

OFFICE/SHOWROOM SPACE FOR LEASE >

Southwest Crossing Tech Center IV

10100 Viking Dr | Eden Prairie, MN 55344

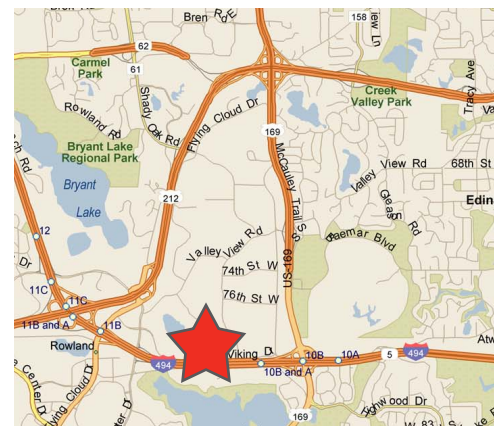


Accelerating success.



BUILDING AMENITIES

- > Office/showroom facility
- > Drive-ins and dock door loading
- > Attractive glass lines with decorative brick exterior
- > Parking to accommodate 100% office finish
- > Outstanding location and visibility to I-494
- > Immediate freeway access to I-494 and Highway 169
- > One mile to retail, hotels and restaurants



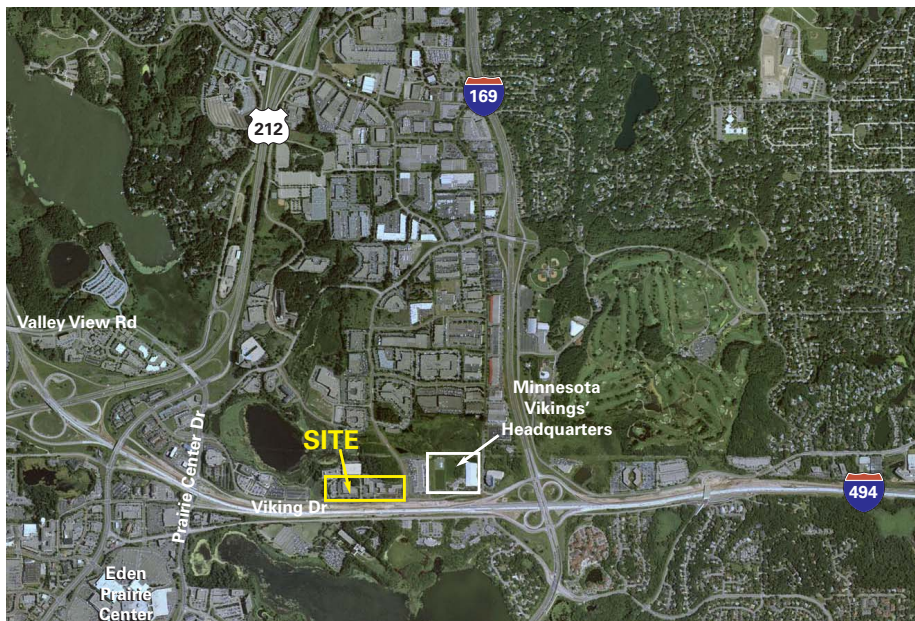
CONTACT US

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SW CROSSING TECH CENTER > AERIAL VIEW

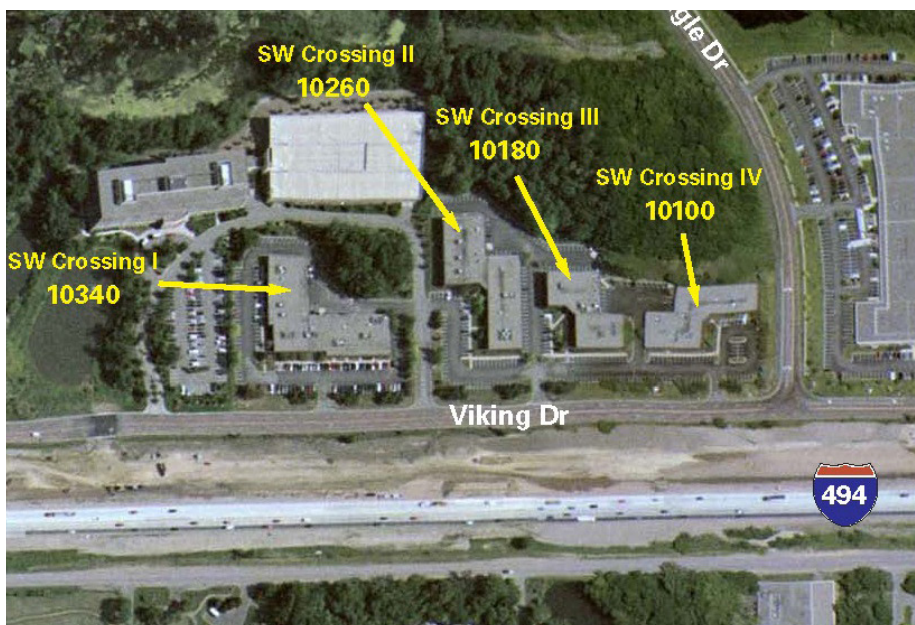


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SW CROSSING TECH CENTER > BIRDS EYE VIEW



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Colliers International | Minneapolis-St. Paul | 4350 Baker Road, Suite 400, Minnetonka, MN 55343 | colliers.com/msp

Southwest Crossing Tech Center IV

Eden Prairie | Minnesota, 55344

PROPERTY ADDRESS:

10100 Viking Drive
Eden Prairie, MN 55344

BUILDING SQUARE FEET:

22,397 square feet

CURRENTLY AVAILABLE:

SUITE 300

10,053 SF Office
2,067 SF Warehouse

12,120 SF Total
One (1) Dock
One (1) Drive-in
*Available 8/1/18

PARKING:

3.9/1,000 - additional stalls may be added

NET RENTAL RATES:

\$10.50 per square foot office
\$5.50 per square foot warehouse

2017 EST. CAM & REAL ESTATE TAXES:

\$4.82 total per square foot)



FOR LEASING INFORMATION, CONTACT:

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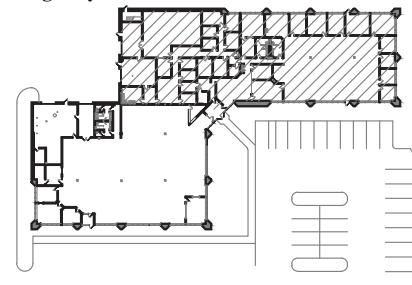
SOUTHWEST CROSSING TECH CENTER IV › FLOOR PLAN



Floor Plan
Scale: 1"=20'-0"

Square Footage:
Office = 10,053 sq. ft.
Whsc. = 2,067 sq. ft.
Total = 12,120 sq. ft.

Bldg. Key: Suite 300



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