

## OFFICE SPACE FOR LEASE

# AZTEC OFFICE PARK

8925 - 8929 Aztec Drive, Eden Prairie, MN 55347



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,250 - 3,750 SF
<b>LEASE RATE:</b>	Negotiable
<b>LEASE TYPE:</b>	Gross
<b>LEASE TERM:</b>	3 Years Minimum
<b>LOT SIZE:</b>	0.22 Acres
<b>YEAR BUILT:</b>	2003
<b>BUILDING SIZE:</b>	10,000 SF

### PROPERTY OVERVIEW

Aztec Office Park is conveniently located off Anderson Lakes Parkway and Flying Cloud Drive in the affluent community of Eden Prairie. The area has an abundance of office buildings and retail establishments and is close to the Eden Prairie Mall. Tenants have easy access to Highway 212, Highway 169 and I-494.

These office suites are ideal for the professional or health care service tenant and have high quality finishes and executive style woodwork.

### PROPERTY HIGHLIGHTS

- Easy access from Anderson Lakes Parkway and Flying Cloud Drive
- Located near a variety of retail establishments and the Eden Prairie Mall
- Affluent community with average household income of \$106K within 3 miles
- Professional office space with high quality finishes
- Executive style woodwork
- Abundant natural light on both levels
- Ideal for the professional or health services tenant
- Office furniture available

**KW COMMERCIAL**  
3464 Washington Drive, #100  
Eagan, MN 55122

**GREGORY OLSON**  
Agent  
O 612.701.9081  
C 612.701.9081  
golson@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[kwcmidwest.com/](http://kwcmidwest.com/)

## OFFICE SPACE FOR LEASE

# AZTEC OFFICE PARK

8925 - 8929 Aztec Drive, Eden Prairie, MN 55347



### LEASE RATE

NEGOTIABLE

#### LOCATION INFORMATION

Building Name	Aztec Office Park
Street Address	8925 - 8929 Aztec Drive
City, State, Zip	Eden Prairie, MN 55347
County/Township	Hennepin
Cross Streets	Anderson Lakes Parkway; Flying Cloud Drive (CR-61)

#### PROPERTY DETAILS

Property Type	Office Space
Property Subtype	Office Building
Lot Size	0.22 Acres
APN#	23-116-22-23-0063; 23-116-22-23-0064

#### BUILDING INFORMATION

Building Size	10,000 SF
Price / SF	Negotiable
Year Built	2003
Building Class	B
Tenancy	Multiple
Number Of Floors	2

**KW COMMERCIAL**  
3464 Washington Drive, #100  
Eagan, MN 55122

**GREGORY OLSON**  
Agent  
O 612.701.9081  
C 612.701.9081  
golson@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[kwcmidwest.com/](http://kwcmidwest.com/)

## OFFICE SPACE FOR LEASE

# AZTEC OFFICE PARK

8925 - 8929 Aztec Drive, Eden Prairie, MN 55347



**KW COMMERCIAL**  
3464 Washington Drive, #100  
Eagan, MN 55122

**GREGORY OLSON**  
Agent  
O 612.701.9081  
C 612.701.9081  
golson@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[kwcmidwest.com/](http://kwcmidwest.com/)



## OFFICE SPACE FOR LEASE

# AZTEC OFFICE PARK

8925 - 8929 Aztec Drive, Eden Prairie, MN 55347



<b>LEASE RATE:</b>	NEGOTIABLE	<b>TOTAL AVAILABLE SPACE:</b>	3,750 SF
<b>LEASE TYPE:</b>	Gross	<b>LEASE TERM:</b>	3 Years Minimum

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
8925 LL	Office	Negotiable	Gross	1,250 SF	36 months	Includes 2 private offices with large windows, reception area, bull pen or file area, kitchen, and private restroom
8929 ML	Office	Negotiable	Gross	1,250 SF	36 months	Includes reception area, 4 private offices, kitchenette, copier/server area, common area restroom
8929 LL	Office	Negotiable	Gross	1,250 SF	36 months	Includes 2 private offices with large windows, reception area, bull pen or file area, kitchen, and private restroom

