



Technology Park IV

4,689 - 14,992 SF

Modernized Flex Space in the
Heart of the Golden Triangle

10120 WEST 76TH ST
EDEN PRAIRIE / MN



Available Q2 2026

Technology Park IV offers a premier Class A flex experience in the heart of Eden Prairie's coveted Golden Triangle. The property provides high-quality office/showroom space with unmatched connectivity to Hwy 169, 212 and I-494. Whether you require a specialized 90% office layout or a customizable build-to-suit warehouse, this professionally managed site delivers the flexibility and curb appeal your business demands.

CBRE

DCP
DRIVEN CAPITAL PARTNERS



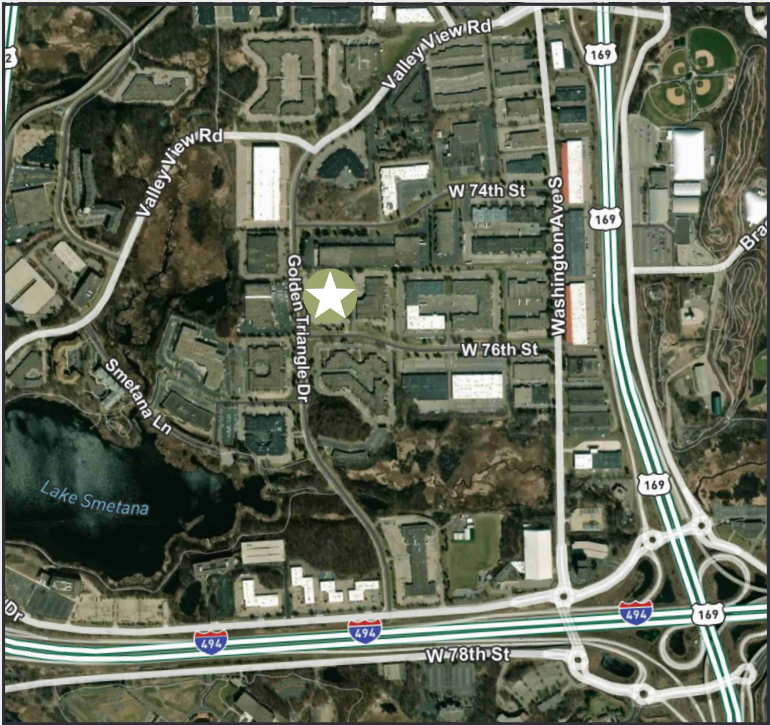
Property Overview

- Conveniently located in the "Golden Triangle" with easy access to Hwy 169, 212, I-494 & Crosstown.
- Building location provides a variety of restaurants, hotels and the Eden Prairie Center within a three-mile radius
- Plenty of parking space
- Flexible space options
- High quality office/showrooms
- Recent exterior renovation & paint
- Professionally owned and managed Class A flex property



