SOUTHWEST TECH

10100 - 10340 VIKING DRIVE
EDEN PRAIRIE, MN

FOUR BUILDINGS | **107,667** SQUARE FEET



owned and managed by

Capital Partners

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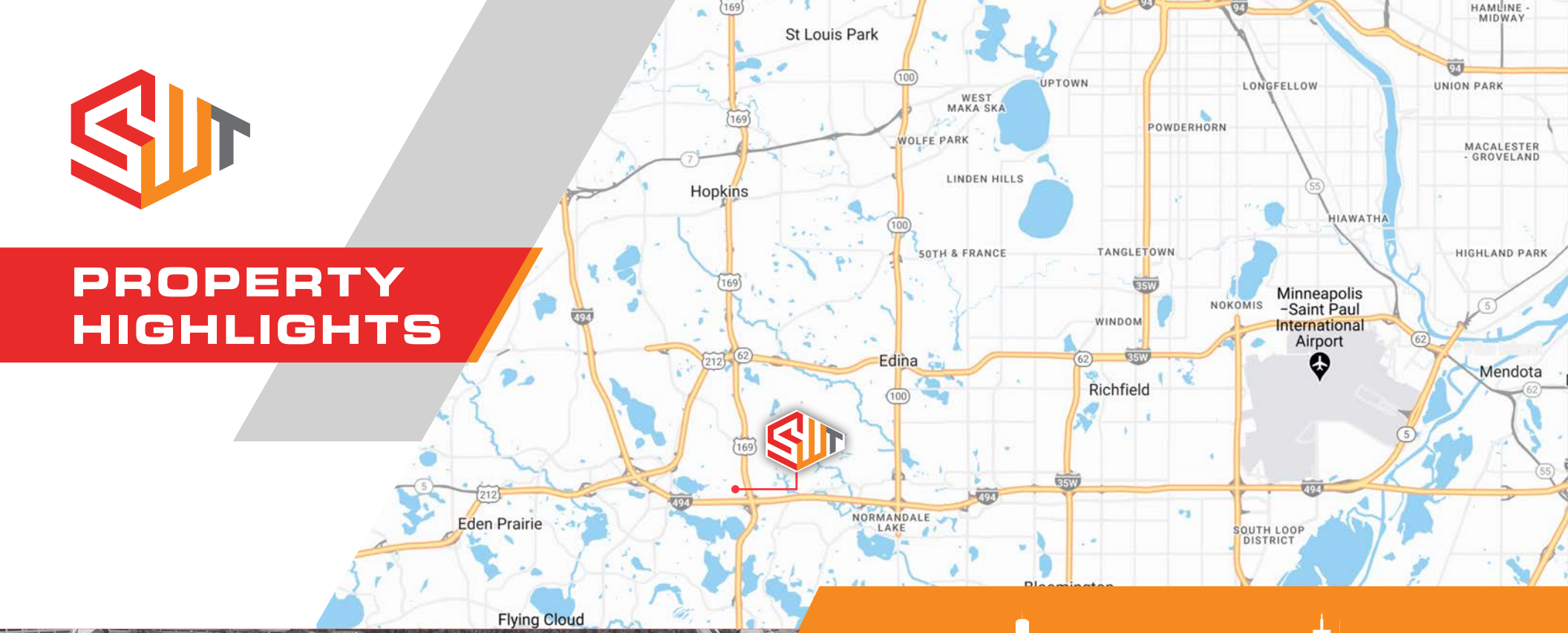
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Colliers

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)

EDEN PRAIRIE
LIVE • WORK • DREAM

64,481	$115,227	$374,700	AAA
population	median household income	median property value	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



