



# SOUTHWEST TECH

10100 - 10340 VIKING DRIVE  
EDEN PRAIRIE, MN

**FOUR**  
BUILDINGS

**107,667**  
SQUARE FEET



For more information, please contact:

owned and managed by



**JOE OWEN**  
Executive Vice President  
Office: 952 897 7888  
Mobile: 952 221 5360  
joe.owen@colliers.com

**CORBIN CHAPMAN**  
Vice President  
Office: 952 374 5811  
Mobile: 952 846 9973  
corbin.chapman@colliers.com

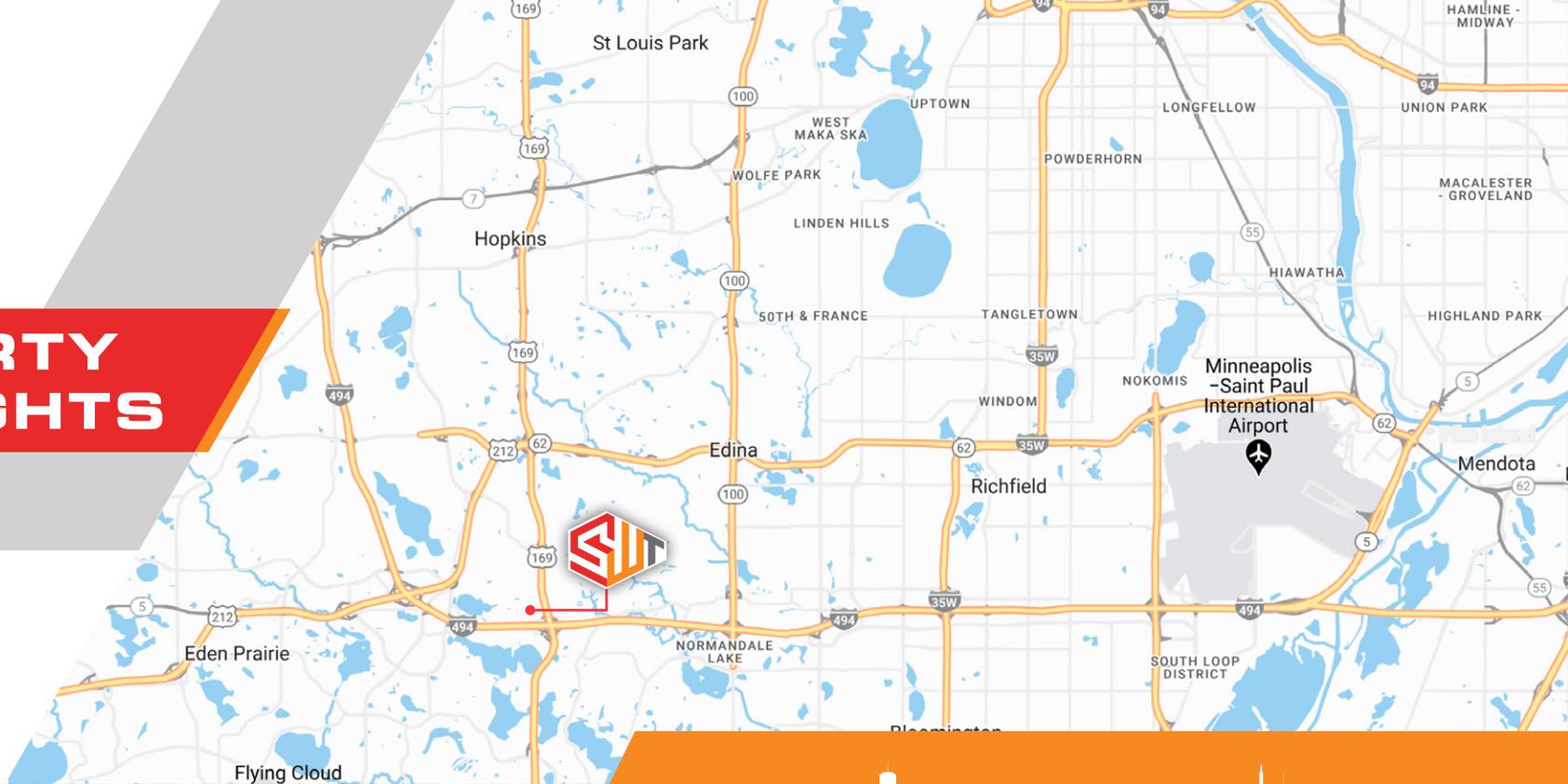
**GEORGE BREKKE**  
Associate  
Office: 952 225 7888  
Mobile: 952 210 1953  
george.brekke@colliers.com

