



ONE
SOUTHWEST
CROSSING

11095 Viking Drive, Eden Prairie, MN 55344

A new direction

Under new ownership, One Southwest Crossing has been transformed into a modern, vibrant workplace. Centered around a bright, new atrium space, OSWX is re-energized and equipped to be the workplace of the future.



Urban style, suburban comfort

Direct access to first-class amenities in a convenient location - One Southwest Crossing checks all the boxes:

- ☒ Sunlit atrium 'third space'
- ☒ Prominent location, freeway-facing signage
- ☒ Outdoor patios, lakes views, walking and biking trails
- ☒ Covered parking and heated executive spaces
- ☒ Public transportation options
- ☒ Updated fitness center, bike room and locker rooms
- ☒ On-site food and beverage availability
- ☒ Proximity to restaurants and shopping
- ☒ Tenant experience concierge
- ☒ Local, hands-on partner

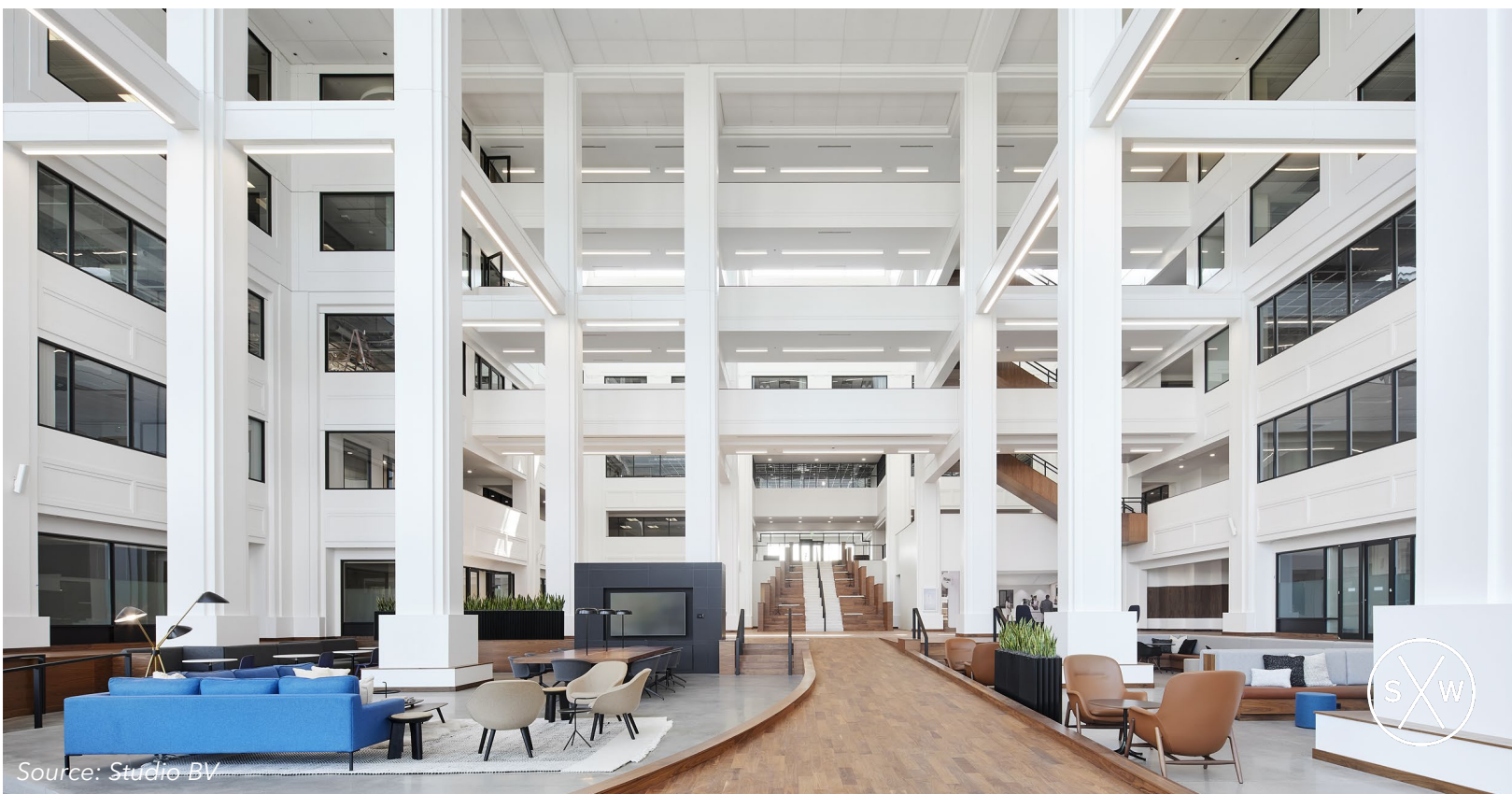
ENJOY THE PERKS OF CITY LIFE
OUTSIDE OF THE CITY



