

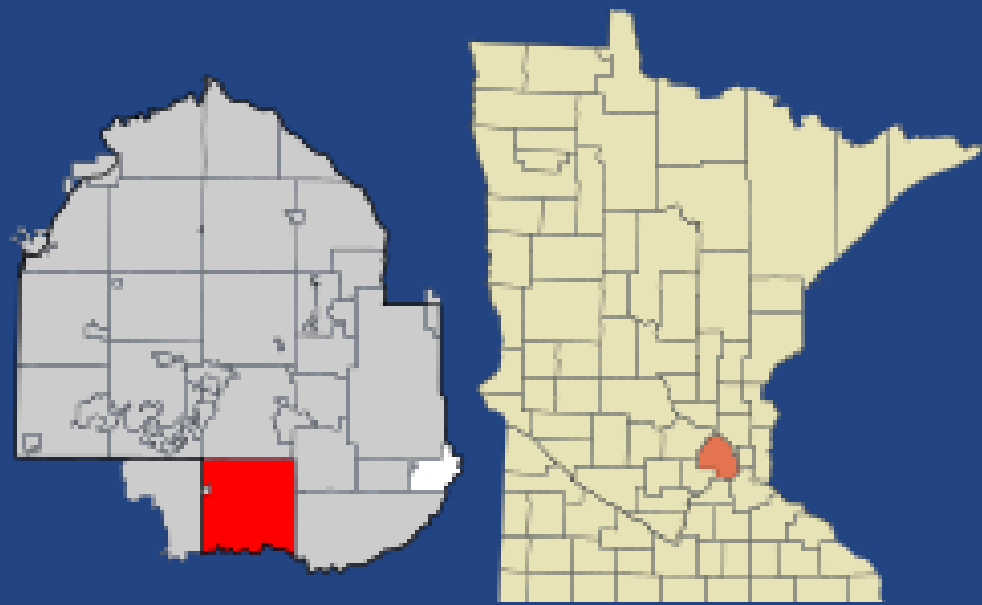


Southwest Station **Space For Lease**

***13300 Technology Dr. Suite 106,
Eden Prairie, MN 55344***

***4,632 Square Feet of
End Cap space available***






Location

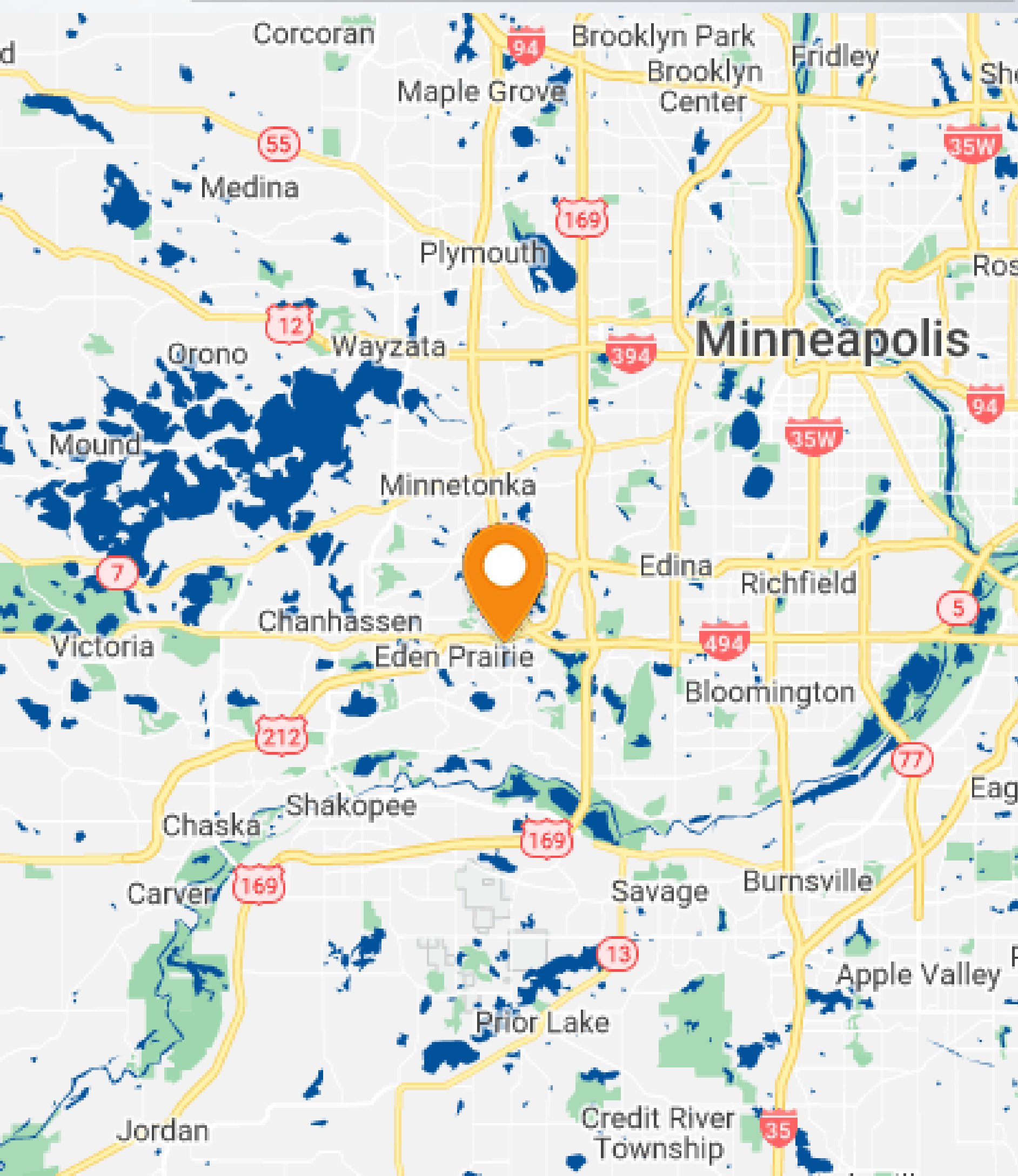
- **8,000 VPD on Technology Drive**
- **33,000 VPD on Prairie Center Drive**
- **Join national co-tenants Chipotle, Noodles, Jersey Mike's, and Naf Naf Grill**
- **OEA Features a fully-leased 222 unit apartment complex built in 2019**



