

OSWX

ONE SOUTHWEST CROSSING

CLASS A OFFICE PROPERTY IN THE PREMIERE SOUTHWEST MARKET

170,000 SF AVAILABLE JANUARY 2021



**AVISON
YOUNG**

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PROPERTY INFORMATION

11095 Viking Drive, Eden Prairie, MN

BUILDING SF: 240,000 SF

YEAR BUILT: 1985

FLOORS: 5

POWER FEED: Full Building Generator

TYPICAL FLOOR: 54,000 SF

PARKING: 5/1000 RSF, which includes climate-controlled parking stalls, an attached ramp and abundant surface spaces.

AVAILABILITY: 170,000 SF

ELEVATORS: 4 Passenger and 1 Freight

BUILDING HIGHLIGHTS



IDEAL LOCATION

High visibility from I-494.
Easy access heading
both east and west.



NEARBY AMENITIES

Located minutes from
Eden Prairie Regional
mall with many
restaurants and lodging
options. Immediate
access to public transit



OUTDOOR SPACE

The building offers
numerous patios
overlooking
Lake Smetana.



BUILDING AMENITIES



Fitness Center



On-Site Food Service



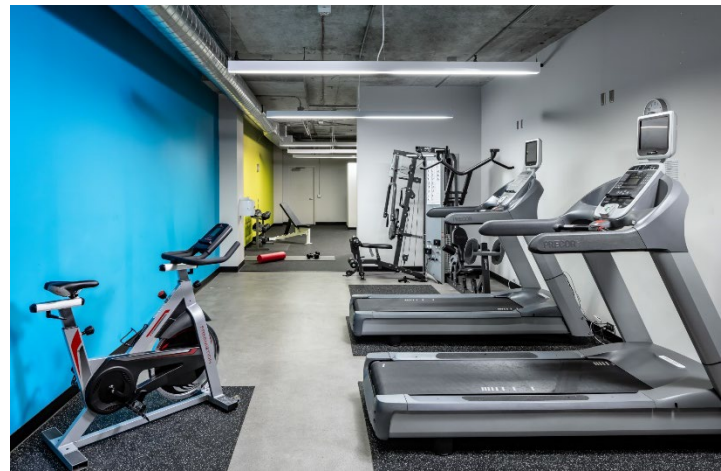
Multiple Conference Rooms Throughout the Building

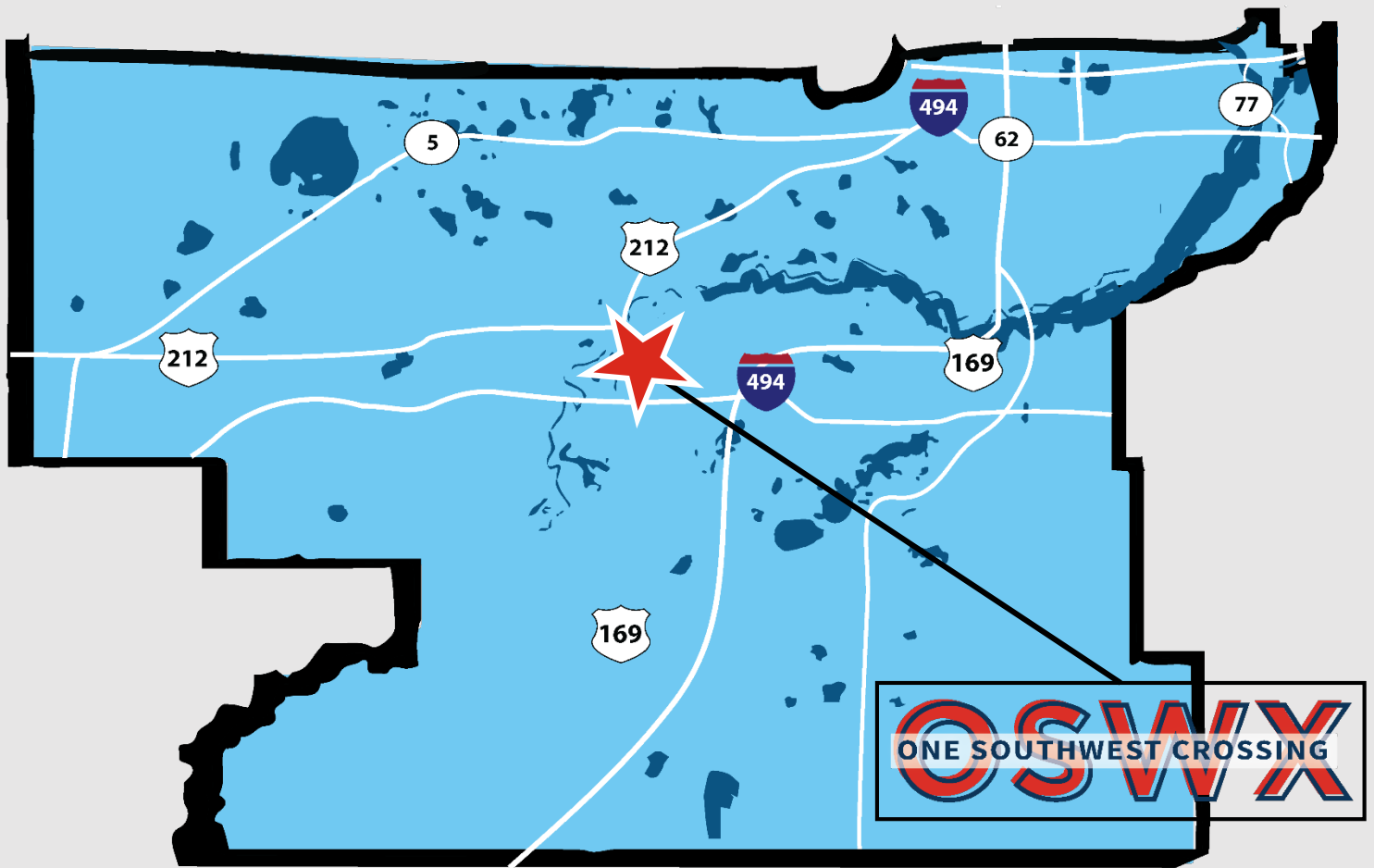


Access to Outdoor Patio, Balcony, Green Space & Walking Trails Around Lake Smetana



Covered Parking Options with Direct Access to Building Through Climate Controlled Walkway





THE PREMIERE SOUTHWEST MARKET

30+

RESTAURANTS
WITHIN 3 MILES

12

HOTELS IN THE
SUBMARKET

1

MINUTE FROM
EDEN PRAIRIE
CENTER

<1

MILE AWAY FROM
A FUTURE LIGHT
RAIL STOP

15

MILES TO THE
CENTER OF
MINNEAPOLIS CBD



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