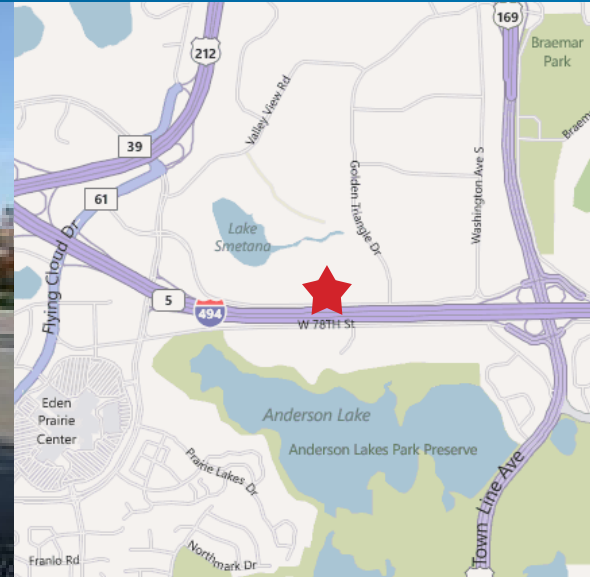


FOR LEASE > OFFICE/SHOWROOM SPACE



# Southwest Crossing Tech Center I

10340 VIKING DRIVE EDEN PRAIRIE, MINNESOTA



## Building Amenities

- > First of 107,506 square foot, four-building 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

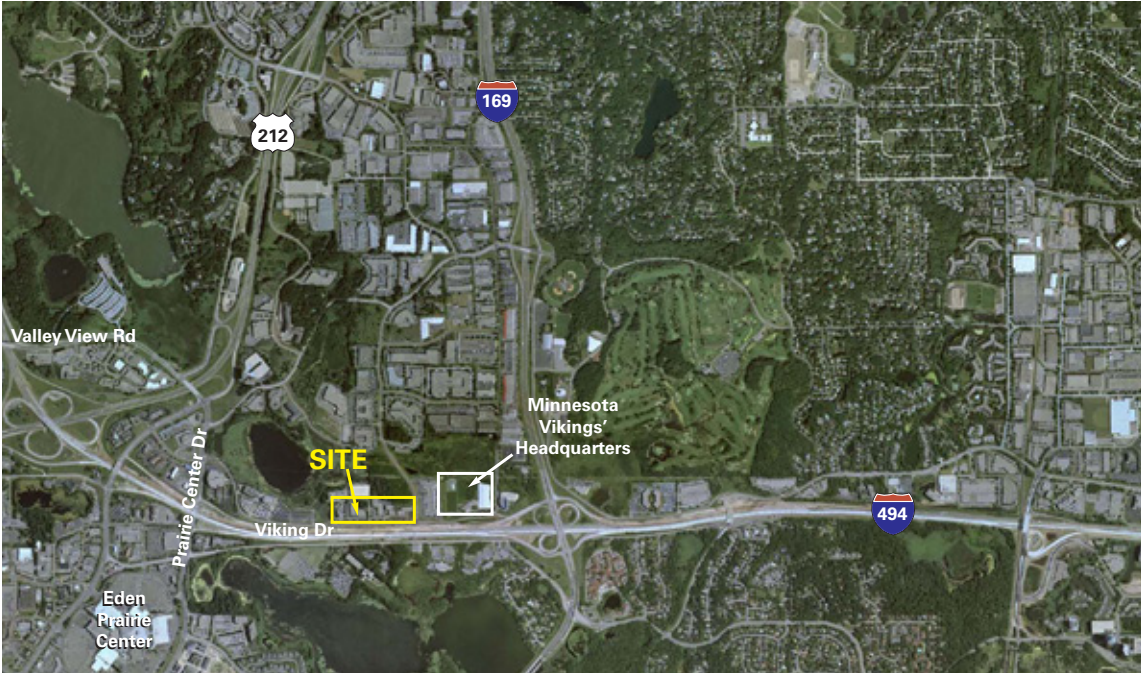
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# Southwest Crossing Tech Center > Aerial View



# Southwest Crossing Tech Center > Birds Eye View



**PROPERTY FACT SHEET**  
Southwest Crossing Tech Center I



**PROPERTY ADDRESS:**

10340 Viking Drive  
Eden Prairie, Minnesota

**PARKING:**

3.9/1,000 - additional stalls  
may be added

**BUILDING SQUARE FEET:**

35,691 square feet total

**NET RENTAL RATES:**

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

**CURRENTLY AVAILABLE:**

**Suite 135:**

2,735 square feet total  
1,509 square feet of office  
1,226 square feet of whse  
• One (1) drive-in door

**2012 EST. CAM & REAL ESTATE TAX:**

\$1.45 per square foot CAM  
\$2.57 per square foot Tax  
\$4.02 total per square foot