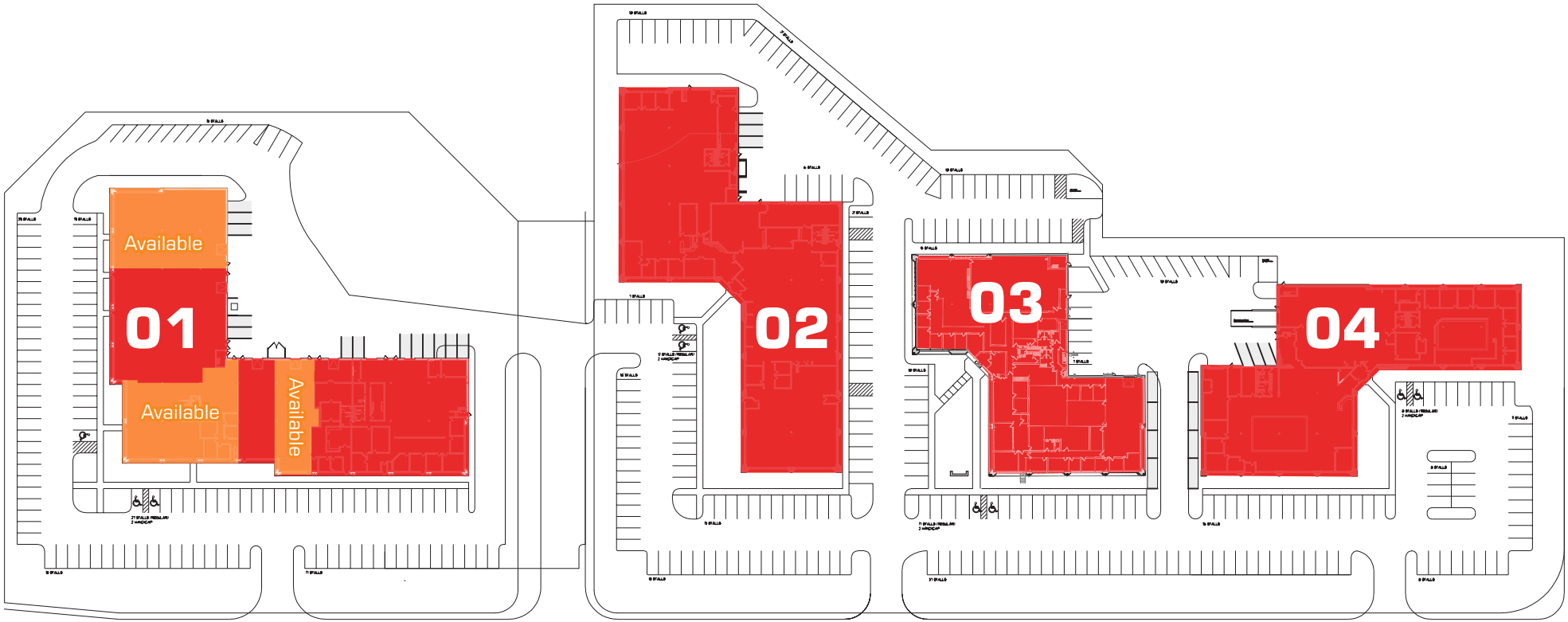
SITE PLAN

01 10340 VIKING DRIVE | 35,673 SF

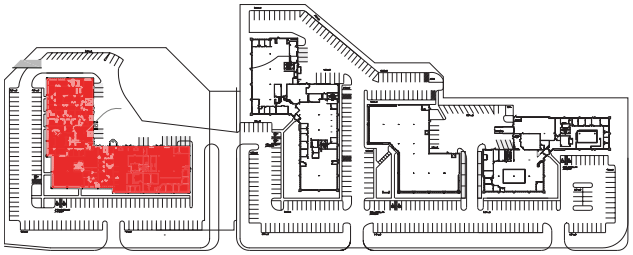
02 10260 VIKING DRIVE | 29,972 SF

03 10180 VIKING DRIVE | 19,625 SF

04 10100 VIKING DRIVE | 22,397 SF



01 10340 VIKING DRIVE



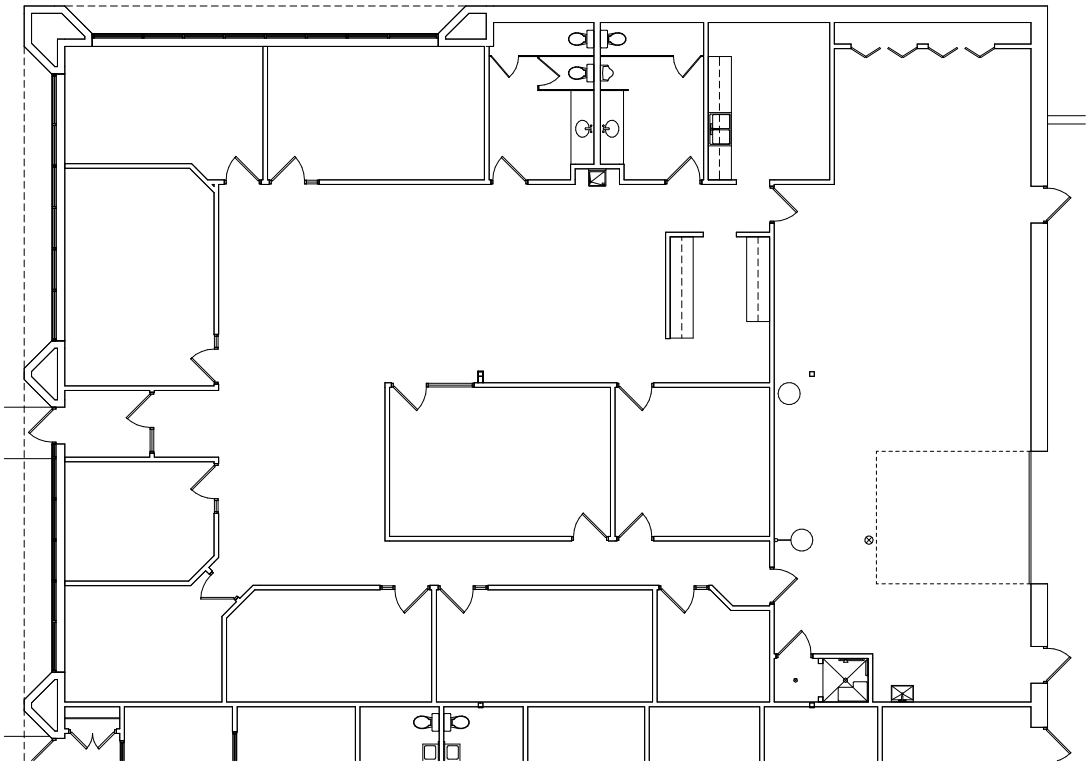
AVAILABLE SPACE



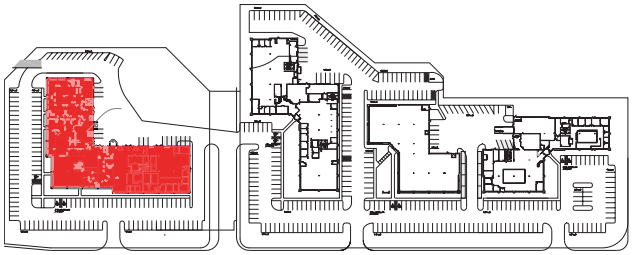
SUITE 100 5,719 SF

BUILDING SIZE (SF)	35,673 SF
AVAILABLE SF	4,227 SF Office 1,492 SF Warehouse 5,719 SF Total • One (1) drive-in door
QUOTED LEASE RATES	$11.00 PSF
CAM/TAX (2026)	$8.64 PSF
PARKING RATIO	3.9 / 1,000
YEAR BUILT	1985
CLEAR HEIGHT	12’



