

Find Your Space.

10400 Viking Drive
Eden Prairie, MN 55344

4,294 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



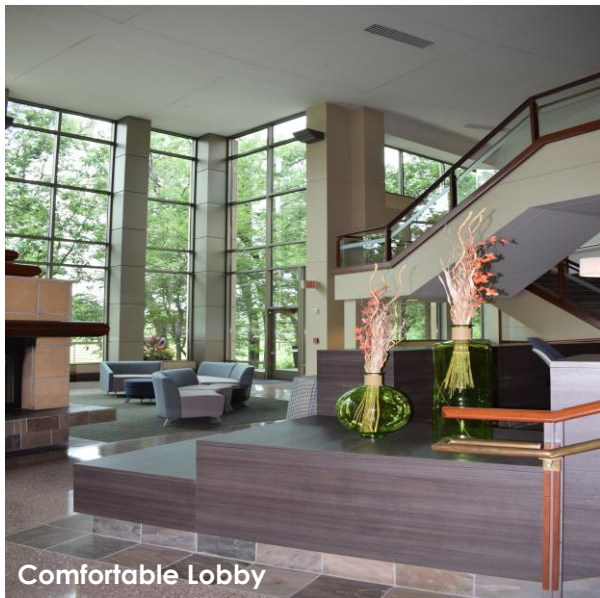
SUSTAINABILITY

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.



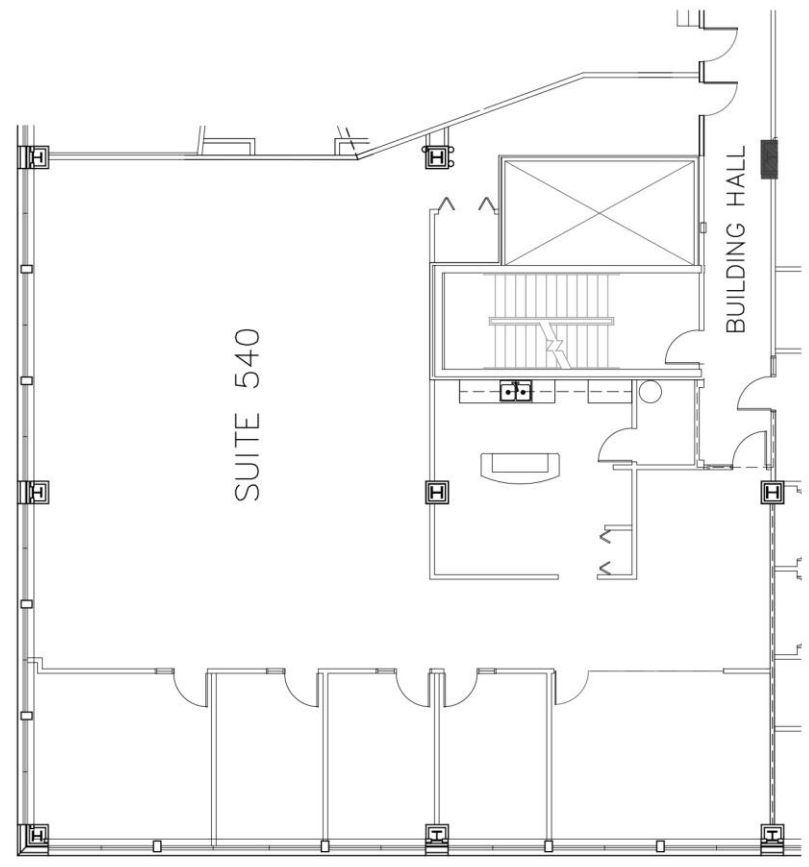
Comfortable Lobby



Fitness Center with Lockers & Showers

Our Space Works.

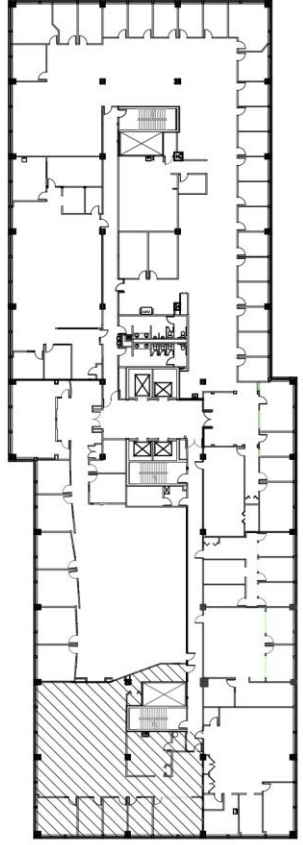
- Covered Parking
- Lakeside dock with canoe/kayak storage
- Building conference room
- Energy Star building
- Easy access to I-494 and Highways 212 and 169



FLOOR PLAN

SUITE 540 4,294 SFR

SCALE: 1/16" = 1'-0"



KEY PLAN

NOT TO SCALE



**LEASING
INFORMATION**

6625 W. 78th St.
Suite 140
Bloomington, MN 55439
www.workspaceproperty.com

VICE PRESIDENT, REGIONAL DIRECTOR
Brad Butler
O 612.426.4033
C 952.292.4952
bbutler@workspaceproperty.com

FOLLOW US ON



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