



**SOUTHWEST
TECH**

10100 - 10340 VIKING DRIVE
EDEN PRAIRIE, MN

**FOUR
BUILDINGS**

**107,667
SQUARE FEET**



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owned and managed by



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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.



64,481

\$115,227

\$374,700

AAA

10100 - 10340 VIKING DRIVE • EDEN PRAIRIE, MN



PROPERTY AERIALS

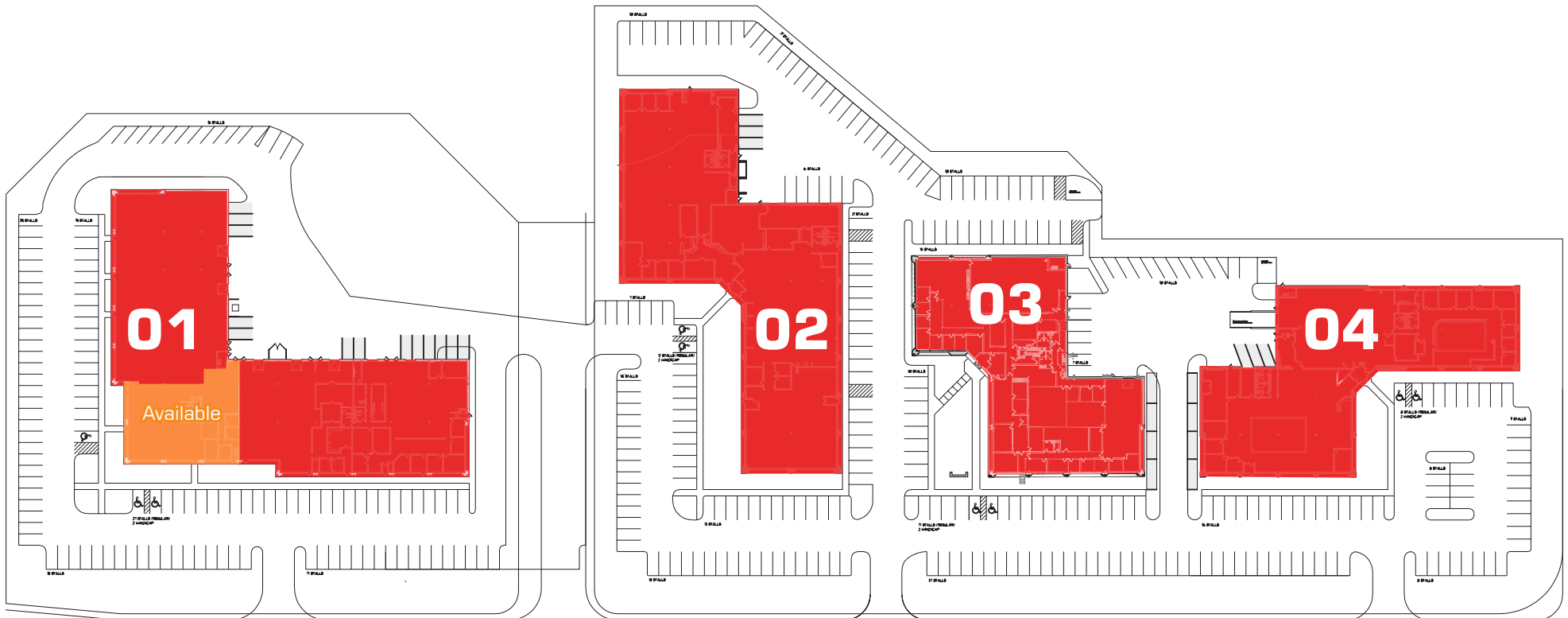
- Attractive glass lines with decorative brick exterior
- 12' clear height
- 3.9/1,000 parking ratio
- Flexible floor plans
- Nearby walking trails around Lake Smetana





