



FOR SALE

2,400 SQUARE FEET (OFFICE CONDO)

AZTEC TOWN OFFICE PARK
8957 AZTEC DRIVE
EDEN PRAIRIE, MN 55347



CHAD WEEKS
612.619.9911
cweeks@arrowcos.com
arrowcos.com



JEFF PENFIELD
612.325.2067
jpenfield@arrowcos.com
arrowcos.com



ARROW COMPANIES
7365 Kirkwood Court N., #335
Maple Grove, MN 55369
(763) 424-6355

PROPERTY HIGHLIGHTS

8957 Aztec Drive offers an excellent opportunity to own a 2,400 SF end-cap office condominium in the attractive and well-maintained Aztec Town Office Park in Eden Prairie. Built in 2001, the main-level space features seven private offices with windows, a large open office/work area, conference room, kitchenette, men's and women's restrooms, and two sliding doors that open to a private back patio overlooking the scenic surroundings.

The end-cap location provides abundant natural light throughout the space, while ample parking and convenient access to I-494 & 169 provide excellent accessibility for employees and clients. The property is well suited for an owner-user seeking a professional office environment with the benefits of building ownership.



AZTEC TOWN OFFICE PARK
8957 AZTEC DRIVE
EDEN PRAIRIE, MN 55347

PROPERTY FACTS

- Built in 2001
- 2026 Hennepin County Property Taxes - \$9,747.08 (Parcel Numbers: 23-116-22-23-0070)
- Building Size: 2,400 SF
- Association Dues - \$608.91 per month
- Condo includes 7 private offices, Kitchenette, Conference Room, Men's & Women's Restrooms and large open office area.
- Located in Aztec Town Office Park
- Two sliding doors that open up to back patio area.
- Convenient access to Hwy. 494 & 169
- Ample Parking
- Zoning info (Office Orientated District)

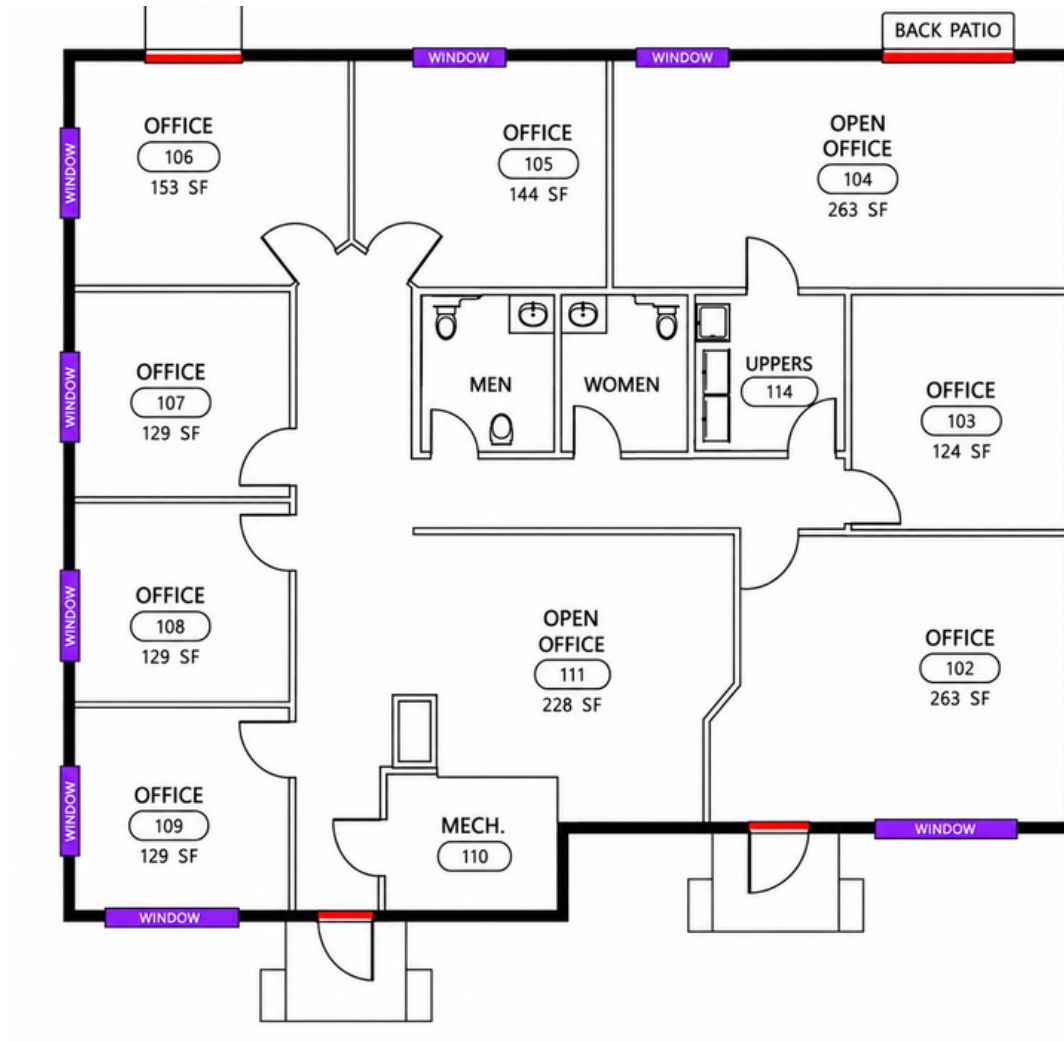
LIST PRICE:

