

**OWNER/USER OR INVESTMENT OPPORTUNITY!**

CROSTOWN WOODS  
10125 CROSTOWN CIRCLE  
EDEN PRAIRIE, MINNESOTA 55344



**SITE INFORMATION**

- **EXISTING INCOME IN PLACE**
- Attractive 48,358 sf three-story office building with 30,800 sf underground parking level
- Owner/User occupancy
- EFIS exterior and generous glass lines
- Renovated common areas and conference room
- Existing elevator
- Ample parking with 170 surface spaces and an underground parking garage with 67 covered spaces
- Excellent location just south of Crosstown Highway 62/ Highway 212 and west of Highway 169
- Easy access to bus transit, major freeway systems and the Minneapolis St. Paul International Airport

**CONTACT US**

Steve Nelson, SIOR  
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snelson@hoytproperties.com

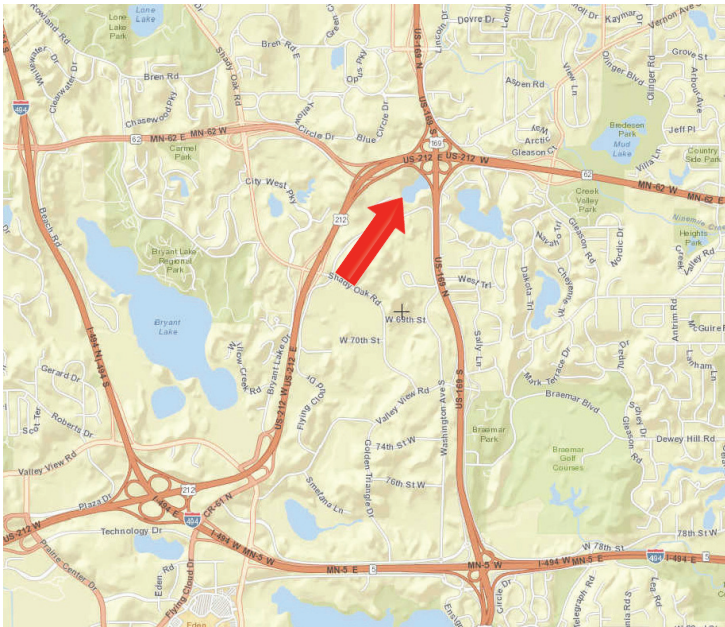
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**HOYT PROPERTIES, INC.**  
5353 Wayzata Boulevard, Suite 500  
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TEL **612.338.7787**  
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## BUILDING SIZE

48,358 sf

## AVAILABLE FOR OCCUPANCY

Suite 101:	1,926 sf
Suite 220:	3,526 sf
Suite 235:	1,958 sf
Suite 247:	6,803 sf
Suite 305:	3,124 sf
Suite 350:	1,320 sf (sublease)
Total:	18,657 sf

