

# Find Your Space.

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

**1,635 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

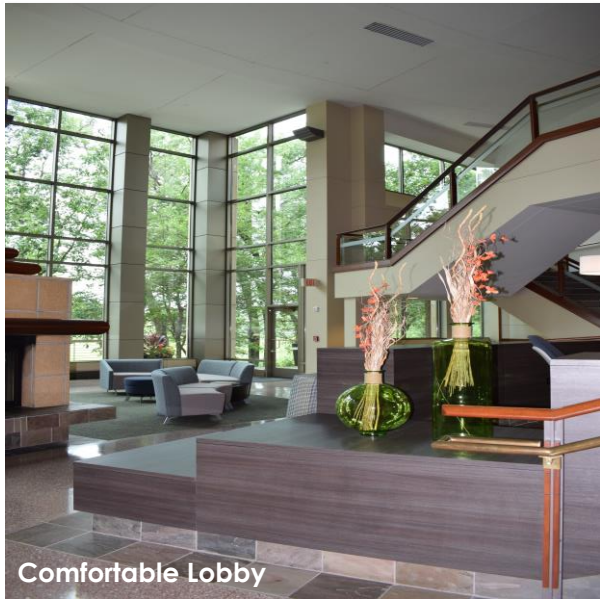


### SUSTAINABILITY

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.



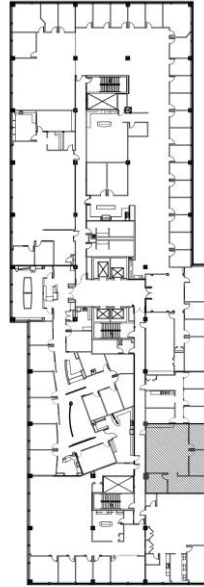
Comfortable Lobby



Fitness Center with Lockers & Showers

Our Space Works.

- Covered Parking
- Lakeside dock with canoe/kayak storage
- Building conference room
- Energy Star building
- Easy access to I-494 and Highways 212 and 169

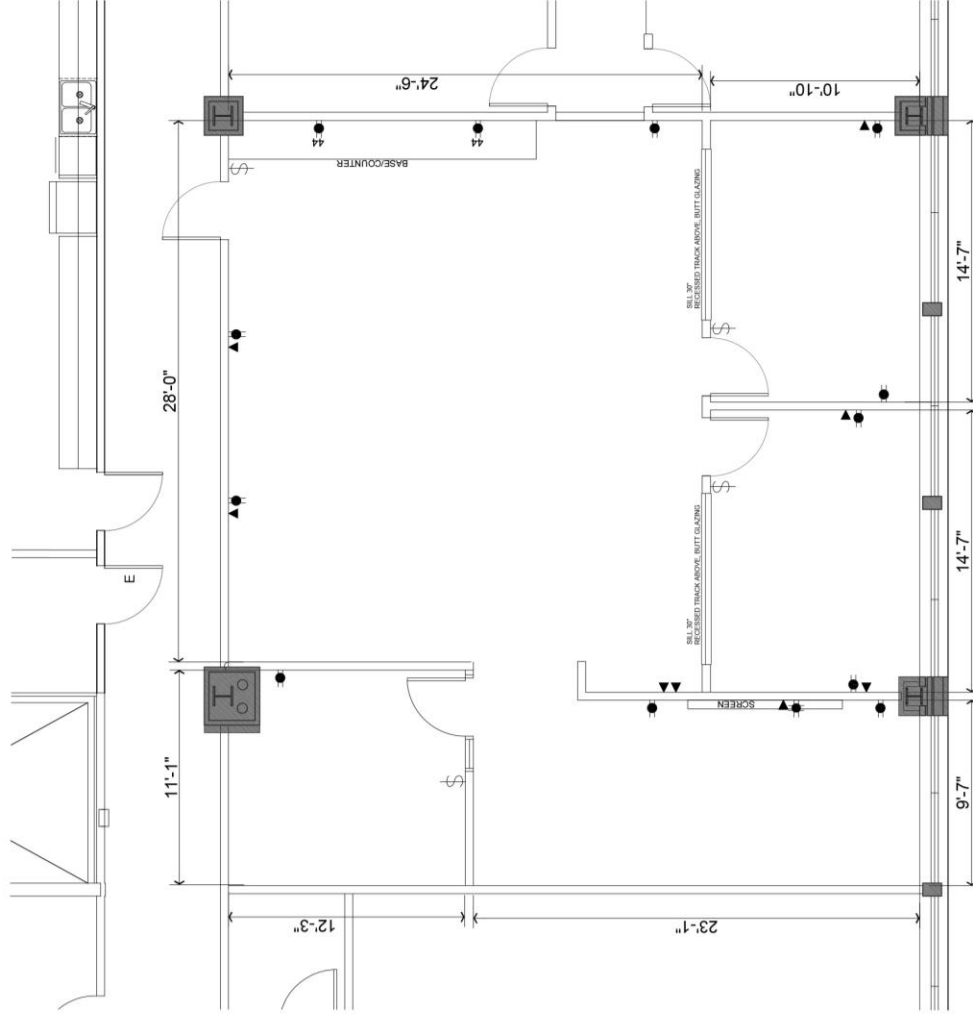


**KEY PLAN**

777 SUITE 520

1,635 SFR

SCALE: NOT TO SCALE



**1**  
**1**

**FLOOR PLAN**

SCALE: 1/8" = 1'-0"



CAD must fit within this box

## LEASING INFORMATION

6625 W. 78th St.  
Suite 140  
Bloomington, MN 55439  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

VICE PRESIDENT, REGIONAL DIRECTOR

Brad Butler

O 612.426.4033

C 952.292.4952

[bbutler@workspaceproperty.com](mailto:bbutler@workspaceproperty.com)

FOLLOW US ON



[@workspacepropertytrust](https://www.workspacepropertytrust.com)

FOR LEASE