

**10400**

**VIKING  
DRIVE**

**Suite 540**

EDEN PRAIRIE, MN 55344

**workspace**  
property trust

**4,294 SF Available Now**

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



**Southwest Crossing**

# 10400

VIKING  
DRIVE

## Suite 540

EDEN PRAIRIE, MN 55344

## 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

4,294 SF Available Now

Office Space



# 10400

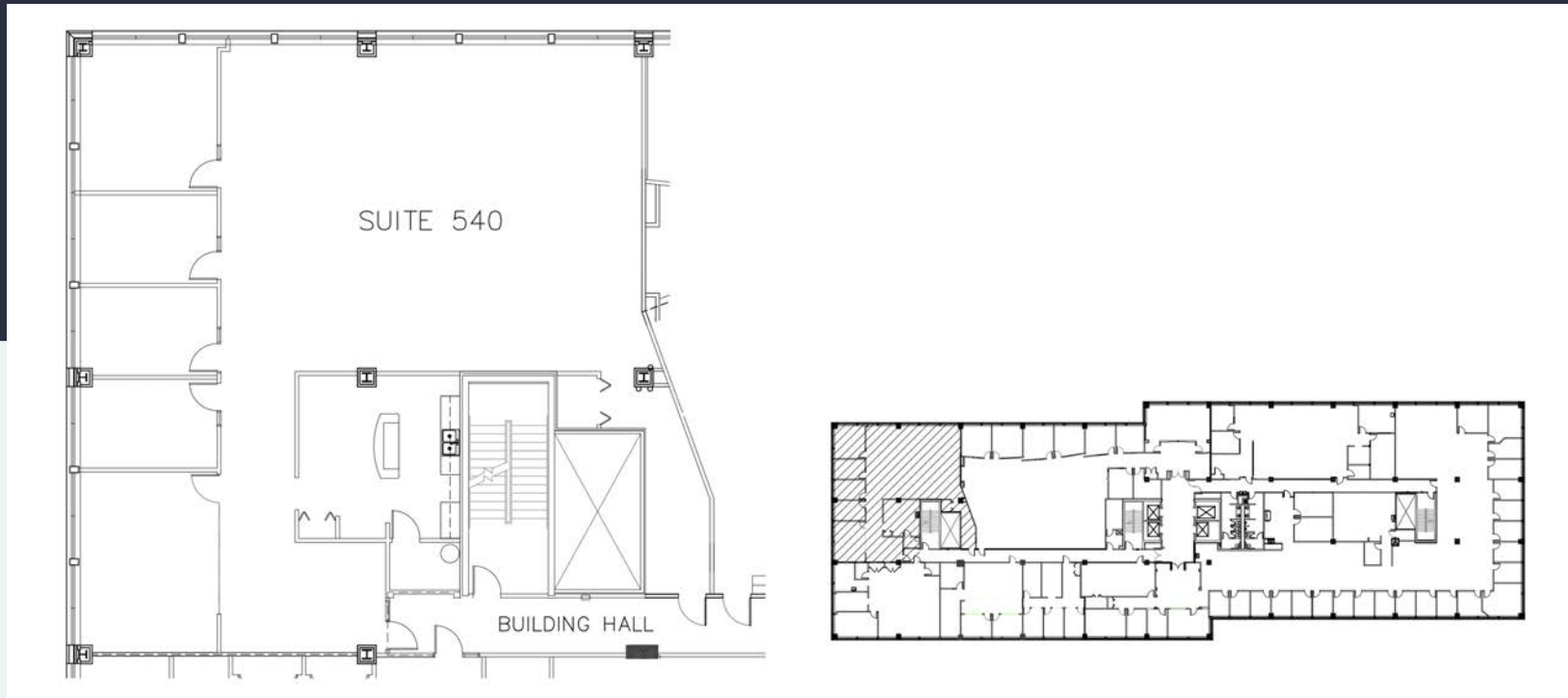
VIKING  
DRIVE

## Suite 540

EDEN PRAIRIE, MN 55344

workspace  
property trust

### 4,294 SF Available Now



## Leasing Information

6625 W. 78<sup>th</sup> Street, Bloomington, MN 55439  
612-426-4033  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

Brad Butler  
VP, Regional Director  
[bbutler@workspaceproperty.com](mailto:bbutler@workspaceproperty.com)



# Spaces for the Way Work Happens Today.

These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## Tailored for the Evolution of Office:

- “A La Carte” or “On Demand” Furniture Packages Available
- Plug & Play IT Packages Available



**Scan here** to learn more about our premium theme selects.



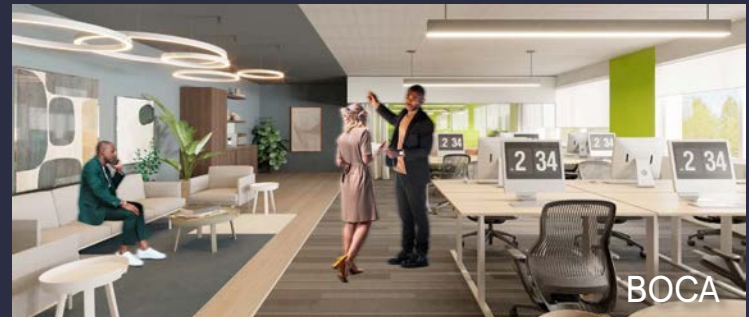
SCANDI



AZURE



TAHOE



BOCA

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