## PURCHASE PRICE

\$4,900,000

## PID #

01-116-22-14-0006

## LAND

5.60 acres

## ZONING

OFC, Office

## YEAR BUILT

1981

## SPRINKLERS

100% wet system

## PARKING

170 surface parking stalls

67 covered garage parking stalls

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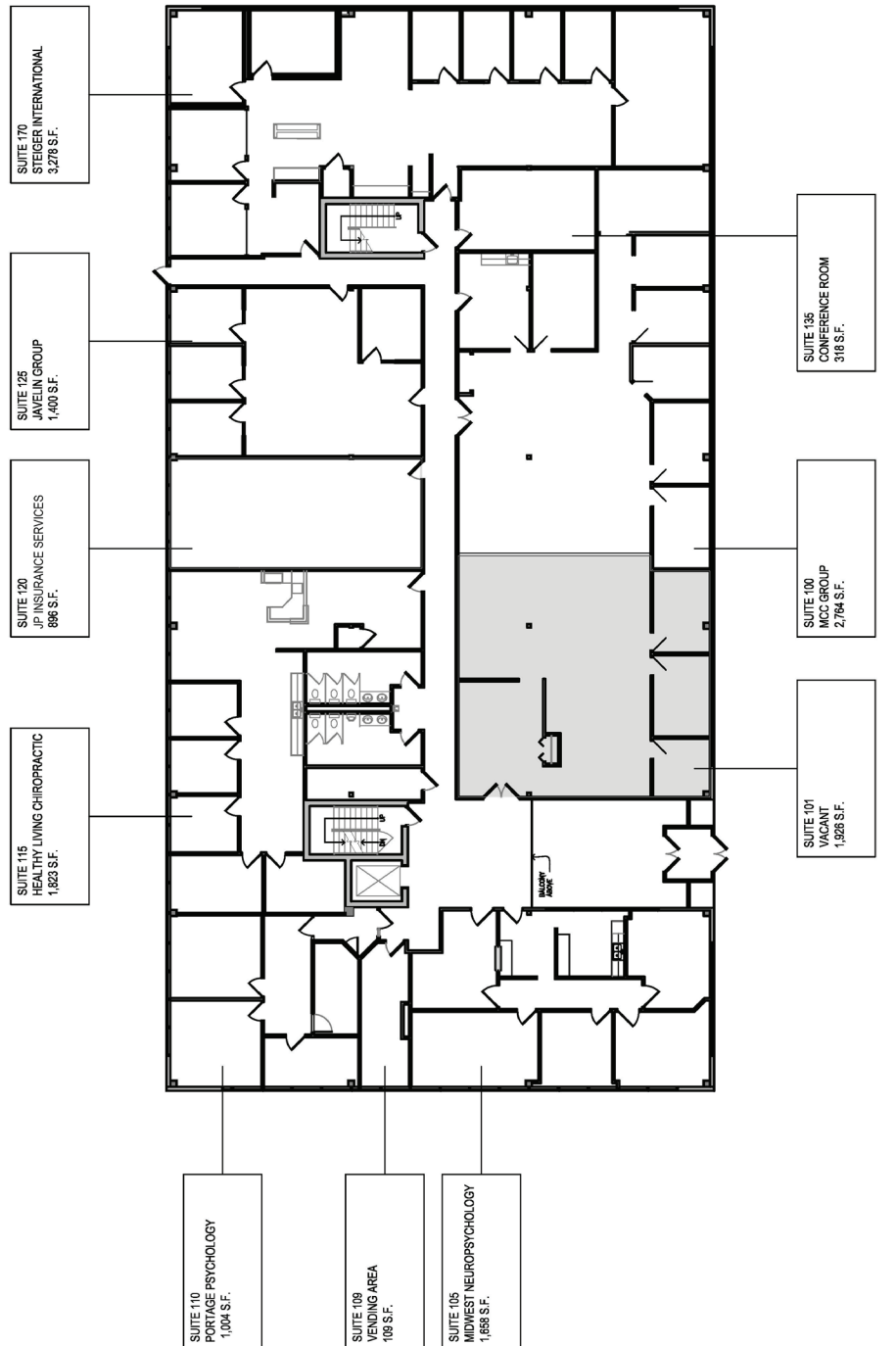
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## 1st Floor



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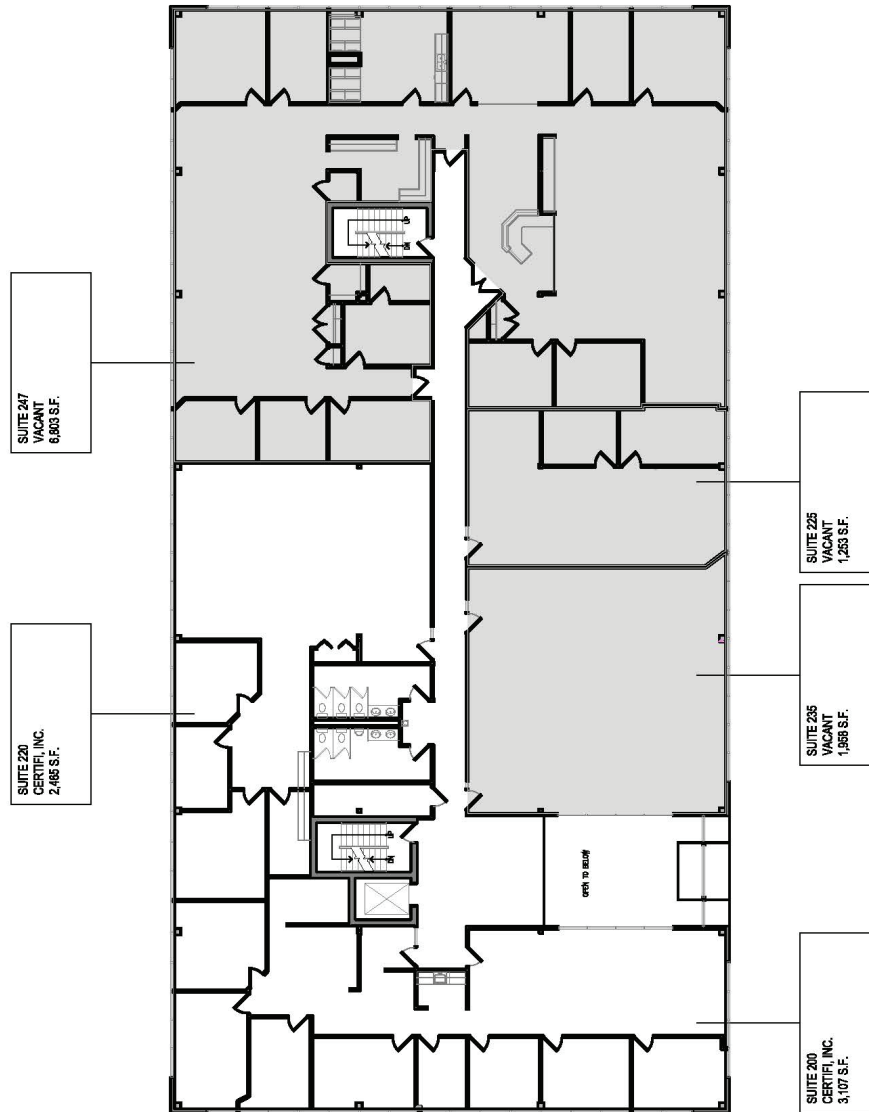
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2nd Floor

