

## OFFICE SPACE FOR LEASE

# AZTEC OFFICE PARK

8925 - 8929 Aztec Drive, Eden Prairie, MN 55347



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,000 - 1,050 SF
<b>LEASE RATE:</b>	\$1,300.00 - 1,400.00 per month (Gross)
<b>LEASE TYPE:</b>	Gross
<b>LEASE TERM:</b>	3 Years Minimum
<b>LOT SIZE:</b>	0.22 Acres
<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

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**LEASE RATE** **\$1,300.00 - 1,400.00 PER MONTH**

### 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)

### BUILDING INFORMATION

Building Size	10,000 SF
Price / SF	\$1,300.00 - 1,400.00 per month
Year Built	2003
Building Class	B
Tenancy	Multiple
Number Of Floors	2

### 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

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**LEASE RATE:** NEGOTIABLE **TOTAL AVAILABLE SPACE:** 3,750 SF  
**LEASE TYPE:** Gross **LEASE TERM:** 3 Years Minimum

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
8925 LL	Office	\$1,400 per month	Gross	1,050 SF	36 months	Includes 2 private offices with large windows, reception area, bull pen or file area, kitchen, and private restroom
8929 LL	Office	\$1,300 per month	Gross	1,000 SF	36 months	Includes reception area, 2 private offices, kitchenette, bull pen & reception area, private restroom