“The Crossing”

A central, light-filled atrium with 20,000 SF of flexible meeting, work and lounge space. Designed by recognized firm, Studio BV.

- Direct visibility and access to vertical transportation via open air stairway
- Welcoming space for employees to escape their desk and recharge or gather as a team:
 - Social space
 - Collaborative space
 - Productivity space
- Expansive window wall provides an outdoor feel year-round
- FRGMNT Coffee opened May 2022, offering beverages and fresh grab-and-go meal options



Unique offerings

- Efficient floorplate
 - 4th Floor Vacancy
 - 4,440 SF | Suite 402
 - 2nd Floor Vacancies
 - 5,715 SF | Suite 204
 - 13,317 SF | Suite 230
 - Lobby Presence
 - Private outdoor deck
 - Flexible design can adapt to changing workplace needs
- Unique outdoor space
 - Private patios provide access to fresh air
- Tenant signage options
 - Visible to 150,000 vehicles traveling I-494 W daily
- Tax and operating cost: \$15.46 PSF (2024)



Prioritizing safety

Employees should feel confident returning to their offices. Enhanced safety measures have been put in place at One Southwest Crossing so tenants can focus on getting back to work:



Touchless entries

Tenants can open doors automatically by swiping their access card.



Open transportation

The addition of a new open air stairway connecting floors 2-5 significantly decreases the need for elevator use.



Air quality upgrades

All air handling units have needlepoint bipolar ionization units installed; these have been shown to reduce virus particles by 99% within 30 minutes. This system also improves overall air quality in the building.

The air handling units have pre-filters installed in addition to Merv-13 filters, which is the current ASHRAE recommended filter to reduce airborne particles.



