



**SOUTHWEST
TECH**

**FOUR
BUILDINGS**

**107,667
SQUARE FEET**

10100 - 10340 VIKING DRIVE
EDEN PRAIRIE, MN



For more information, please contact:

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

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 **Capital
Partners**

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

 **Colliers**

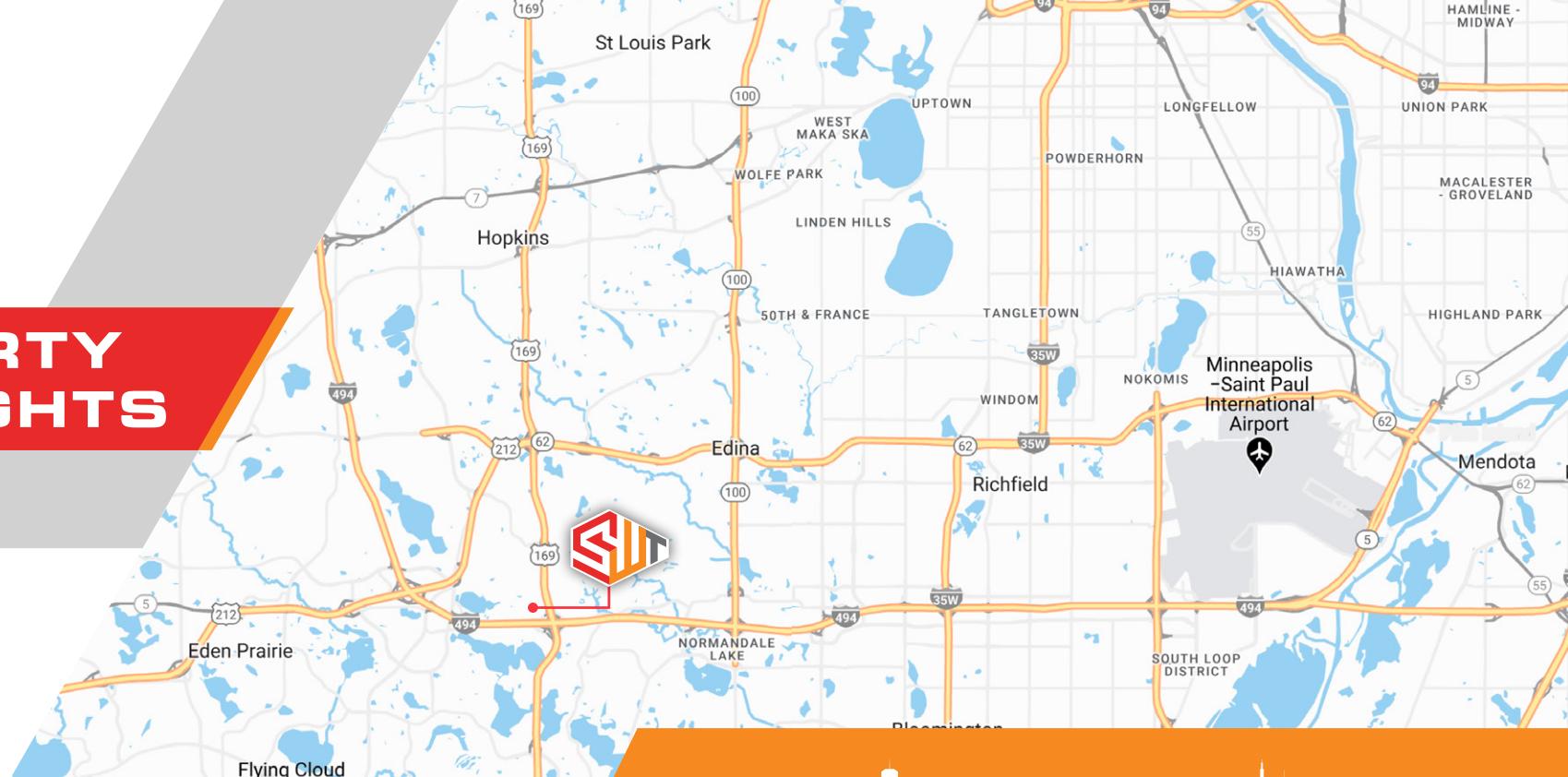


PROPERTY HIGHLIGHTS



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



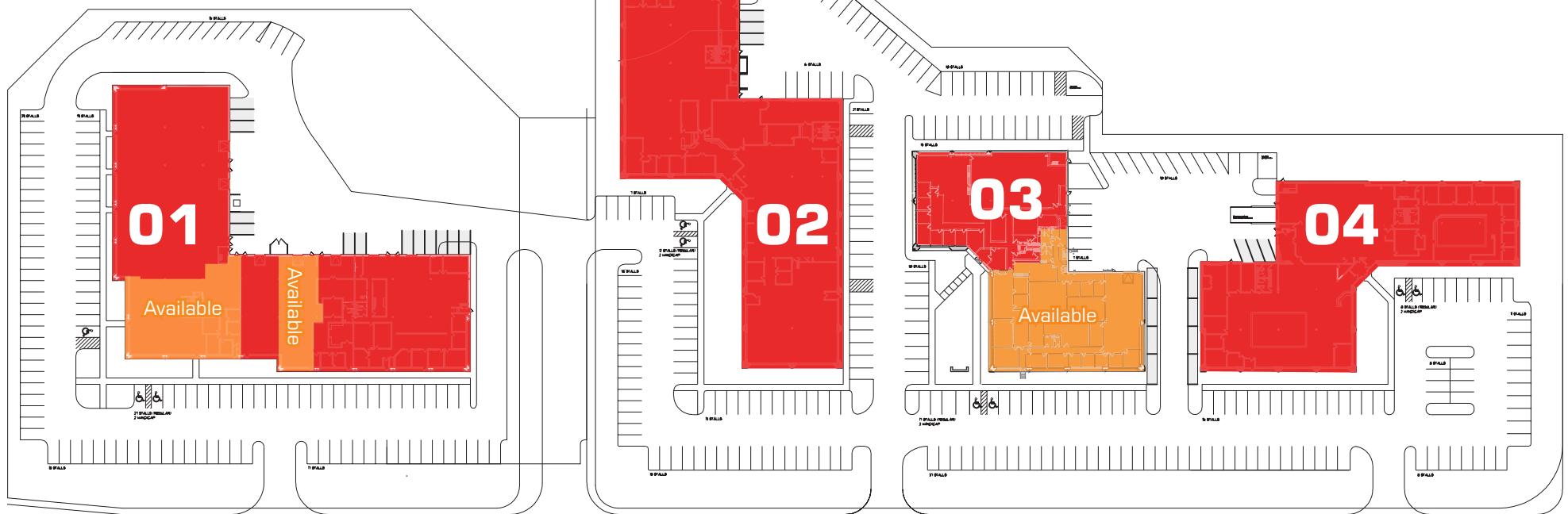
- Attractive glass lines with decorative brick exterior
- 12' clear height
- 3.9/1,000 parking ratio
- Flexible floor plans
- Nearby walking trails around Lake Smetana





