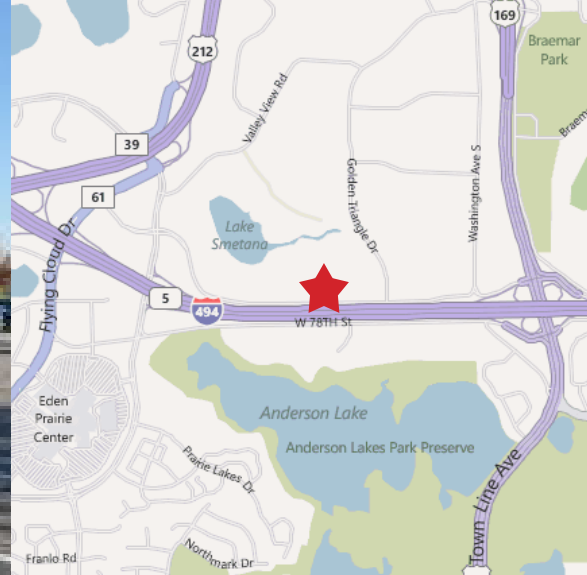


FOR LEASE > OFFICE/SHOWROOM SPACE



Southwest Crossing Tech Center IV

10100 VIKING DRIVE EDEN PRAIRIE, MINNESOTA



Building Amenities

- > Forth 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

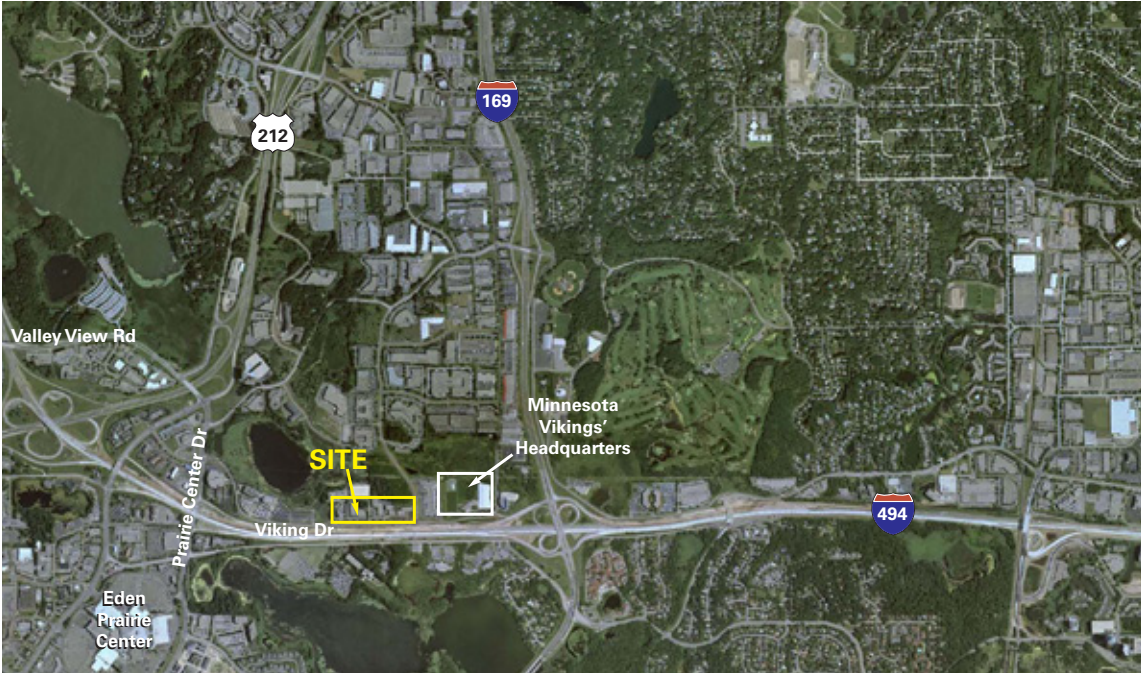
COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