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,864	52,000	147,723
Households	4,753	21,598	60,998
Avg. HH Income	\$104,880	\$145,153	\$143,928
Daytime Population	18,123	79,383	205,052



TRAFFIC COUNTS	VPD
Flying Cloud Drive South of Prairie Center Drive	23,800
Flying Cloud Drive North of Prairie Center Drive	18,900
Prairie Center Drive East of Flying Cloud Drive	17,800
Prairie Center Drive West of Flying Cloud Drive	17,600





Southwest Station



- ***METRO Green Line Extension LRT is a high-frequency train that will connect downtown Minneapolis to Eden Prairie through St. Louis Park, Hopkins and Minnetonka.***
- ***The line and its 16 new stations will connect major activity centers in the region including downtown Minneapolis, the Opus/Golden Triangle employment area in Minnetonka and Eden Prairie, downtown Hopkins, Park Nicollet Methodist Hospital in St. Louis Park, the Eden Prairie Center, and the Chain of Lakes.***
- ***Estimated 30,000 passengers a day***





TRADE AREA



PRAIRIEVIEW CENTER
- 930 CENTER DRIVE, EDEN PRAIRIE
- 2,750 SF AVAILABLE
- ASKING RENTS: \$20.00 PSF NNN
- CAM/ TAXES: \$8.97 PSF

Southwest Station
- 1900 Technology Drive, Eden Prairie
- 2,400 SF Available
- Asking Rents: \$38.00 PSF
- CAM/ Taxes: \$13.44 PSF

Lariat Center IV
- 8335-8345 Crystal View Road, Eden Prairie
- 2,825 SF Available
- Asking Rents: \$38.00 PSF
- CAM/ Taxes: \$8.18 PSF

FOUNTAIN PLACE
- 8565 FOUNTAIN PLACE, EDEN PRAIRIE
- 6,003 SF AVAILABLE
(FAMOUS FOOTWEAR SPACE)
- ASKING RENTS: \$25.00 PSF
- CAM/ TAXES: \$11.15 PSF

LARIAT CENTER I
- 8421 JOINER WAY, EDEN PRAIRIE
- 2,516 SF AVAILABLE
- ASKING RENTS: \$27.00 PSF
- CAM/ TAXES: 9.38 PSF



SPACE



- **Space was fully built out in 2019 to serve as a varicose vein clinic**
- **Communal Parking**
- **Access to spacious outdoor patio area with a pond and fountain**
- **Located across from Southwest Station**

***Leasing Inquiries
can be directed to***

Clayton Cloutier

763-234-8108

***Clay@CloutierProperties
.com***

CloutierProperties.com