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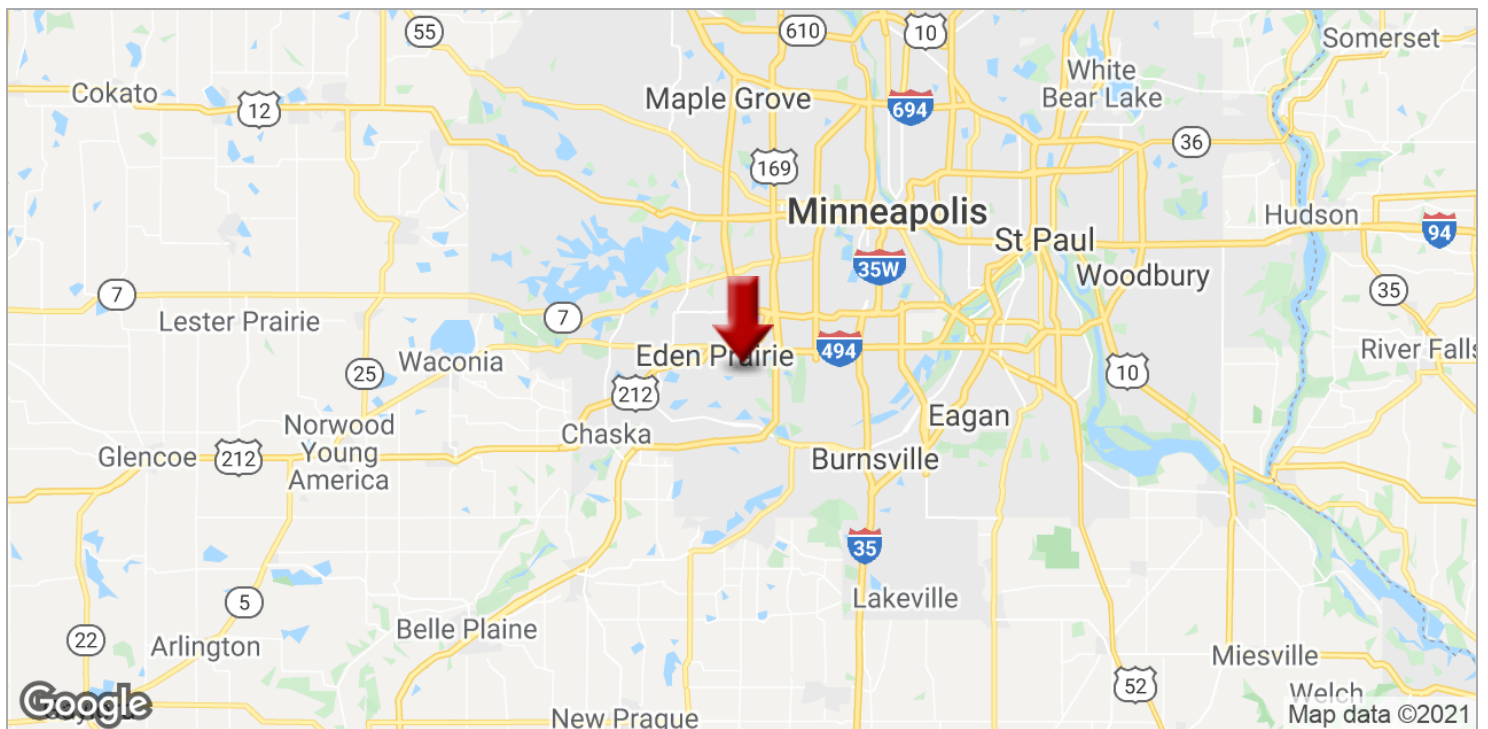
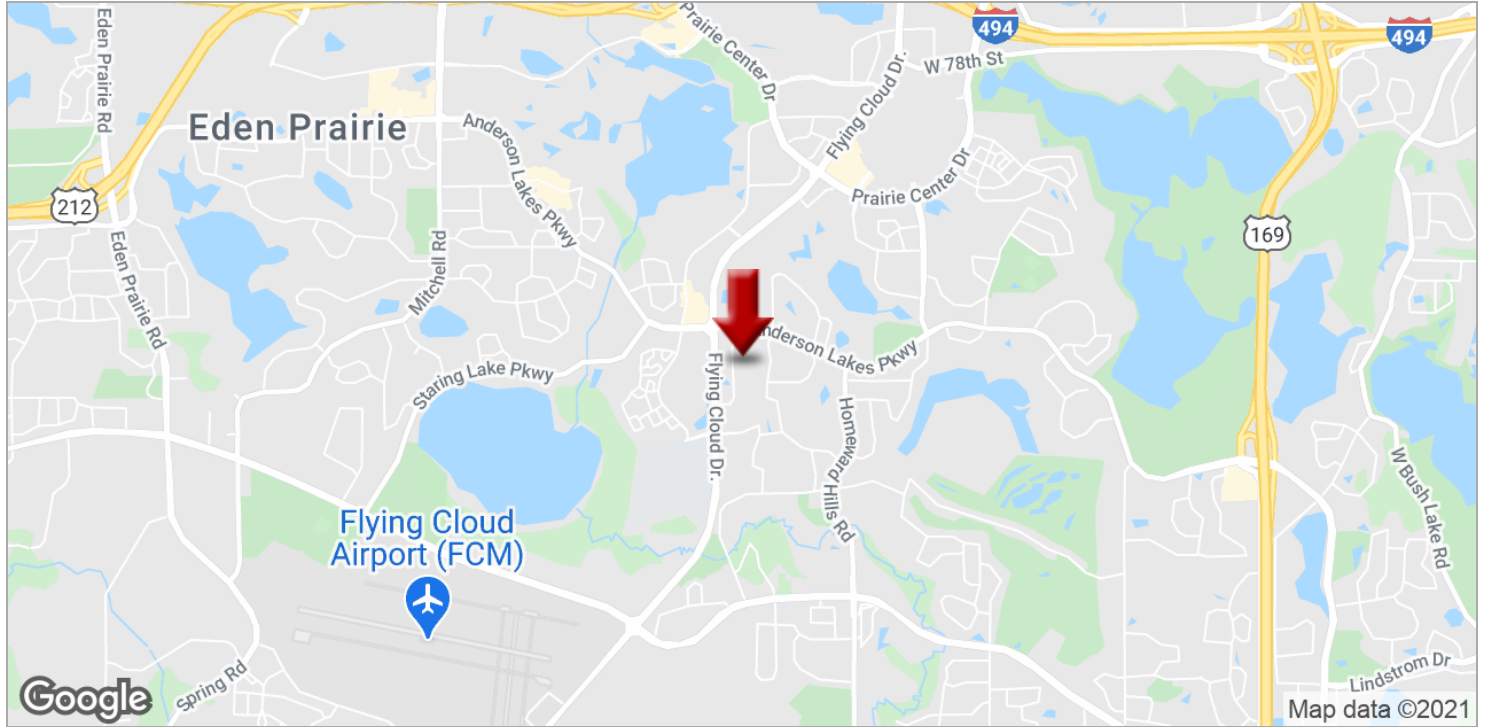
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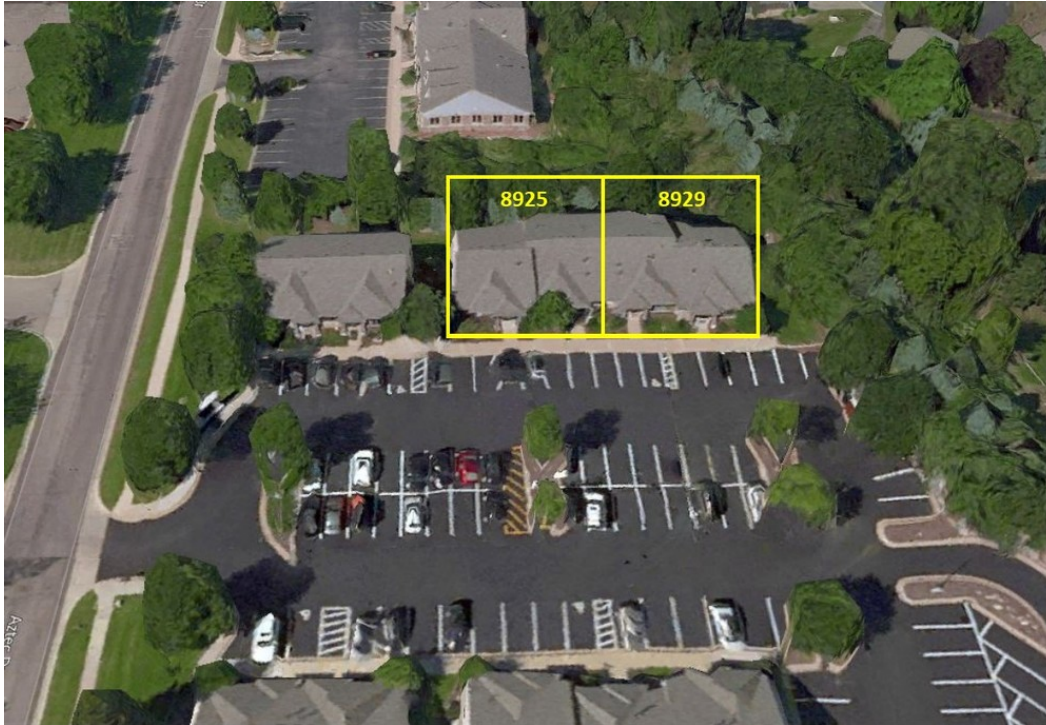