10,014 sf  
Available for Owner  
Occupancy



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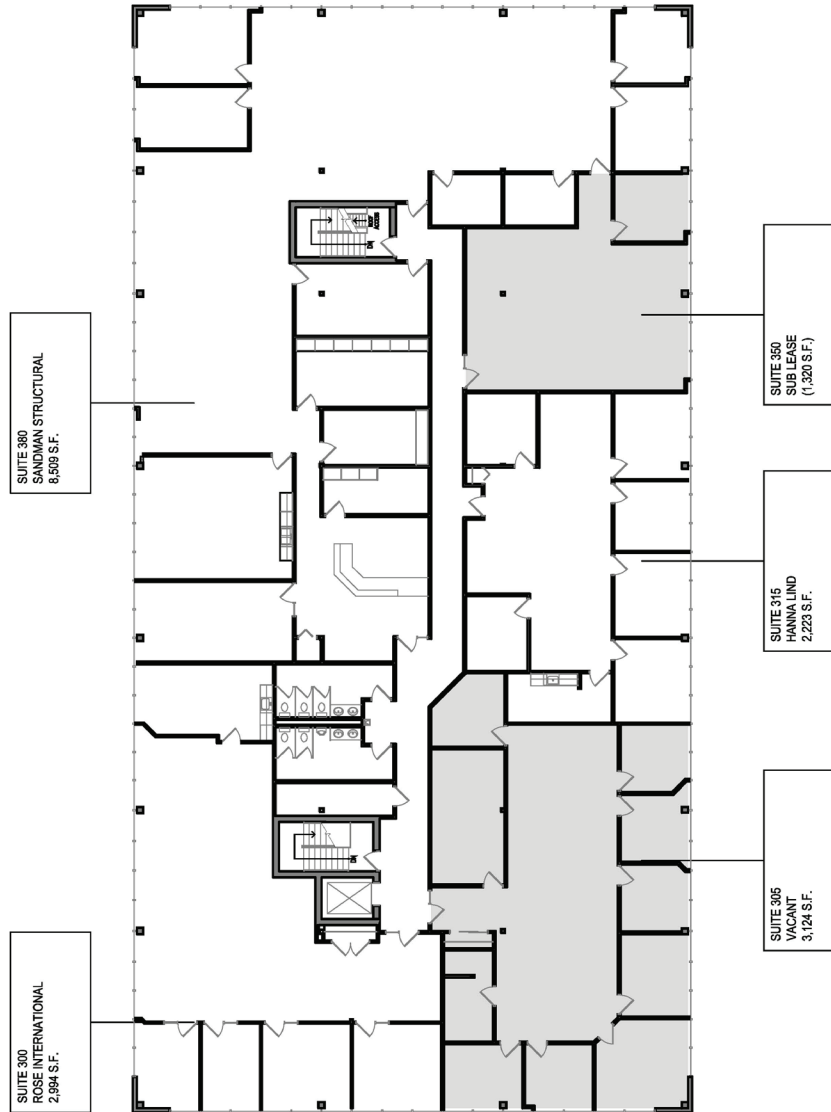
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## 3rd Floor



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## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	4,326	60,587	221,681
Avg HH Income	\$154,883	\$136,848	\$132,249
Total Households	2,156	26,667	97,167

## TRAFFIC COUNTS

Highway 62/Highway 212: 51,000 cars/day

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