

# Find Your Space.

10400 Viking Drive  
Eden Prairie, MN 55344

2,697 SQ. FT.  
Available for Lease

## Property Highlights



### PARK AMENITIES

Lakeside patio with access to walking trails, a beautifully appointed lobby with a large stone fireplace, casual meeting areas, workout room, locker rooms with shower facilities, common meeting room, WiFi, micro cafe, covered parking, heated garage and on-site Fed-Ex.



### TRANSPORTATION

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



### TAXES

2021 Estimated Tax & Cam - \$13.73/sq. ft.  
\$4.56 Tax | \$9.17 CAM



### TECHNOLOGY

Comcast telecommunications and fiber



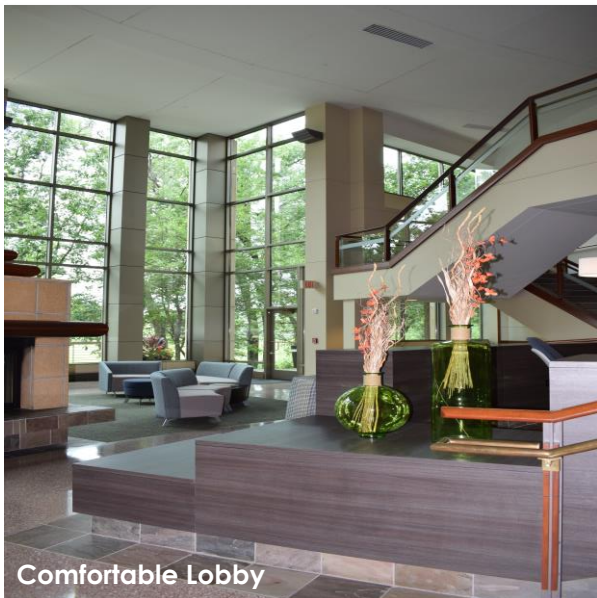
### SUSTAINABILITY

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



### WORKSPACE PROPERTY TRUST (WSPT®)

Workspace Property Trust owns, manages and leases 19 buildings consisting of 1.5 million square feet of office and light industrial properties in Minnesota.



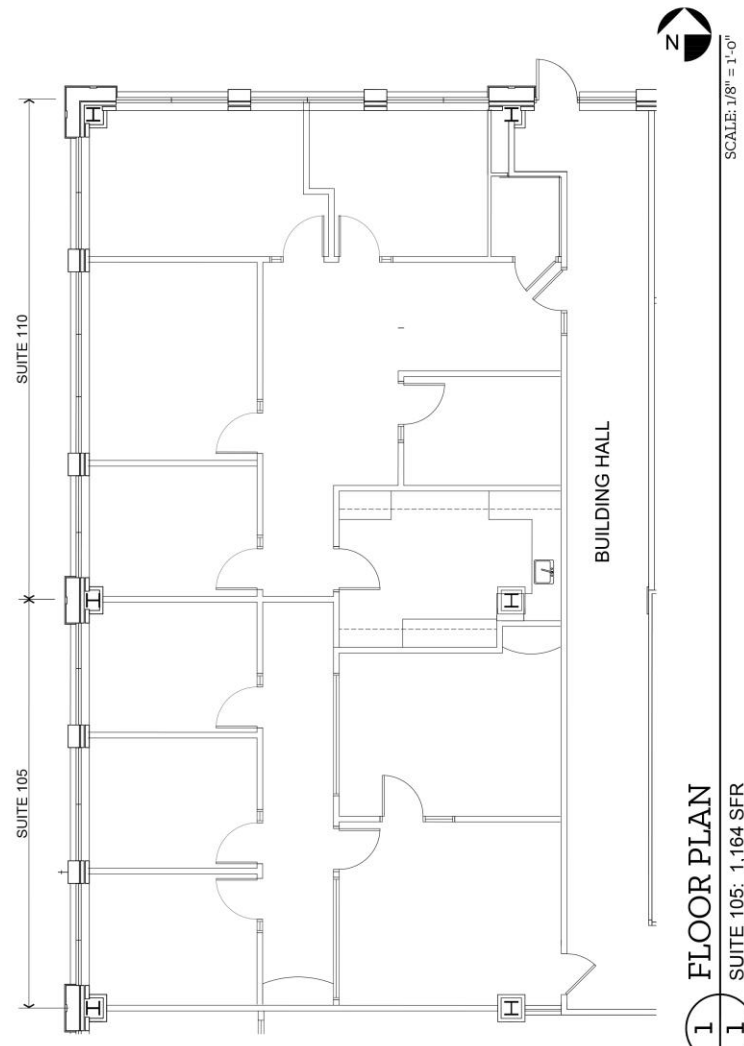
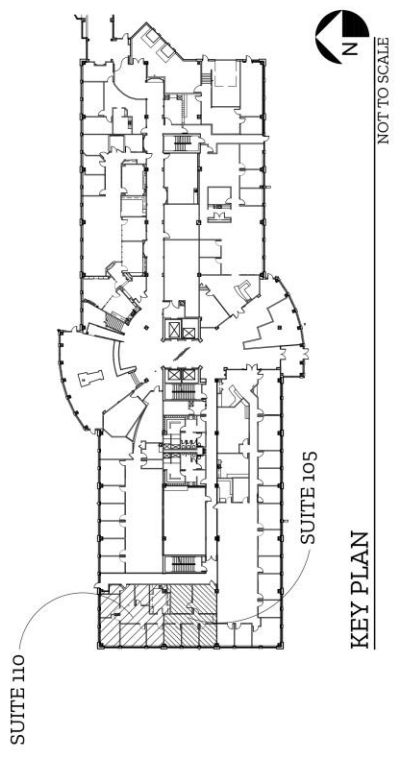
Comfortable Lobby



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



1	<b>FLOOR PLAN</b>
1	SUITE 105: 1,164 SFR
	SUITE 110: 1,533 SFR
	<b>TOTAL: 2,697 SFR</b>

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**LEASING  
INFORMATION**