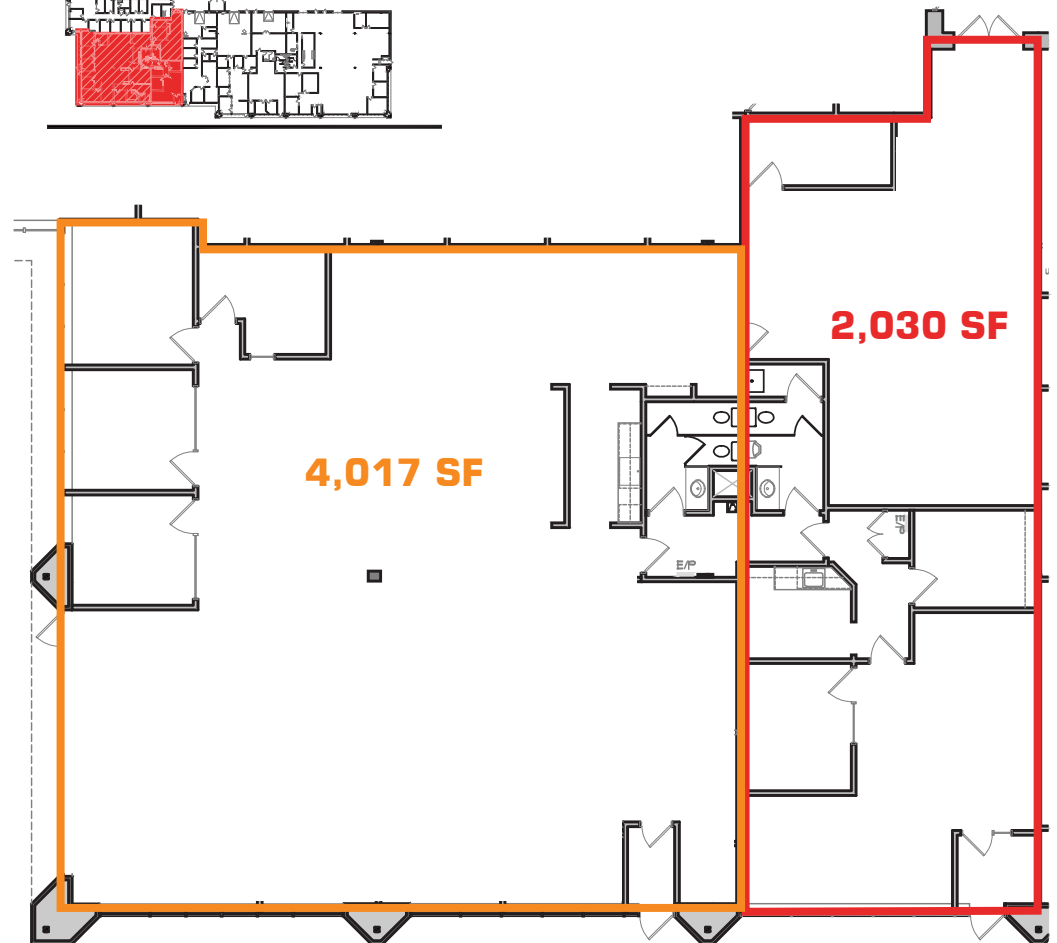
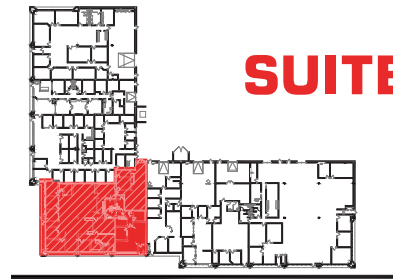
01 10340 VIKING DRIVE



AVAILABLE SPACE

| | |
|--------------------|--|
| BUILDING SIZE (SF) | 35,673 SF |
| AVAILABLE SF | <p>Option 1: 2,030 SF</p> <ul style="list-style-type: none"> • 1,101 SF Office 929 SF Whse • Drive-in (currently double doors) <p>Option 2: 4,017 SF (100% Office endcap)</p> <p>Option 3: 6,047 SF</p> <ul style="list-style-type: none"> • Office/Warehouse • Endcap • Drive-in (currently double doors) |
| LEASE RATES | Negotiable |
| CAM/TAX (2024) | \$7.86 PSF |
| PARKING RATIO | 3.9 / 1,000 |
| YEAR BUILT | 1985 |
| CLEAR HEIGHT | 12' |
| HVAC | Gas-fired package rooftop units |

SUITE 125-130 6,047 SF





BUILDING PHOTOS

01 10340 VIKING DRIVE





LOCAL AMENITIES



- amc
- AMERICAN EAGLE
- SCHEELS
- BARNES & NOBLE
- Bath & Body Works
- Caribou
- chico's
- claire's
- CRAVE
- DSW
- Eddie Bauer
- francesca's
- hallmark
- JCPenney
- KOHL'S
- LENSCRAFTERS
- LOFT
- MEN'S WEARHOUSE
- OLD NAVY
- POTTERY
- target
- T
- WILDFIRE



CORPORATE NEIGHBORS

Thousands of businesses and corporations, large and small, are proud to have roots in Eden Prairie. Several well-known businesses are headquartered in Eden Prairie, such as C.H. Robinson, one of the world's largest third-party logistic providers, delivering innovative supply chain solutions to customers across the world; Optum, an international health services and innovation company; and Starkey, a world leader in the design, development and distribution of comprehensive hearing solutions.

Because many of Minnesota's major trafficways converge in the heart of Eden Prairie, access to the City is convenient from nearly every direction, creating an optimal trade area that is also ideal for commuting employees.

- | | |
|---|---|
| 1 Tennant Company* | 10 Phillips & Temro Industries |
| 2 Surmodics, Inc. | 11 3M Eden Prairie |
| 3 Olympic Place: Cotiviti, R3 Continuum, UpNet Technologies, TTI Inc | 12 Starkey Hearing Technologies* |
| 4 T-Mobile Business Office | 13 Miromatrix Medical, Inc. |
| 5 AbiliTech Medical, Inc. | 14 Optum Technology Building 2 |
| 6 Stratasys | 15 United Healthcare |
| 7 Viking Forest Products LLC | 16 MTS Systems |
| 8 Dell Technologies | 17 Optum Technology* |
| 9 Carlson Print Group | 18 Hennepin Technical College |
| | 19 C.H. Robinson* |

* Designates company headquarters