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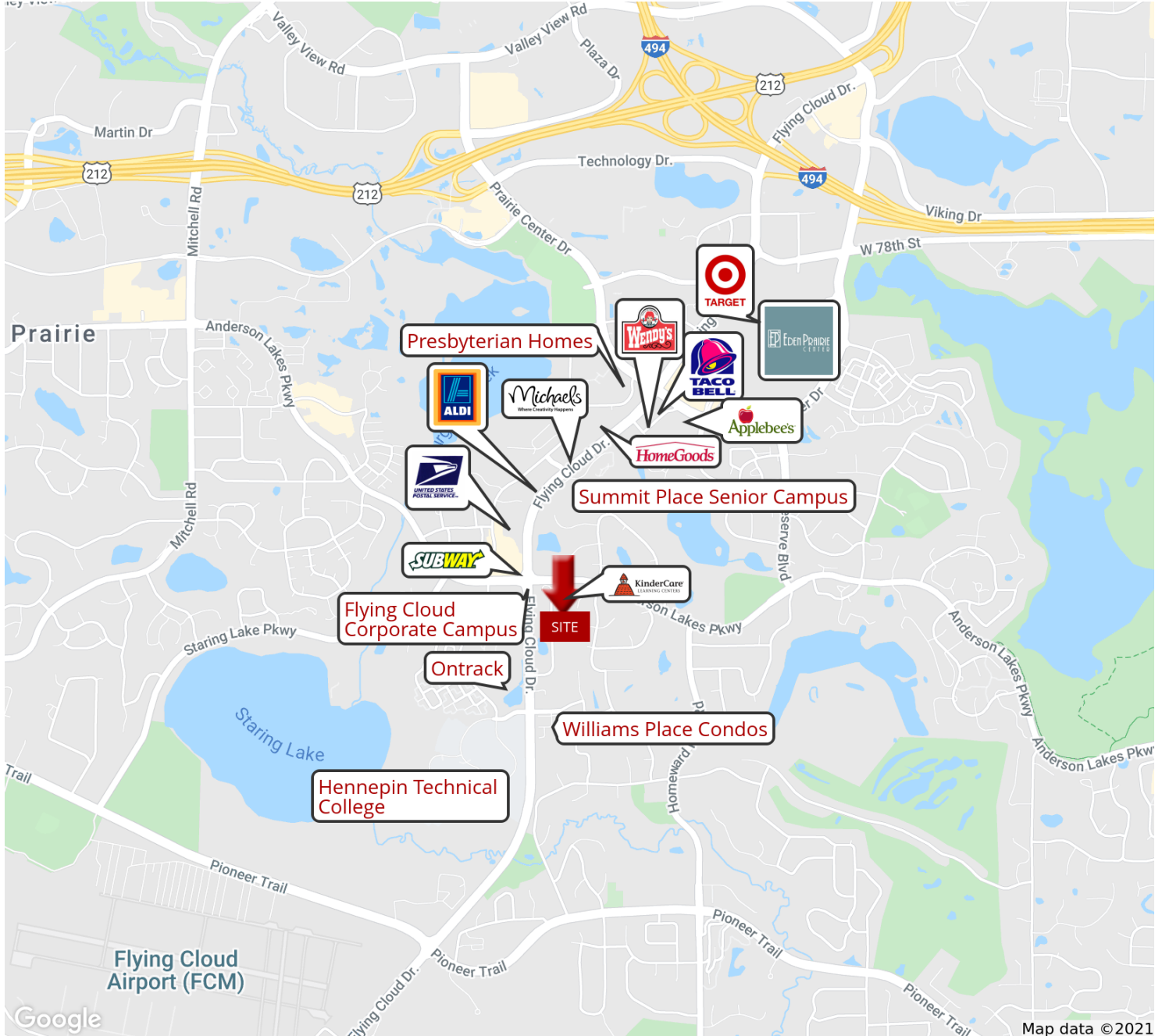
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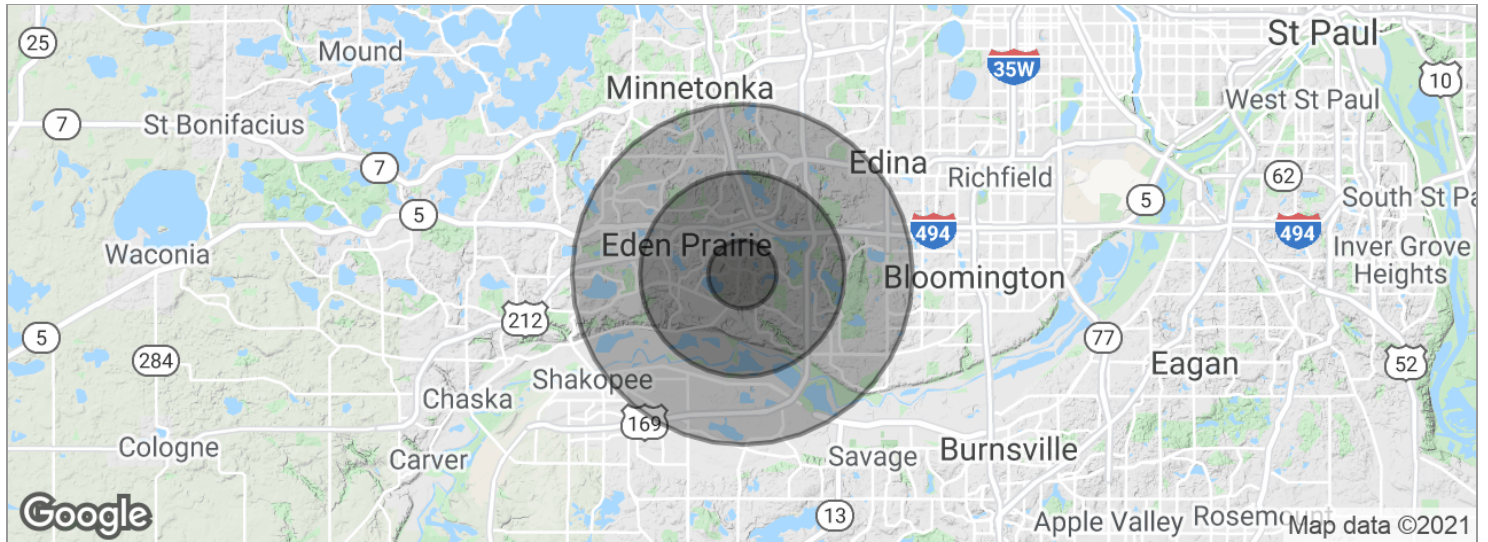
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	8,083	45,085	118,308
Median age	35.4	36.9	38.9
Median age (male)	35.1	35.4	37.4
Median age (Female)	35.3	37.9	39.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

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