1600 Utica Avenue S | Suite 300 | Minneapolis, MN 55416



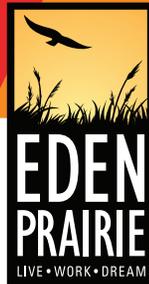


# PROPERTY HIGHLIGHTS



**Southwest Tech** is a four-building, 107,667 square foot, industrial tech complex located on Viking Drive in the Golden Triangle area of Eden Prairie, a regional employment center in the Twin Cities west metro submarket. The buildings, constructed in 1985, offer attractive glass lines with decorative brick exteriors as well as drive-ins and dock door loading.

With immediate access to Interstate 494 and Highways 169 and 212, the location provides high visibility, a plethora of local amenities and connects its tenants with surrounding companies including multiple corporate headquarters.



**15.2 MILES**  
to downtown Minneapolis



**24.8 MILES**  
to downtown St. Paul



**10.7 MILES**  
to Minneapolis—St. Paul  
International Airport (MSP)



**4.8 MILES**  
to Flying Cloud Airport (FCM)

**64,481**  
population

**\$115,227**  
median household income

**\$374,700**  
median property value

**AAA**  
bond rating



## PROPERTY AERIALS



- Attractive glass lines with decorative brick exterior
- 12' clear height
- 3.9/1,000 parking ratio
- Flexible floor plans
- Nearby walking trails around Lake Smetana





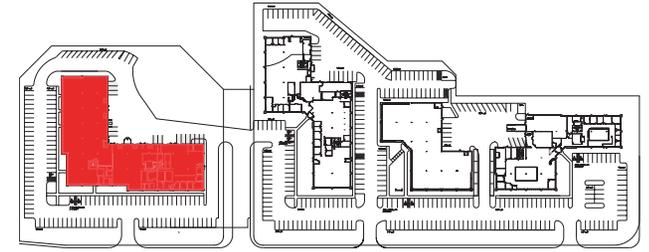
# SITE PLAN

- 01** 10340 VIKING DRIVE | 35,673 SF
- 02** 10260 VIKING DRIVE | 29,972 SF
- 03** 10180 VIKING DRIVE | 19,625 SF
- 04** 10100 VIKING DRIVE | 22,397 SF