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

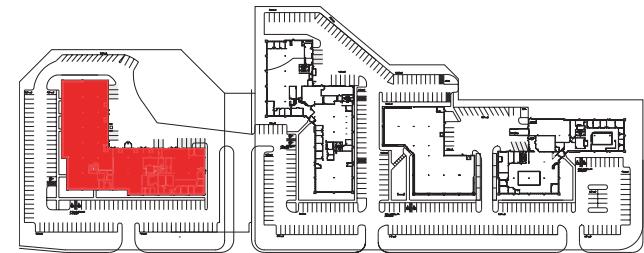




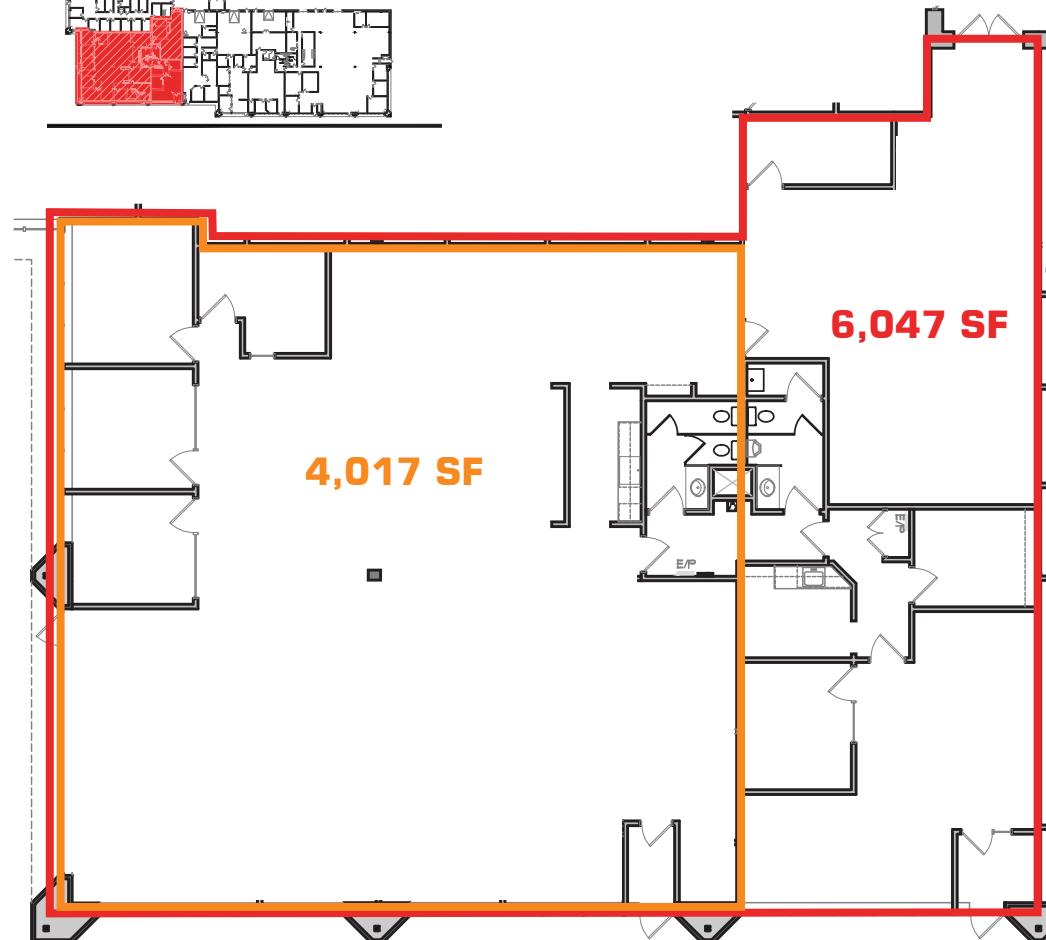
01 10340 VIKING DRIVE

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">• Office/Warehouse• Endcap• Drive-in (currently double doors)
LEASE RATES	Negotiable
CAM/TAX (2025)	\$8.49 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