JUDD WELLIVER
952 897 7854
judd.welliver@colliers.com

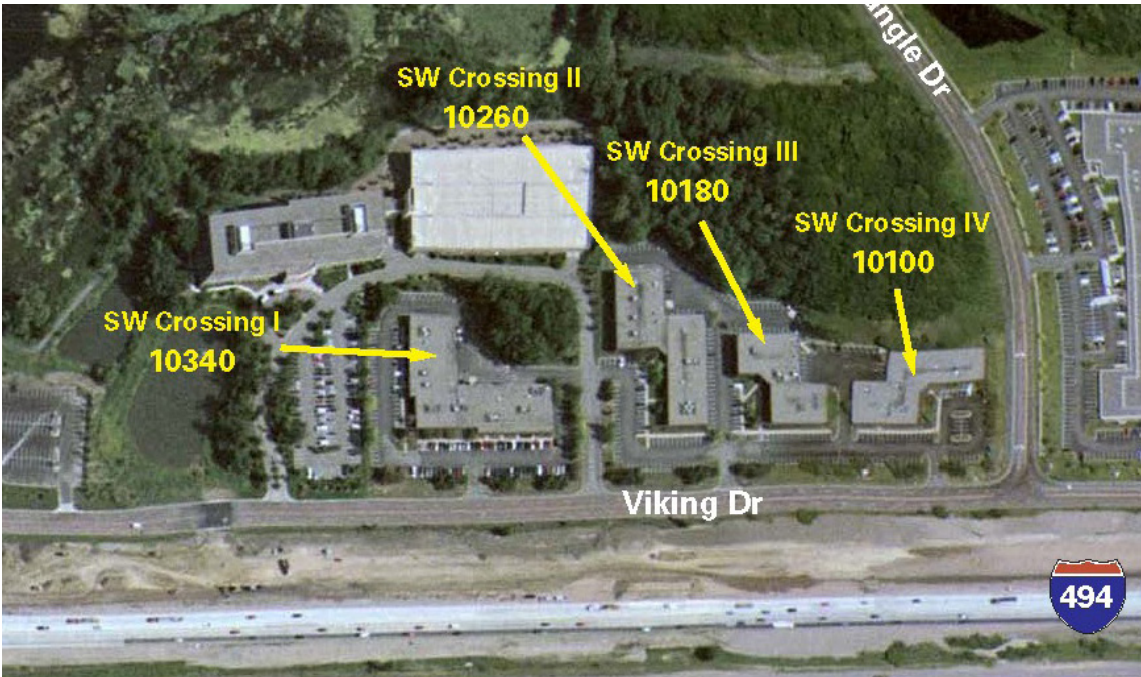
COLIN QUINN
952 897 7768
colin.quinn@colliers.com

BILL RITTER, CCIM, SIOR
952 897 7743
bill.ritter@colliers.com

Southwest Crossing Tech Center > Aerial View



Southwest Crossing Tech Center > Birds Eye View



PROPERTY FACT SHEET

Southwest Crossing Tech Center IV



PROPERTY ADDRESS:

10100 Viking Drive
Eden Prairie, Minnesota

BUILDING SQUARE FEET:

22,397 square feet total

CURRENTLY AVAILABLE:

Suite 200:

12,199 square feet total
11,699 square feet of office
500 square feet of whse
• Two (2) drive-in doors

PARKING:

3.9/1,000 - additional stalls
may be added

NET RENTAL RATES:

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

2012 EST. CAM & REAL ESTATE TAXES:

\$1.73 per square foot CAM
\$2.62 per square foot Tax
\$4.35 total per square foot



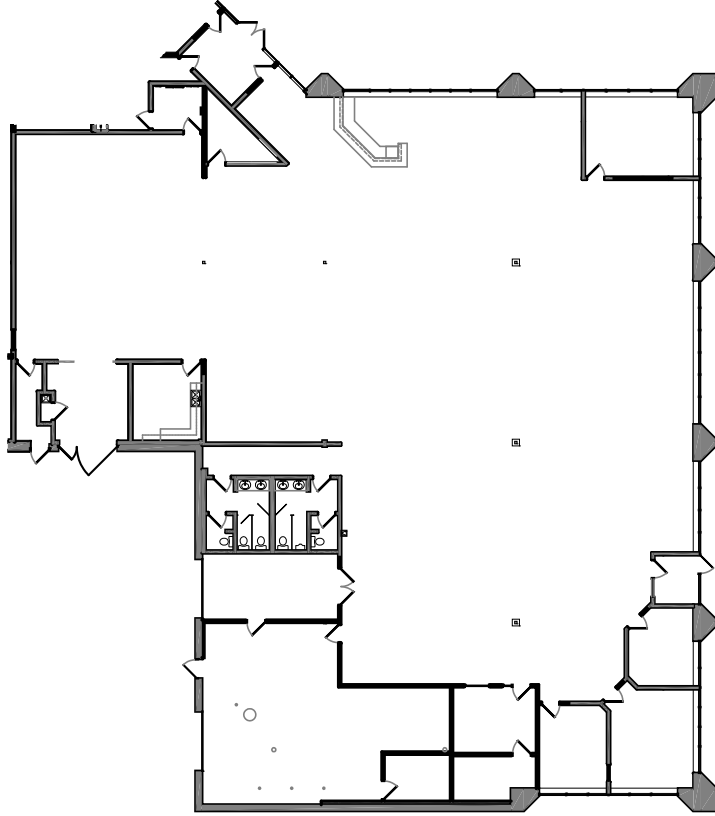
For Leasing Information, Contact:

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SUITE #200 12,199 SF

SOUTHWEST CROSSING IV
1000 VIKING DRIVE
EDEN PRAIRIE, MN 55344

SCALE: 1/32" = 1'-0"
JOB: _____
REVISION: _____

DRAWN BY: _____
DATE: _____
REVISION: _____
DATE: _____

A-1

GENESIS
ARCHITECTURE

4350 Baker Road, Suite 400
Minnetonka, MN 55343
952.897.7874 Fax: 952.897.7740