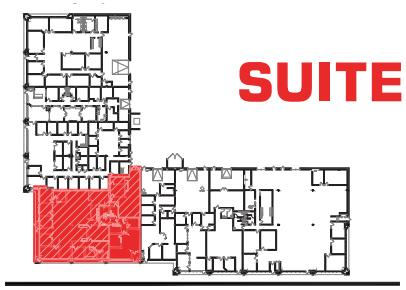


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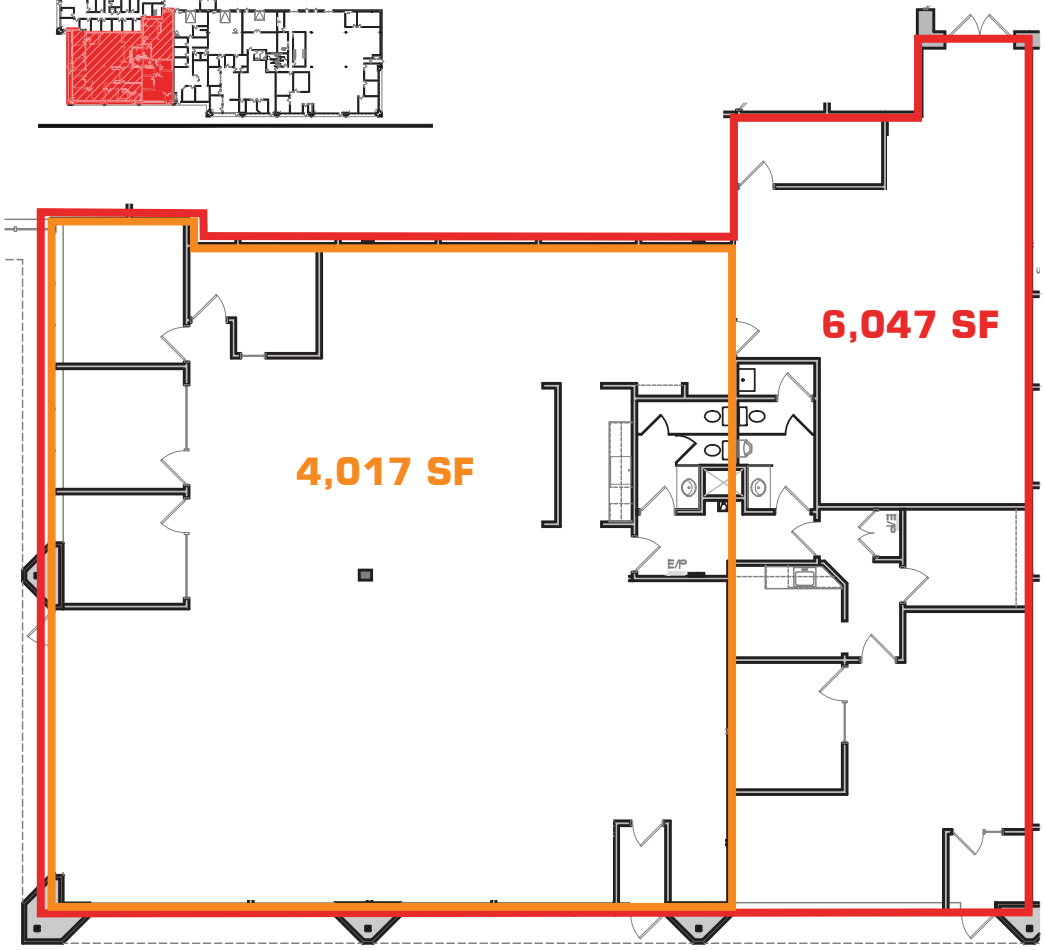


AVAILABLE SPACE

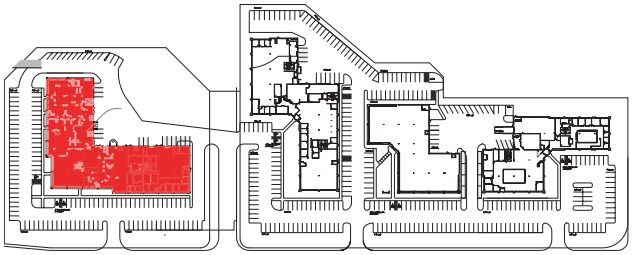
BUILDING SIZE (SF)	35,673 SF
AVAILABLE SF	Option 1: 4,017 SF (100% Office endcap) Option 2: 6,047 SF • Office/Warehouse • Endcap • Drive-in (currently double doors)
QUOTED LEASE RATES	$11.00 PSF
CAM/TAX (2026)	$8.64 PSF
PARKING RATIO	3.9 / 1,000
YEAR BUILT	1985
CLEAR HEIGHT	12'
HVAC	Gas-fired package rooftop units