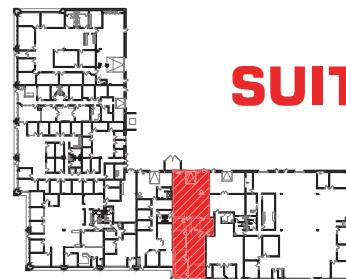




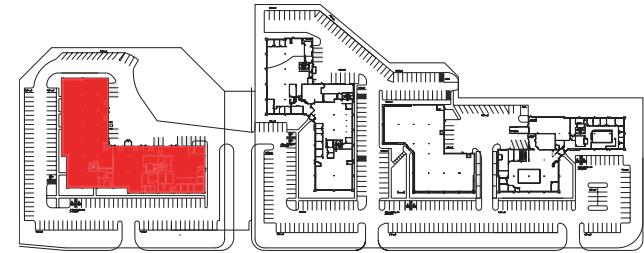
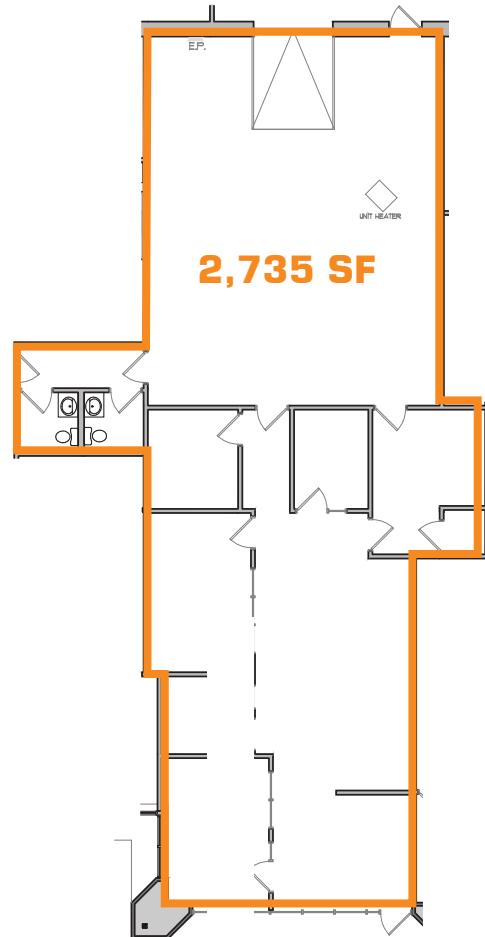
01 10340 VIKING DRIVE

AVAILABLE SPACE

BUILDING SIZE (SF)	35,673 SF
AVAILABLE SF	1,569 SF Office 1,166 SF Whse 2,735 SF Total
LOADING	1 drive-in door
LEASE RATES	Negotiable
CAM/TAX (2025)	\$8.49 PSF
PARKING RATIO	3.9 / 1,000
YEAR BUILT	1985
CLEAR HEIGHT	12'
HVAC	Gas-fired package rooftop units