**KW COMMERCIAL**  
3464 Washington Drive, #100  
Eagan, MN 55122

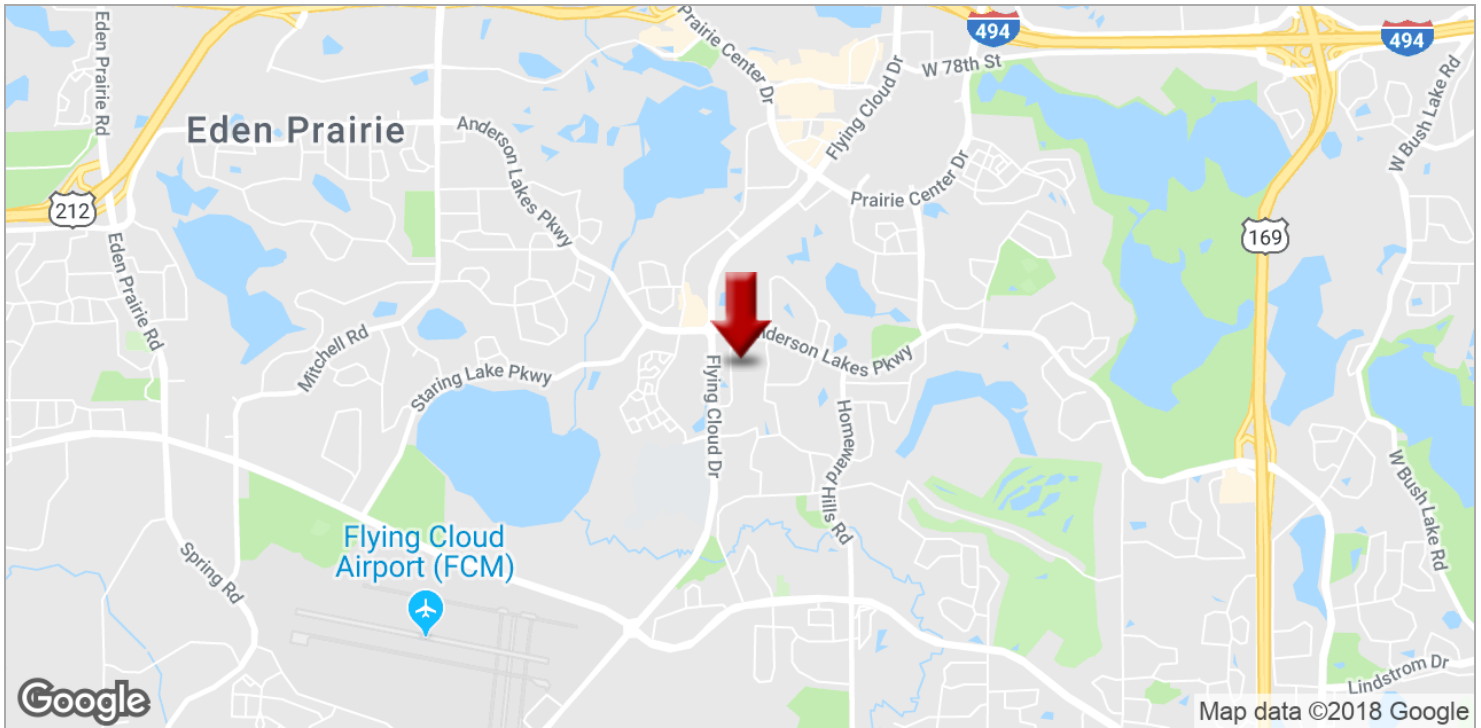
**GREGORY OLSON**  
Agent  
O 612.701.9081  
C 612.701.9081  
golson@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[kwcmidwest.com/](http://kwcmidwest.com/)

# AZTEC OFFICE PARK

8925 - 8929 Aztec Drive, Eden Prairie, MN 55347



**KW COMMERCIAL**  
3464 Washington Drive, #100  
Eagan, MN 55122

**GREGORY OLSON**  
Agent  
O 612.701.9081  
C 612.701.9081  
golson@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[kwcmidwest.com/](http://kwcmidwest.com/)