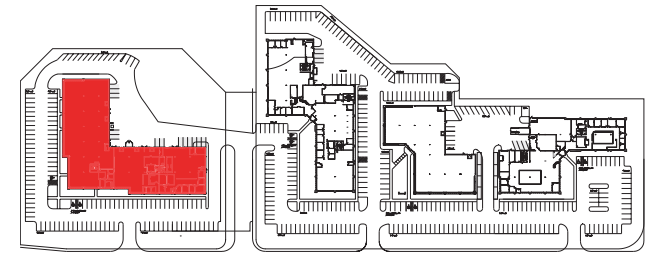
SITE PLAN

- 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





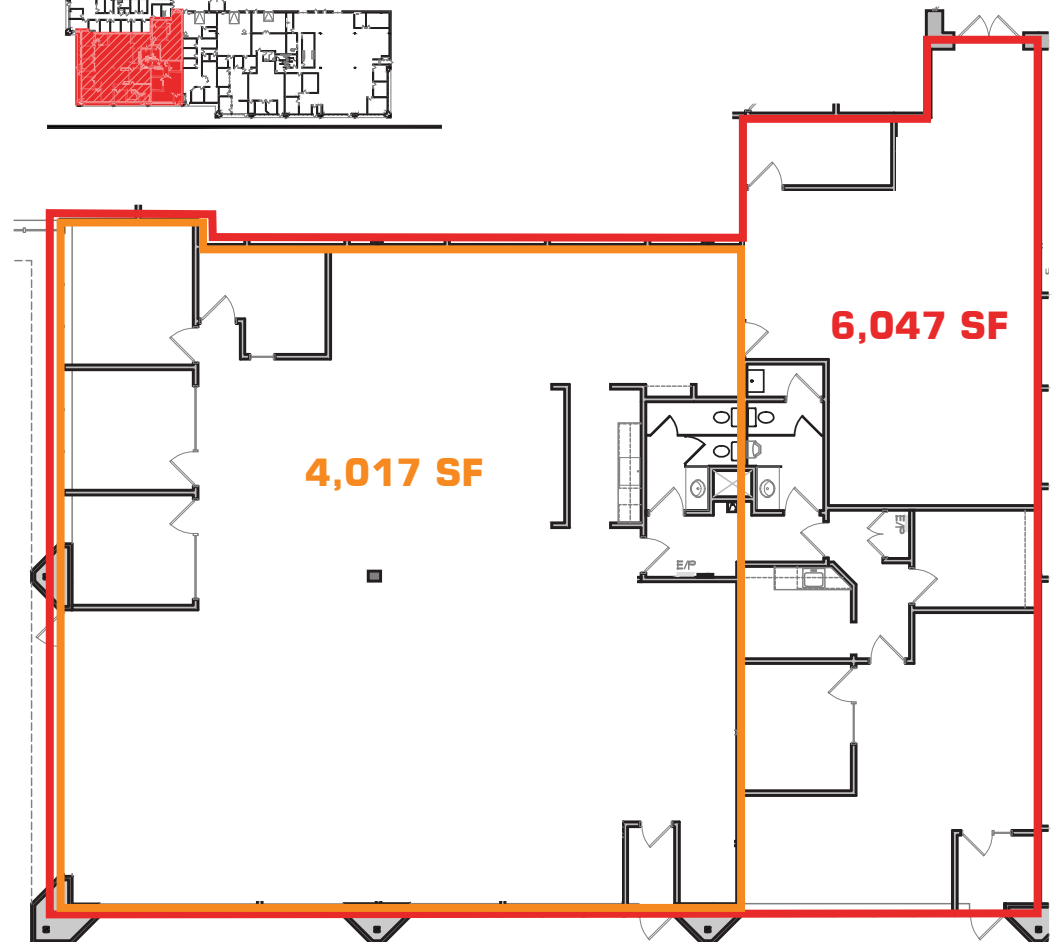
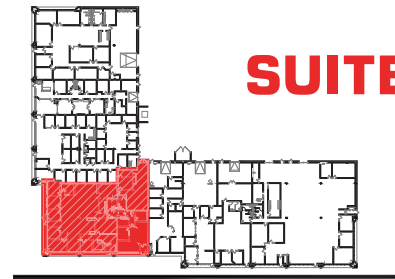
01 10340 VIKING DRIVE