SUITE 125-130 6,047 SF

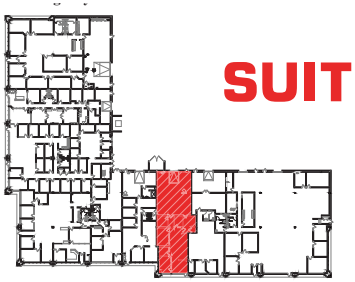


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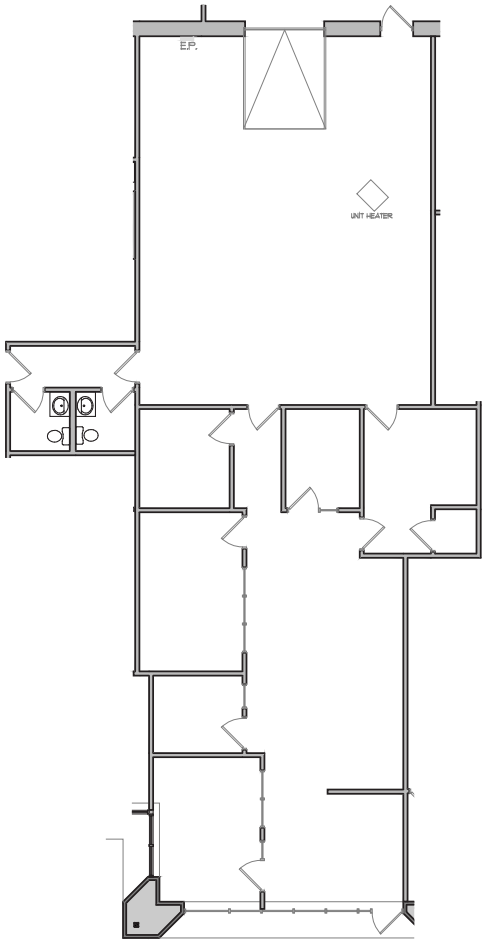


AVAILABLE SPACE

BUILDING SIZE (SF)	35,673 SF
AVAILABLE SF	1,569 SF Office 1,166 SF Warehouse 2,735 SF Total • One drive-in
QUOTED LEASE RATES	$11.00 PSF
CAM/TAX (2026)	$8.64 PSF
PARKING RATIO	3.9 / 1,000
YEAR BUILT	1985
CLEAR HEIGHT	12’
HVAC	Gas-fired package rooftop units



SUITE 138 2,735 SF



BUILDING PHOTOS

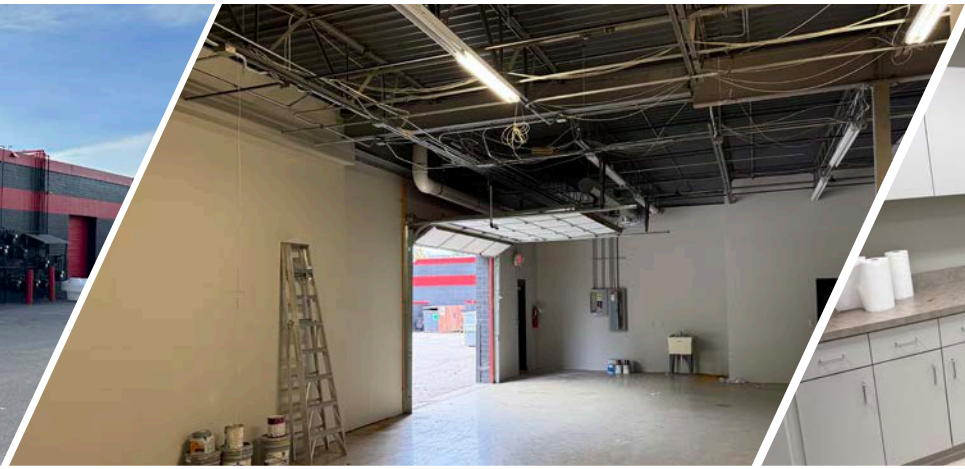


SOUTHWEST TECH 01











LOCAL AMENITIES



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

*** Designates company headquarters**