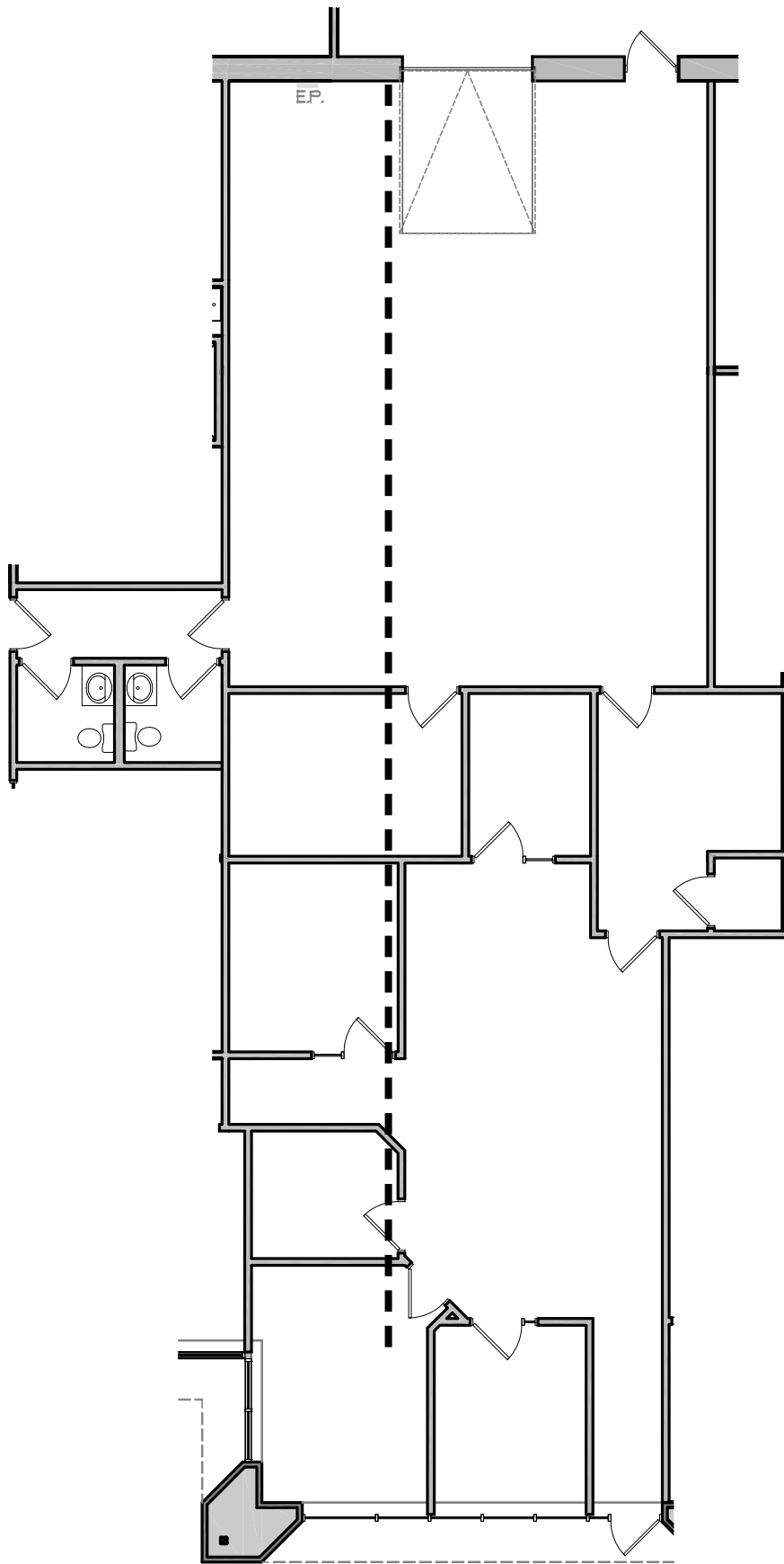
**For Leasing Information, Contact:**

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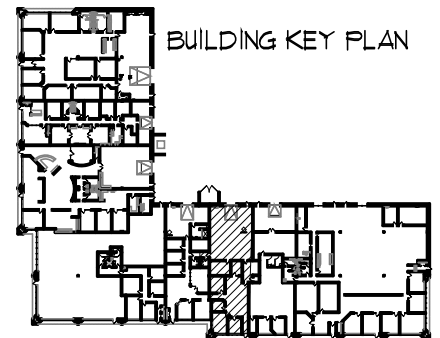


SQUARE FOOTAGE:

OFFICE = 1,509 SF

WHSE = 1,226 SF

TOTAL = 2,735 SF



BUILDING KEY PLAN