## OFFICE SPACE FOR LEASE

# AZTEC OFFICE PARK

8925 - 8929 Aztec Drive, Eden Prairie, MN 55347



**KW COMMERCIAL**  
3464 Washington Drive, #100  
Eagan, MN 55122

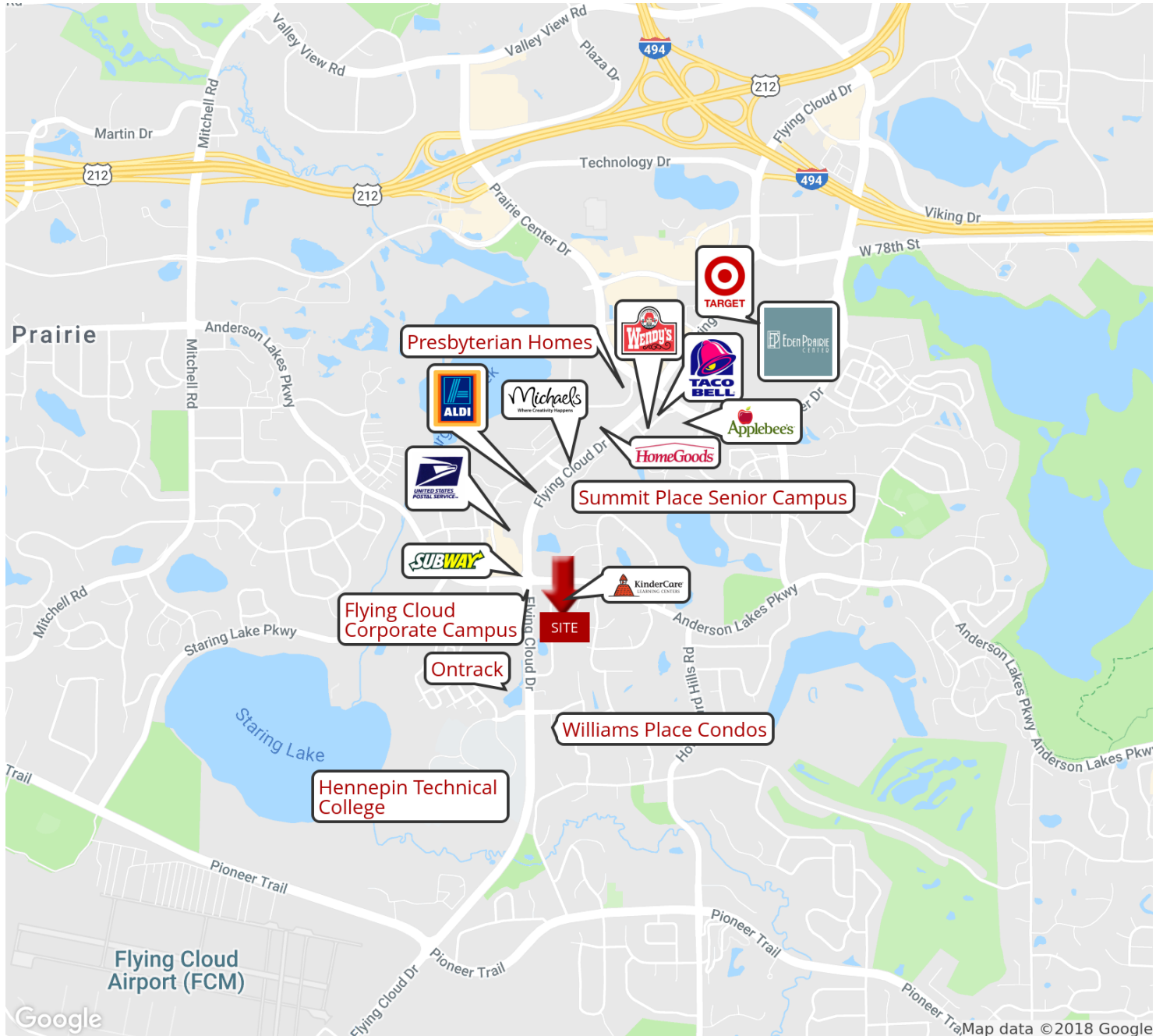
**GREGORY OLSON**  
Agent  
O 612.701.9081  
C 612.701.9081  
golson@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[kwcmidwest.com/](http://kwcmidwest.com/)