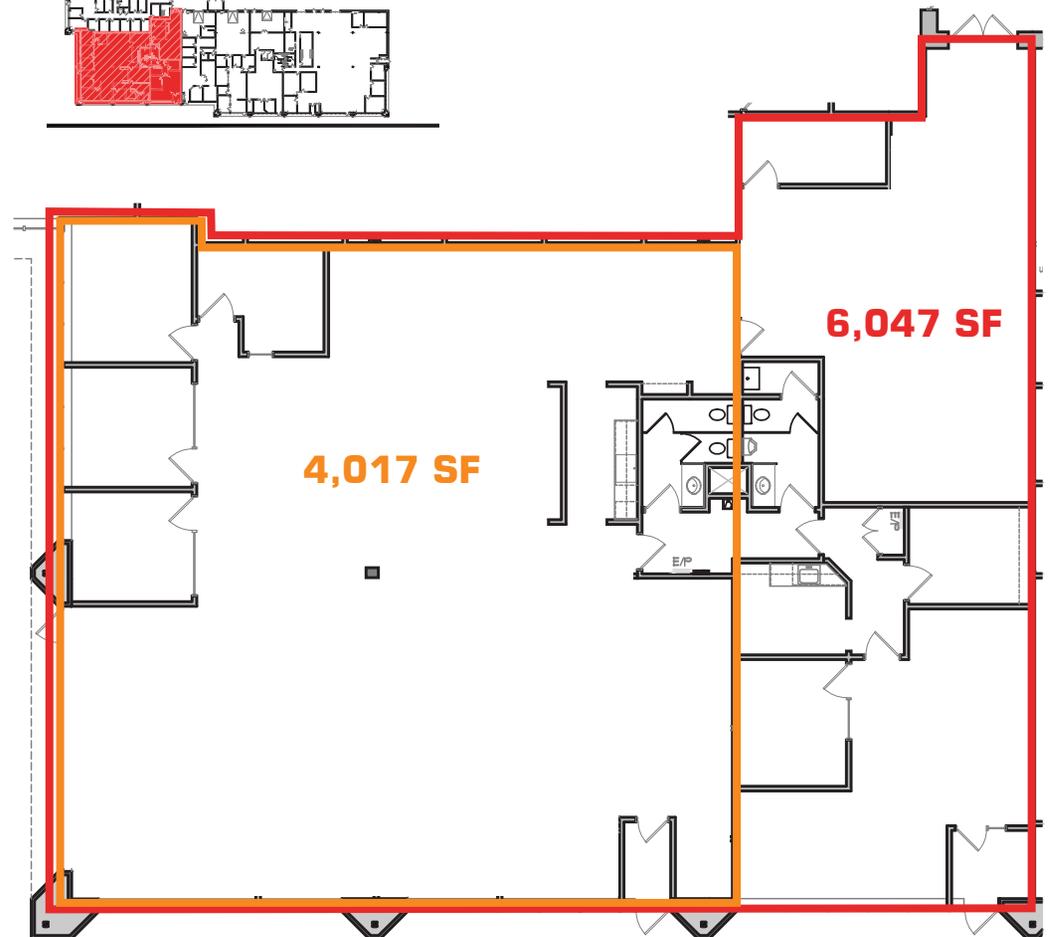
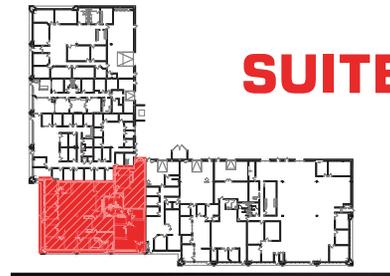
# 01 10340 VIKING DRIVE



## AVAILABLE SPACE

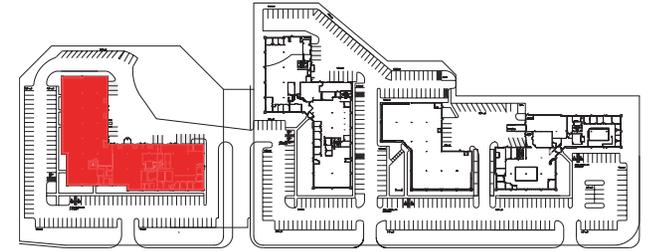
BUILDING SIZE (SF)	35,673 SF
AVAILABLE SF	<p>Option 1: 4,017 SF (100% Office endcap)</p> <p>Option 2: 6,047 SF</p> <ul style="list-style-type: none"> <li>• Office/Warehouse</li> <li>• Endcap</li> <li>• Drive-in (currently double doors)</li> </ul>
QUOTED LEASE RATES	\$11.00 PSF
CAM/TAX (2026)	\$8.64 PSF
PARKING RATIO	3.9 / 1,000
YEAR BUILT	1985
CLEAR HEIGHT	12'
HVAC	Gas-fired package rooftop units

