

# Find Your Space.

**10400 Viking Drive**  
Eden Prairie, MN 55344

**2,699 SQ. FT.**  
Available for Lease

## Property Highlights



### PARK 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, WiFi, micro cafe, covered parking, heated garage and on-site Fed-Ex.



### TRANSPORTATION

Easy access to I-494 and Highways 212 and 169. SW Transit provides bus service to the building.



### TAXES

2023 Estimated Tax & Cam - \$14.17/sq. ft.  
\$4.04 Tax | \$10.13 CAM



### TECHNOLOGY

Comcast telecommunications and fiber



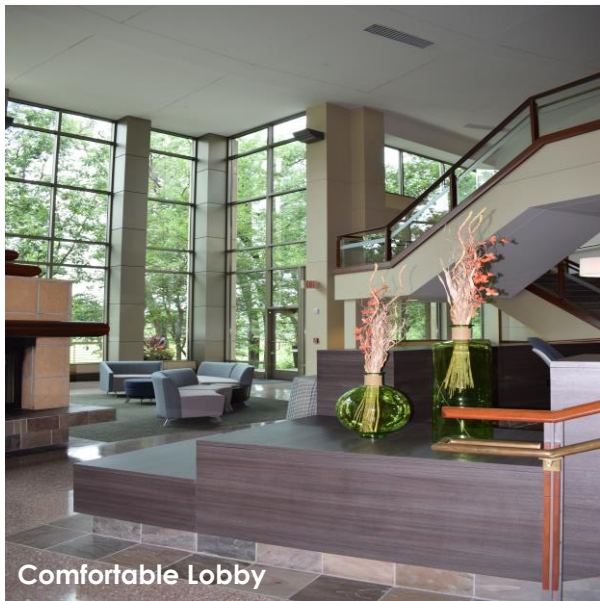
### SUSTAINABILITY

Energy Star awarded building that includes numerous green initiatives and an energy management monitoring system.



### WORKSPACE PROPERTY TRUST (WSPT®)

Workspace Property Trust is a privately held, vertically integrated, full-service commercial real estate company specializing in the ownership, management, leasing, and development of Office, and Industrial / R&D / Flex (IRDF) spaces. Workspace owns and operates approximately 18 million square feet across over 200 properties in sought-after markets, including 13 of the top 20 US metropolitan areas.



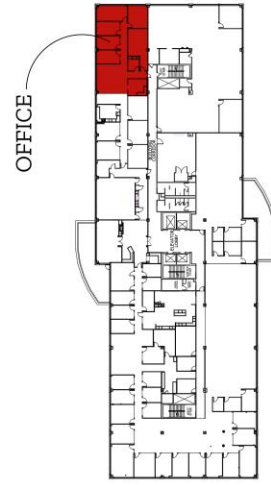
Comfortable Lobby



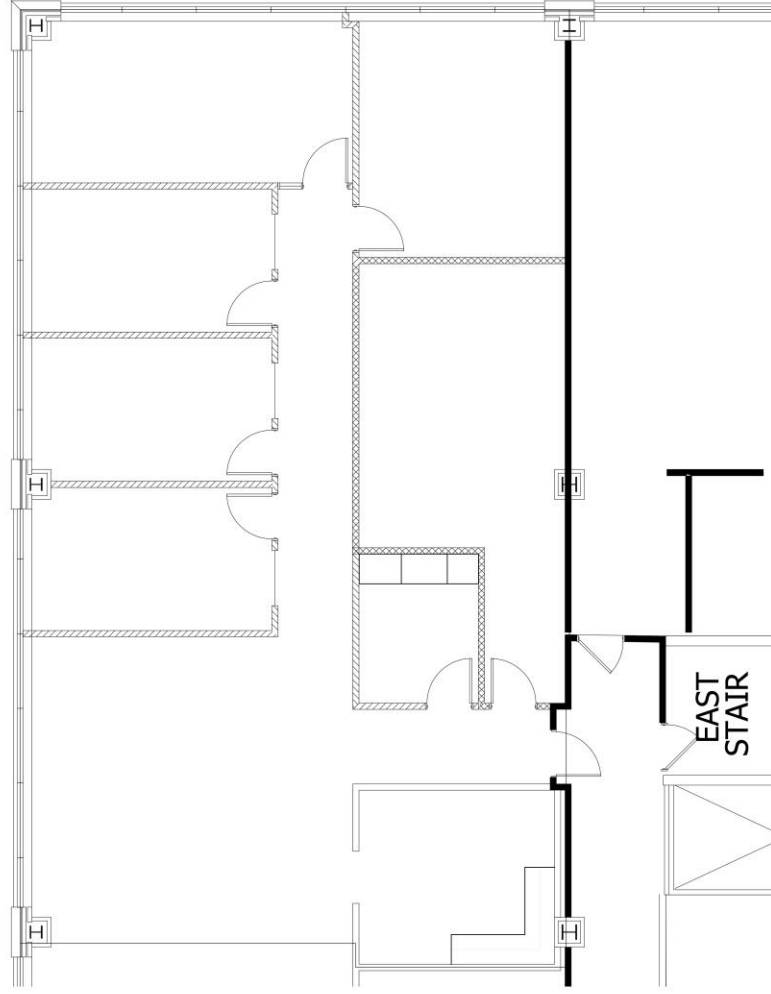
Fitness Center with Lockers & Showers

Our Space Works.

- covered Parking
- Lakeside dock with canoe/kayak storage
- Building training & conference rooms
- Energy Star certified
- Easy access to I-494 and Highways 212 and 169



KEY PLAN



1 FLOOR PLAN: THIRD FLOOR

SF2 2,699 SFR



CAD

## LEASING INFORMATION

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FOR LEASE