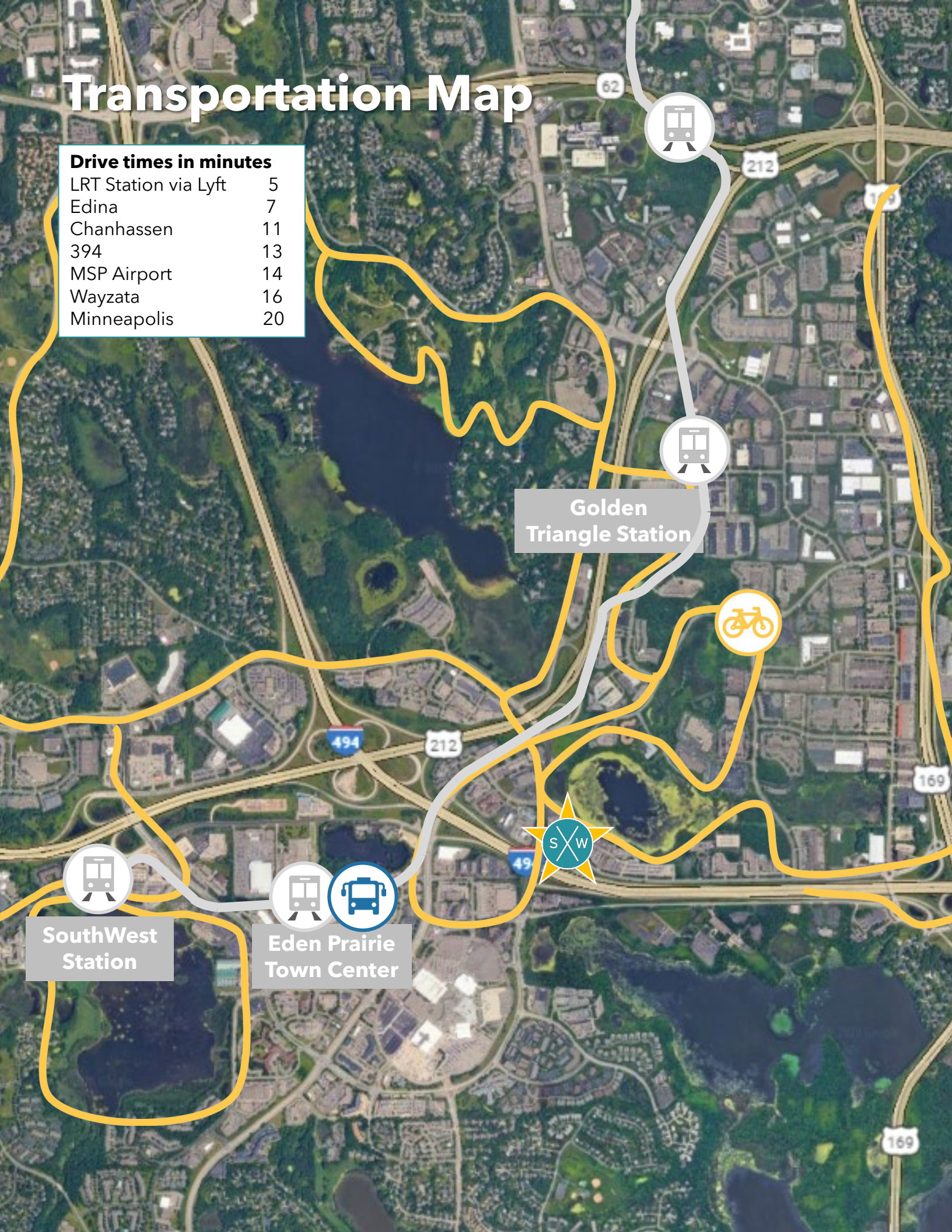
Access

- Parking: 4.5/1,000 – covered and heated parking options
- Public Transportation Strategies
 - Light Rail:
 - Located between stations – opening 2023
 - Bus:
 - 1 mile from Eden Prairie Library bus stop
 - SW Prime:
 - Public on-demand ride-sharing service
 - Lyft/Uber Business:
 - Provide customizable programs for on-demand, scheduled, and flexible rides from the LRT and/or bus station
- Bike Trails: Run adjacent to Prairie Center Drive



Transportation Map

Drive times in minutes	
LRT Station via Lyft	5
Edina	7
Chanhassen	11
394	13
MSP Airport	14
Wayzata	16
Minneapolis	20



Golden Triangle Station

SouthWest Station

Eden Prairie Town Center

Amenity map

 **Hotels**

 **Retail**

 **Entertainment**

 **Grocery**

 **Dining**

 **Fitness**

**Campiello
Woody's Grill**
7 minutes

Bryant Lake Regional Park
6 minutes

CrossFit Eden Prairie
6 minutes

Eden Vietnamese
5 minutes

**Courtyard by Marriot
Fairfield Inn & Suites
Hyatt Place
Best Western**
2 minutes

Lunds & Byerlys
6 minutes

**Chipotle
Noodles
Five Guys**
8 minutes

Costco
5 minutes

Caribou
4 minutes

**Pizza Lucé
TequeArepa**
2 minutes

Redstone American Grill
4 minutes

Cub Foods
4 minutes

Orangetheory Fitness
5 minutes

Wildfire
4 minutes

Punch Pizza
5 minutes

**Eden Prairie Center
Target**
4 minutes

AMC Eden Prairie
5 minutes



Current Availability

Click on suite to view the corresponding floor plan:

5th Floor

Leased

4th Floor

Leased

4,440, SF
Available
[Click here
to view
Floor plan](#)

3rd Floor

Leased

2nd Floor

5,715, SF
Available
[Click here
to view
Floor plan](#)

Leased

13,317 SF
Available
[Click here to view
Floor plan](#)

1st Floor

Leased

Atrium

■ Leased ■ Vacant ■ Available





ONE
SOUTHWEST
CROSSING

Brian Helmken
Executive Vice President
612.351.4138

brian.helmken@avisonyoung.com

Erik Heltne
Executive Vice President
612.351.4139

erik.heltne@avisonyoung.com