## SUITE 125-130 6,047 SF

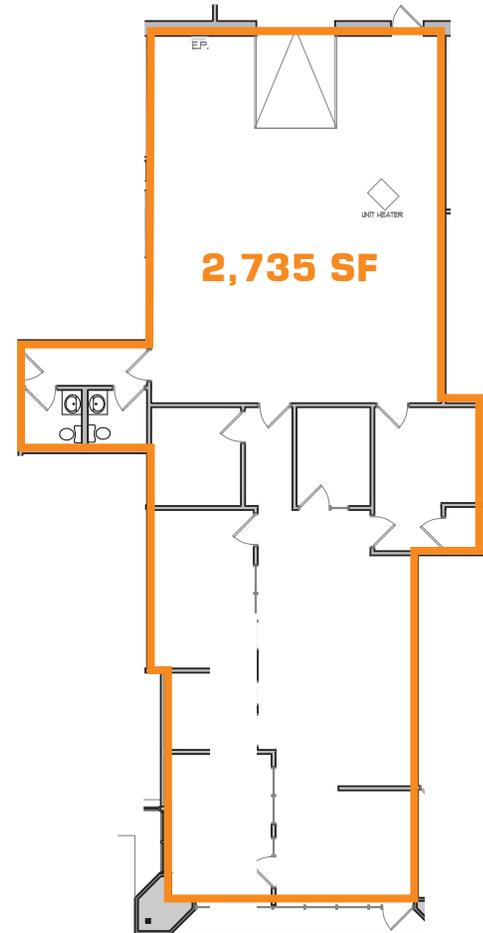




# 01 10340 VIKING DRIVE



## SUITE 138 2,735 SF

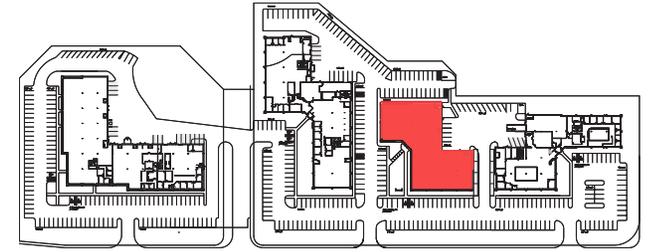


### AVAILABLE SPACE

BUILDING SIZE (SF)	35,673 SF
AVAILABLE SF	1,569 SF Office 1,166 SF Whse <b>2,735 SF Total</b>
LOADING	1 drive-in door
QUOTED LEASE RATES	\$10.75 PSF
CAM/TAX (2026)	\$8.64 PSF
PARKING RATIO	3.9 / 1,000
YEAR BUILT	1985
CLEAR HEIGHT	12'
HVAC	Gas-fired package rooftop units