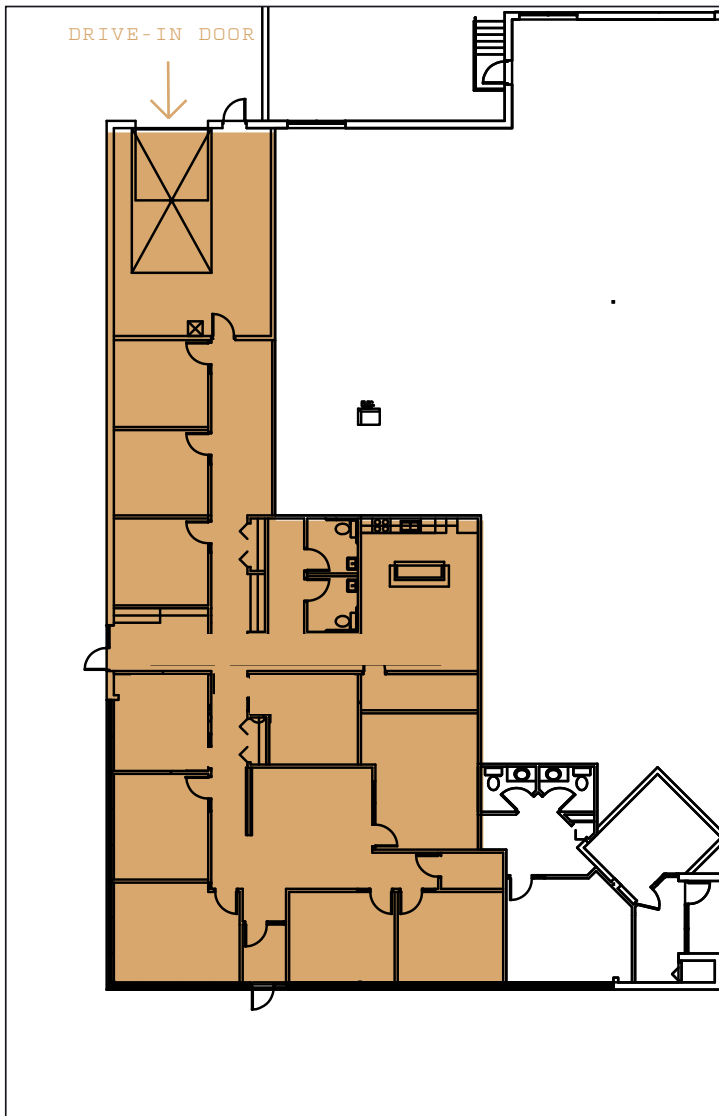
Building Specifications

Spec Type	Spec Details
Available Space	Suite 10120: 4,689 SF (1 Drive-in Door)
	Suite 10136: 10,303 SF (1 Dock)
	Combined: 14,992 SF (1 Drive-In / 1 Dock Door)
Ceiling Height	14'
Land Area	4.51 Acres
Parking	31/1,000
Lease Rates	Negotiable
Loading	1 Dock / 1 Drive-In existing
2026 Tax	\$3.78/SF
2026 CAM	\$2.83/SF
2026 CAM/Tax	\$6.62/SF

