

10400

**VIKING
DRIVE**

Suite 455

EDEN PRAIRIE, MN 55344

workspace
property trust

3,145 SF Available Now

Asking Rent: \$18.00/NNN
2024 OPEX: \$14.17/RSF



Southwest Crossing

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PROPERTY HIGHLIGHTS

AMENITIES

Lakeside patio with access to walking trails, a beautifully appointed lobby, casual meeting areas, workout room, locker rooms with shower facilities, 40-person Training room, Wi-Fi, micro cafe, covered parking, heated garage and on-site Fed-Ex.

TRANSPORTATION

Proximate access to I-494, Highways 169 and 100

TECHNOLOGY

Comcast

SUSTAINABILITY

Energy Star labeled building. Green initiatives in place by tenants and property management to include day-lighting, water conservation, janitorial and recycling.

Building Owner: Workspace Property Trust

Total Building Size: 167,172 SF

Ceiling Height: 9'-11"

Parking: 4.7/1000



Atrium



Atrium

3,145 SF Available Now

Office Space



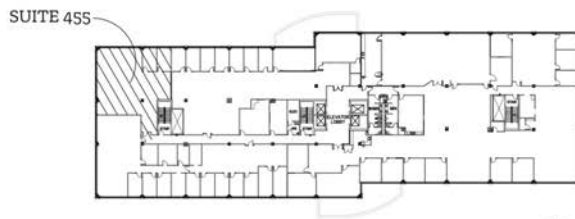
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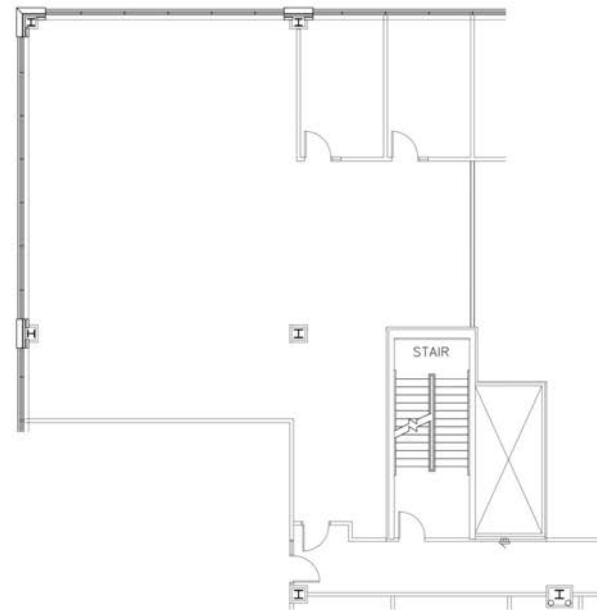
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KEY PLAN

SCALE: 1/64" = 1'-0"



1 FLOOR PLAN
1 SUITE: 3,145 SFR

SCALE: 3/32" = 1'-0"



Leasing Information

6625 W. 78th Street, Bloomington, MN 55439
612-426-4033
www.workspaceproperty.com

Brad Butler
VP, Regional Director
bbutler@workspaceproperty.com



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SCANDI



AZURE



TAHOE



BOCA

*Indicative of the look and feel (not the actual suite)