\$480,000



AZTEC TOWN OFFICE PARK
8957 AZTEC DRIVE
EDEN PRAIRIE, MN 55347

FLOOR PLAN



AZTEC TOWN OFFICE PARK
8957 AZTEC DRIVE
EDEN PRAIRIE, MN 55347

WAREHOUSE PHOTOS



AZTEC TOWN OFFICE PARK
8957 AZTEC DRIVE
EDEN PRAIRIE, MN 55347

CITY INFO

EDEN PRAIRIE

LOCATED JUST 12 MILES SOUTHWEST OF MINNEAPOLIS, EDEN PRAIRIE IS ONE OF THE TWIN CITIES' MOST DESIRABLE BUSINESS AND RESIDENTIAL COMMUNITIES. HOME TO MORE THAN 64,000 RESIDENTS AND 2,800 BUSINESSES, THE CITY OFFERS A HIGHLY EDUCATED WORKFORCE, STRONG HOUSEHOLD INCOMES, EXCEPTIONAL TRANSPORTATION ACCESS AND OUTSTANDING QUALITY OF LIFE. WITH EXTENSIVE PARKS, LAKES, TRAILS, SHOPPING, DINING AND MAJOR EMPLOYERS NEARBY, EDEN PRAIRIE PROVIDES AN IDEAL ENVIRONMENT FOR BUSINESSES AND THEIR EMPLOYEES

EDEN PRAIRIE HAS A SUBSTANTIAL AND DIVERSE EMPLOYMENT BASE, WITH COMPANIES RANGING FROM SMALL PROFESSIONAL BUSINESSES TO MAJOR CORPORATIONS. THE CITY SPECIFICALLY IDENTIFIES COMPANIES SUCH AS C.H. ROBINSON, OPTUM AND STARKEY AS BEING HEADQUARTERED IN EDEN PRAIRIE. MAJOR REGIONAL ROADWAYS CONVERGE IN AND AROUND THE CITY, PROVIDING CONVENIENT ACCESS FOR EMPLOYEES, CLIENTS AND CUSTOMERS THROUGHOUT THE TWIN CITIES.



AZTEC TOWN OFFICE PARK
8957 AZTEC DRIVE
EDEN PRAIRIE, MN 55347