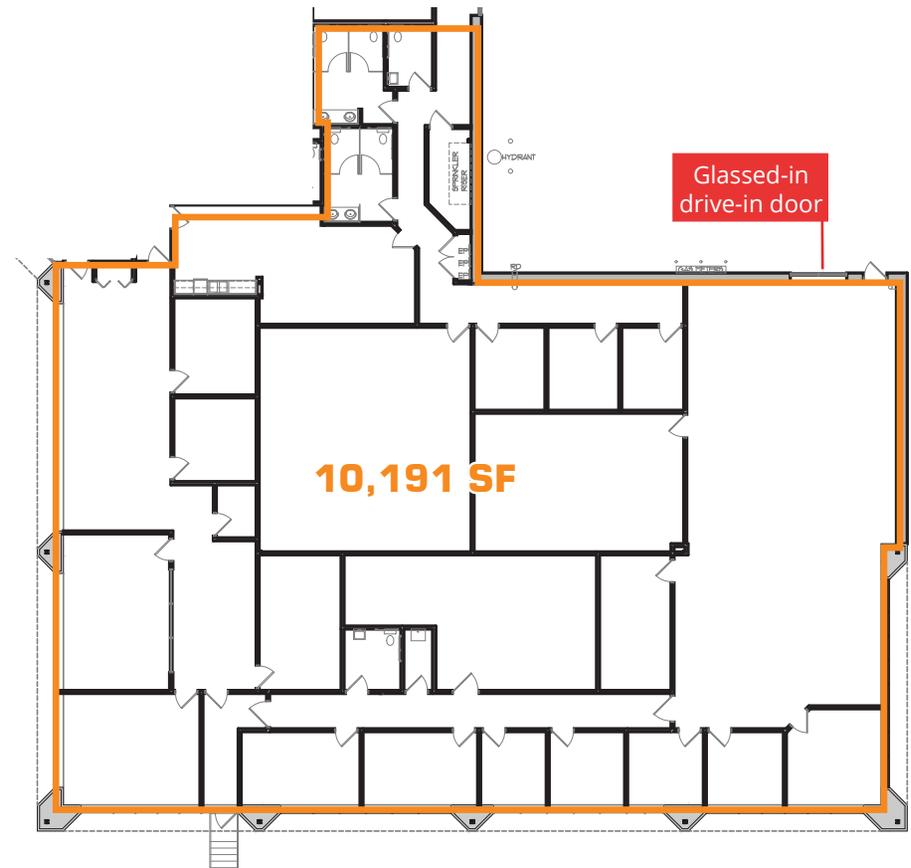
# 03 10180 VIKING DRIVE



## AVAILABLE SPACE

BUILDING SIZE (SF)	19,625 SF
AVAILABLE	10,191 SF
LEASE RATES	Negotiable
CAM/TAX (2026)	\$8.04 PSF
PARKING RATIO	3.9 / 1,000
YEAR BUILT	1985
CLEAR HEIGHT	12'
HVAC	Gas-fired package rooftop units
NOTES	Ability to create warehouse

## SW TECH 3 10,191 SF





# BUILDING PHOTOS

## SOUTHWEST TECH 01 & 03





# LOCAL AMENITIES





# CORPORATE NEIGHBORS

Thousands of businesses and corporations, large and small, are proud to have roots in Eden Prairie. Several well-known businesses are headquartered in Eden Prairie, such as C.H. Robinson, one of the world's largest third-party logistic providers, delivering innovative supply chain solutions to customers across the world; Optum, an international health services and innovation company; and Starkey, a world leader in the design, development and distribution of comprehensive hearing solutions.

Because many of Minnesota's major trafficways converge in the heart of Eden Prairie, access to the City is convenient from nearly every direction, creating an optimal trade area that is also ideal for commuting employees.

- |   |  |
|---|--|
| <b>1</b> <b>Tennant Company*</b>  | <b>10</b> Phillips & Temro Industries          |
| <b>2</b> Surmodics, Inc.  | <b>11</b> 3M Eden Prairie                      |
| <b>3</b> Olympic Place: Cotiviti, R3 Continuum, UpNet Technologies, TTI Inc | <b>12</b> <b>Starkey Hearing Technologies*</b> |
| <b>4</b> T-Mobile Business Office   | <b>13</b> Miromatrix Medical, Inc.             |
| <b>5</b> AbiliTech Medical, Inc.  | <b>14</b> Optum Technology Building 2          |
| <b>6</b> Stratasys  | <b>15</b> United Healthcare                    |
| <b>7</b> Viking Forest Products LLC   | <b>16</b> MTS Systems                          |
| <b>8</b> Dell Technologies  | <b>17</b> <b>Optum Technology*</b>             |
| <b>9</b> Carlson Print Group  | <b>18</b> Hennepin Technical College           |
|   | <b>19</b> <b>C.H. Robinson*</b>                |

\* Designates company headquarters