SUITE 138 2,735 SF

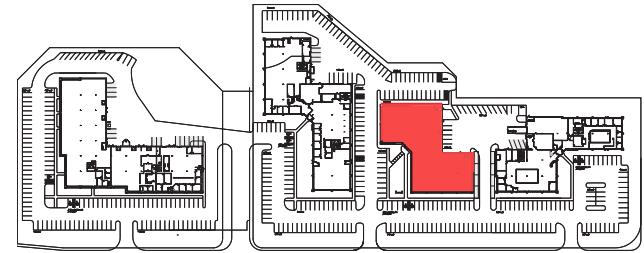




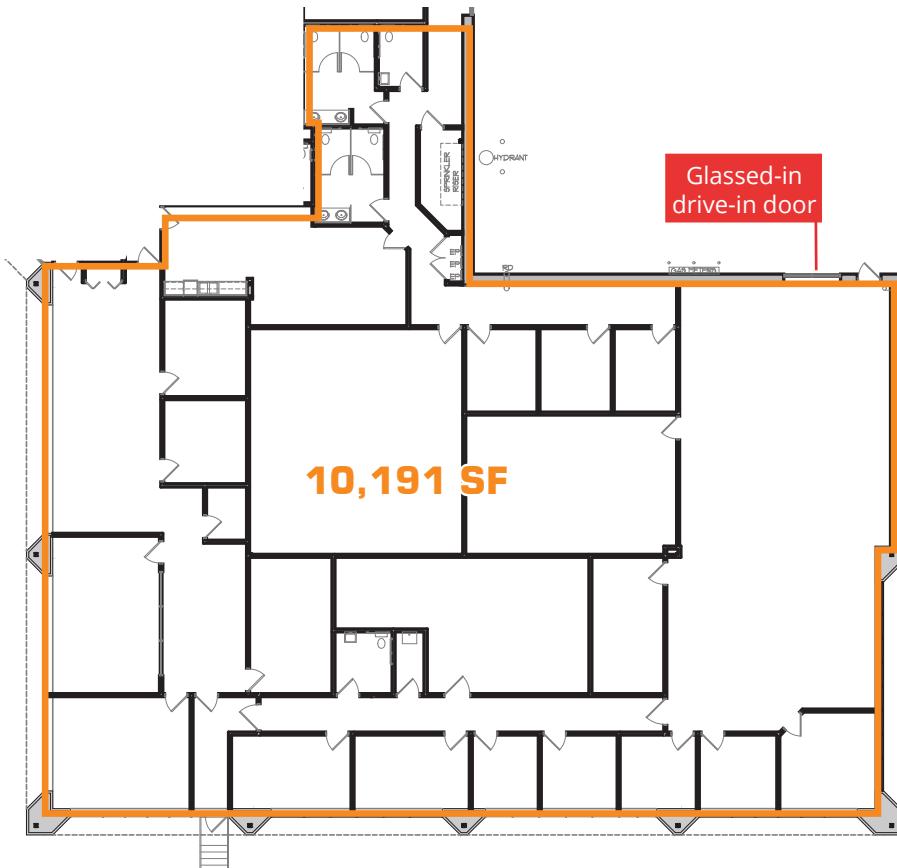
03 10180 VIKING DRIVE

AVAILABLE SPACE

BUILDING SIZE (SF)	19,625 SF
AVAILABLE	10,191 SF
LEASE RATES	Negotiable
CAM/TAX (2025)	\$8.01 PSF
PARKING RATIO	3.9 / 1,000
YEAR BUILT	1985
CLEAR HEIGHT	12'
HVAC	Gas-fired package rooftop units
NOTES	Ability to create warehouse



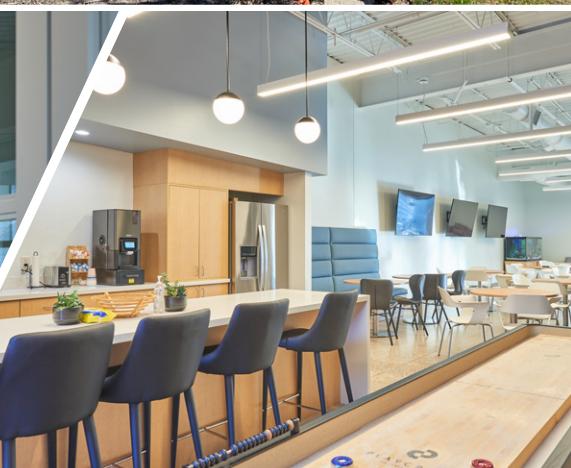
SW TECH 3 10,191 SF





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.

- 1 Tenant Company***
- 2 Surmodics, Inc.**
- 3 Olympic Place: Cotiviti, R3 Continuum, UpNet Technologies, TTI Inc**
- 4 T-Mobile Business Office**
- 5 AbiliTech Medical, Inc.**
- 6 Stratasys**
- 7 Viking Forest Products LLC**
- 8 Dell Technologies**
- 9 Carlson Print Group**

- 10 Phillips & Temro Industries**
- 11 3M Eden Prairie**
- 12 Starkey Hearing Technologies***
- 13 Miromatrix Medical, Inc.**
- 14 Optum Technology Building 2**
- 15 United Healthcare**
- 16 MTS Systems**
- 17 Optum Technology***
- 18 Hennepin Technical College**
- 19 C.H. Robinson***

* Designates company headquarters