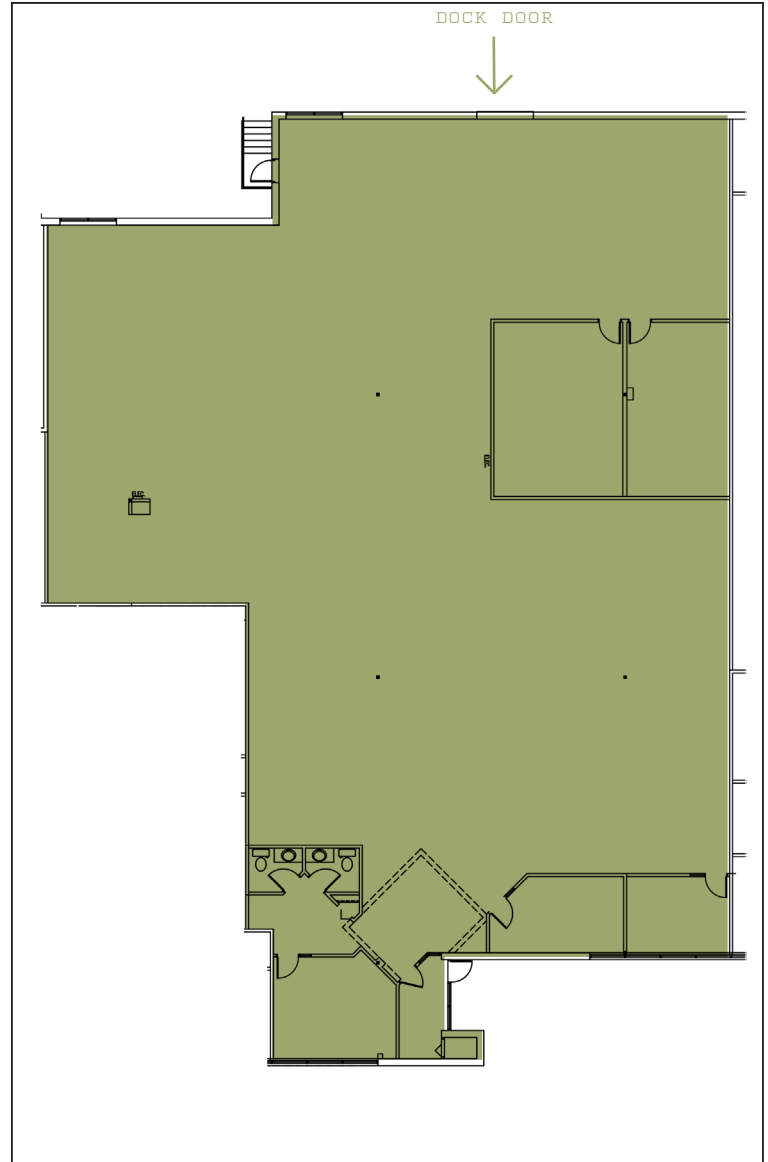


Floor Plan

SUITE 10120: 4,689 SF
90% OFFICE
1 DRIVE-IN DOOR



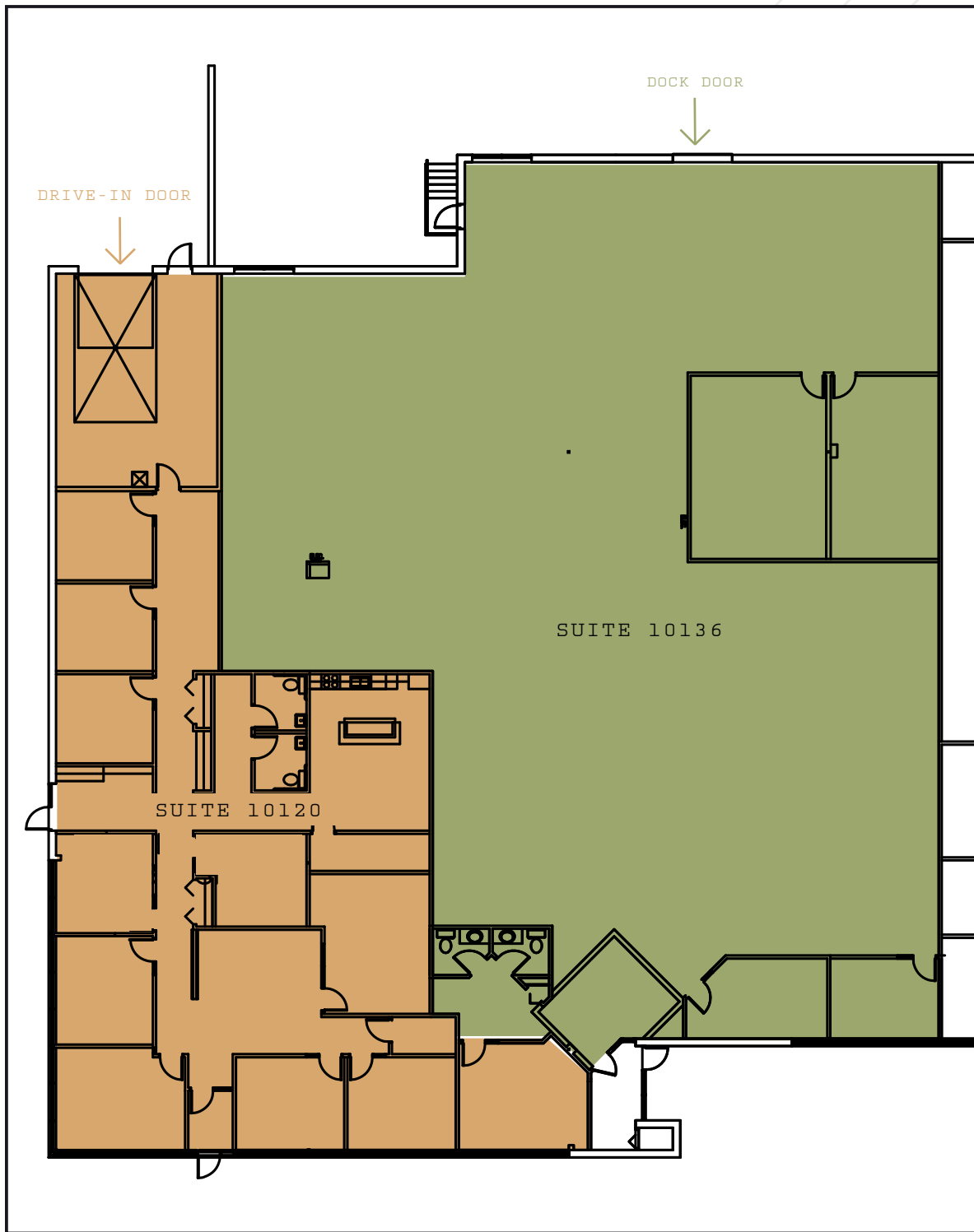
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SUITE 10136: 10,303 SF
BTS OFFICE
1 DOCK DOOR (MORE COULD BE ADDED)