AVAILABLE SPACE

BUILDING SIZE (SF)	35,673 SF
AVAILABLE SF	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





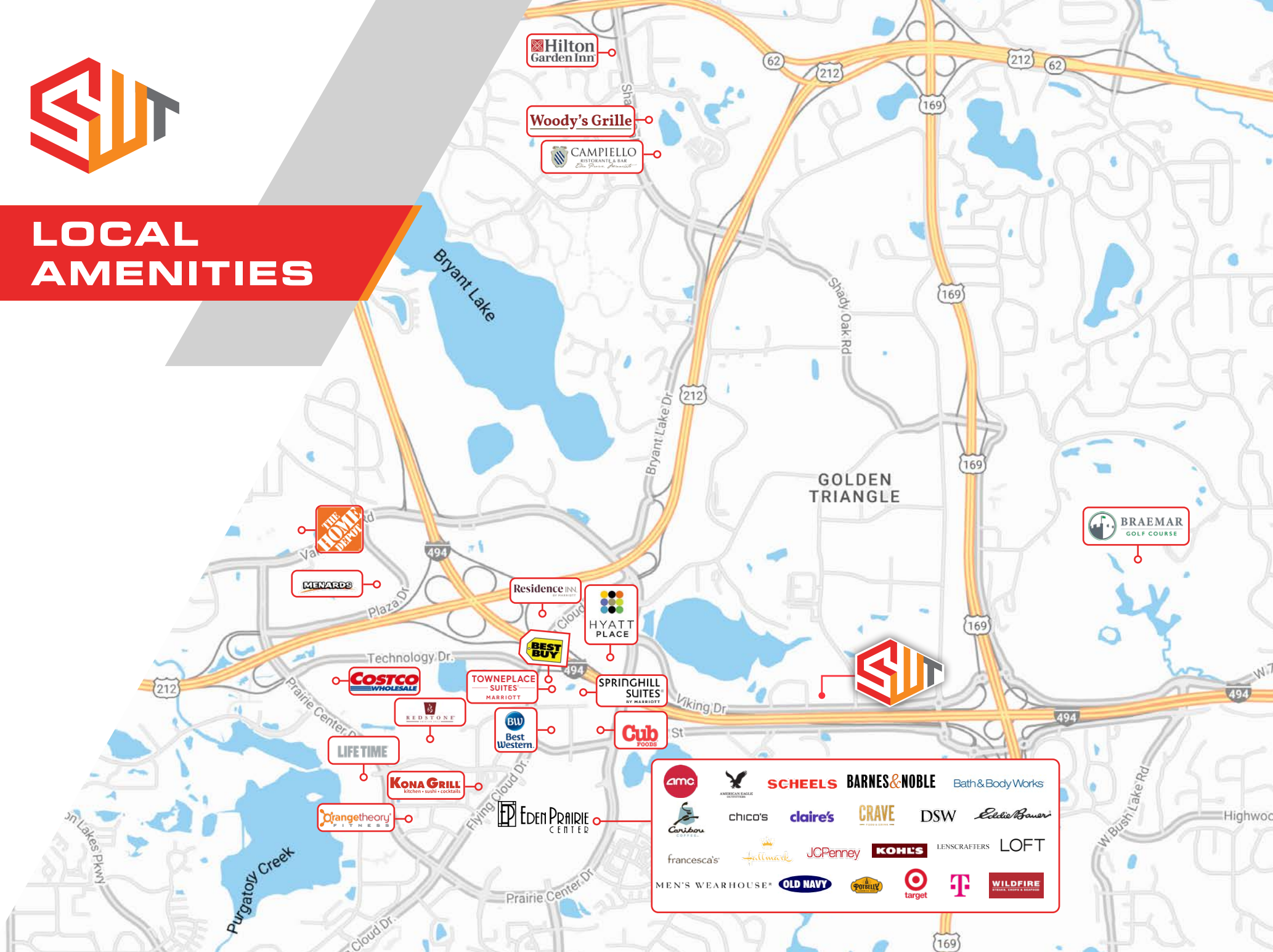
BUILDING PHOTOS

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