# AZTEC OFFICE PARK

8925 - 8929 Aztec Drive, Eden Prairie, MN 55347



**KW COMMERCIAL**  
3464 Washington Drive, #100  
Eagan, MN 55122

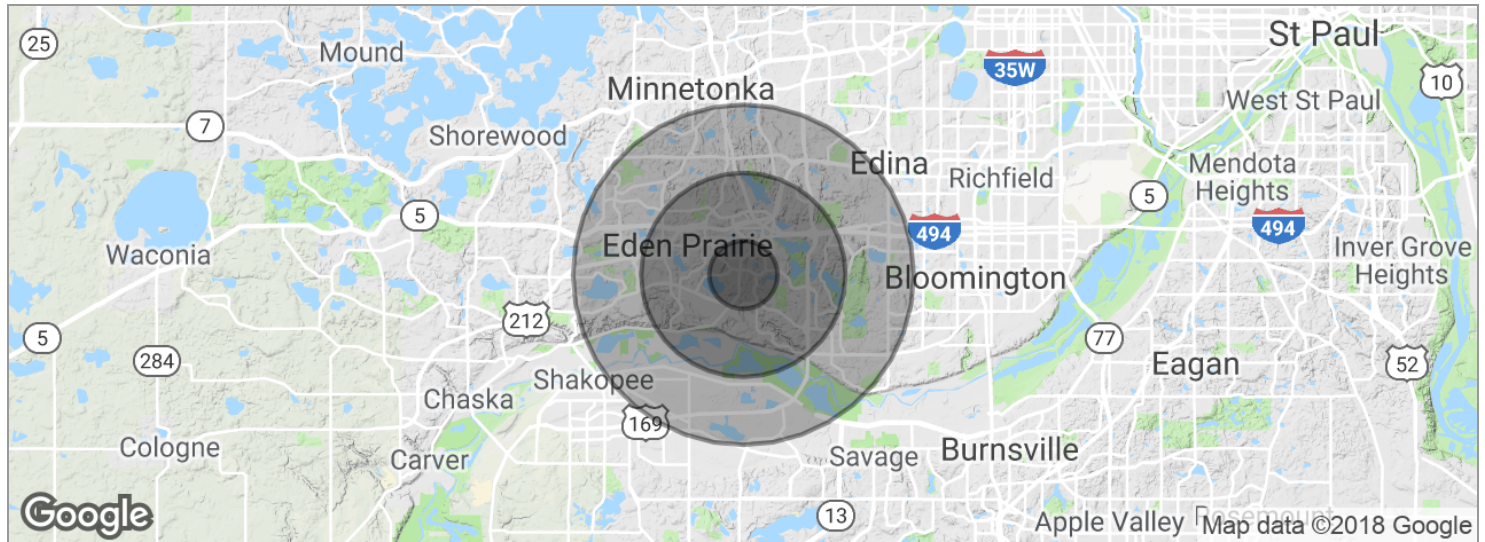
**GREGORY OLSON**  
Agent  
O 612.701.9081  
C 612.701.9081  
golson@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# AZTEC OFFICE PARK

8925 - 8929 Aztec Drive, Eden Prairie, MN 55347



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,083	45,085	118,308
Median age	35.4	36.9	38.9
Median age (male)	35.1	35.4	37.4
Median age (Female)	35.3	37.9	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,505	18,632	47,603
# of persons per HH	2.3	2.4	2.5
Average HH income	\$99,211	\$110,021	\$116,277
Average house value	\$358,038	\$381,536	\$389,107

*\* Demographic data derived from 2010 US Census*

**KW COMMERCIAL**  
3464 Washington Drive, #100  
Eagan, MN 55122

**GREGORY OLSON**  
Agent  
O 612.701.9081  
C 612.701.9081  
golson@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.