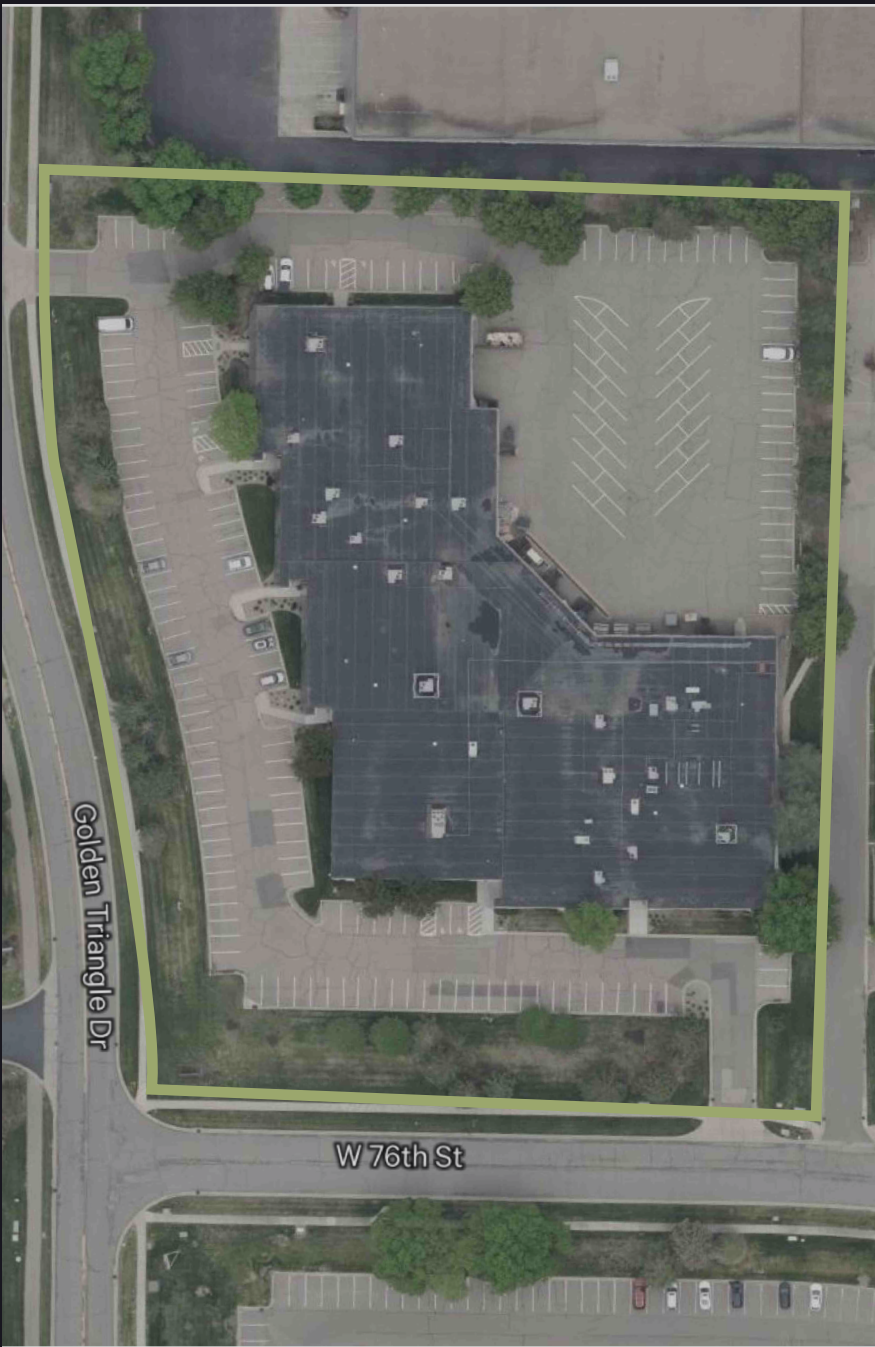
****Customizable Floor
Plans: Landlord will
build-to-suit to meet
your specific office/
tech requirements***

Floor Plan



SUITE 10120 - 10136: 14,992 SF
BTS OFFICE / WAREHOUSE
1 DOCK / 1 DRIVE-IN [EXPANDABLE]

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EDEN PRAIRIE / MN



Technology Park IV

4,689 - 14,992 SF
Space for Lease

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DRIVEN CAPITAL PARTNERS

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