



## OFFERING SUMMARY

**Lease Rate:** \$7.00-9.00 SF/yr (Net)

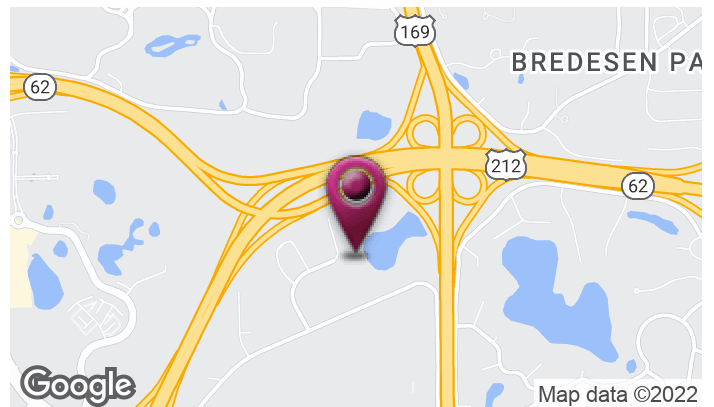
**Lot Size:** 5.6 Acres

**Year Built:** 1981

**Building Size:** 47,591 SF

**Renovated:** 2022

**Zoning:** OFC - Office



- Located off 212 near 62 and 169
- Free conference room
- Brick exterior with generous glass lines
- Ample free parking
- Underground parking
- Custom build-outs available

### JGM PROPERTIES

1224 W. 96 St.  
Bloomington, MN 55431  
612.290.1037  
www.JGMproperties.com

For More Information Contact:

**ELI RUSSELL**

612.290.1037

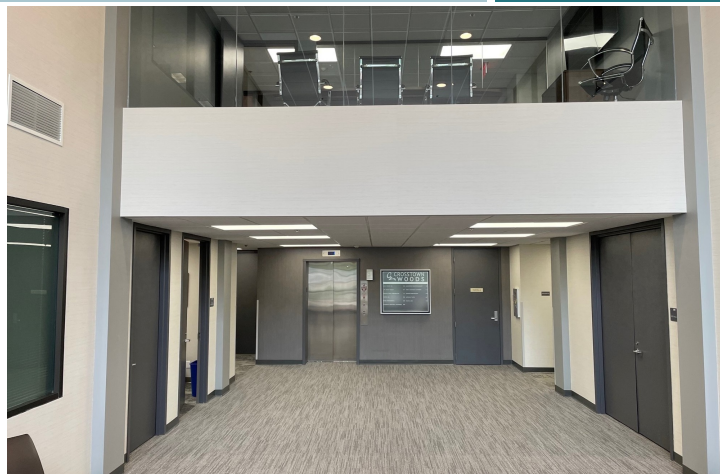
elir@jgmproperties.com



## Crosstown Woods - Office Space

10125 CROSSTOWN CIRCLE, EDEN PRAIRIE, MN 55344

FOR LEASE



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### PROPERTY DESCRIPTION

Recently renovated 3-story office building in Eden Prairie with easy access to 62, 212, and 169. The building common areas and conference room were recently renovated. The site includes an outdoor seating area, free conference room, and underground parking is available. The building has ample large windows and a serene feel located in a quiet cul-de-sac.



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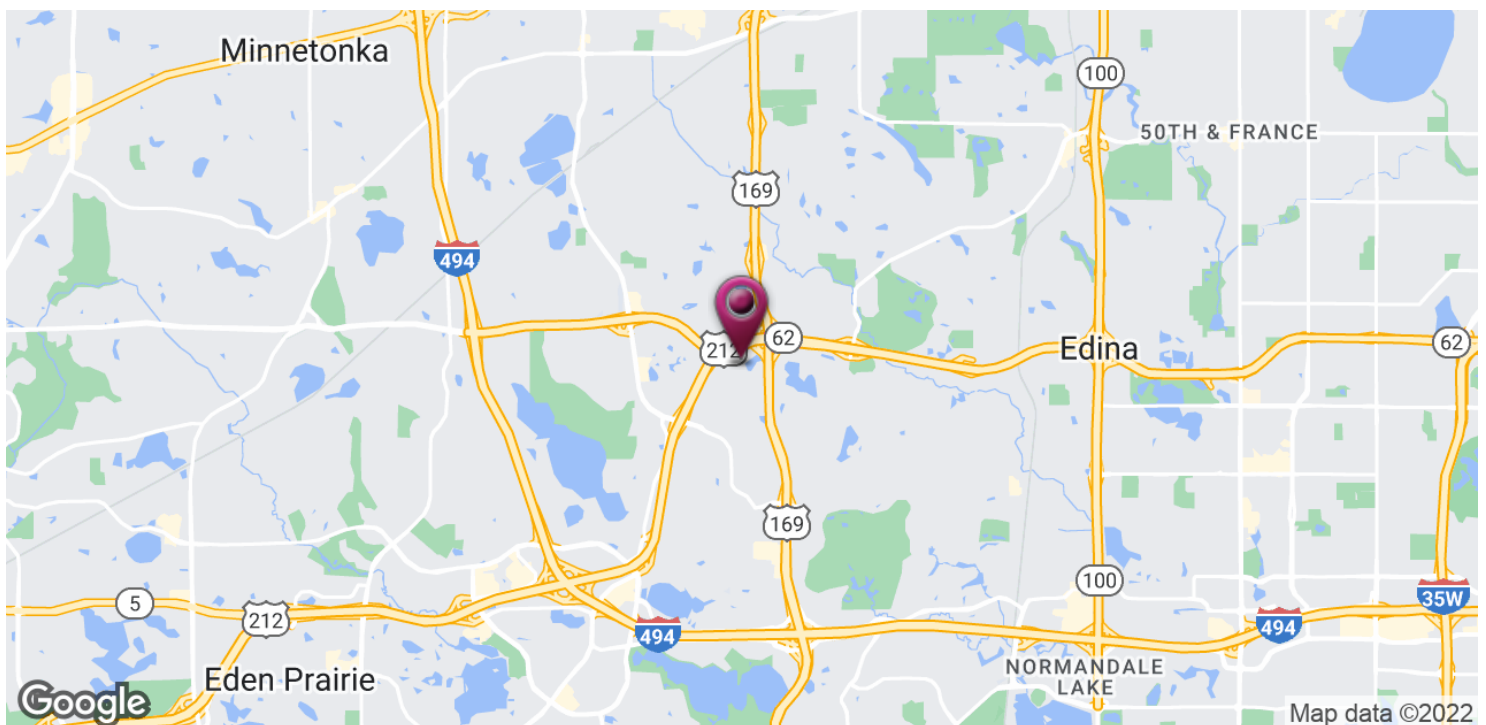
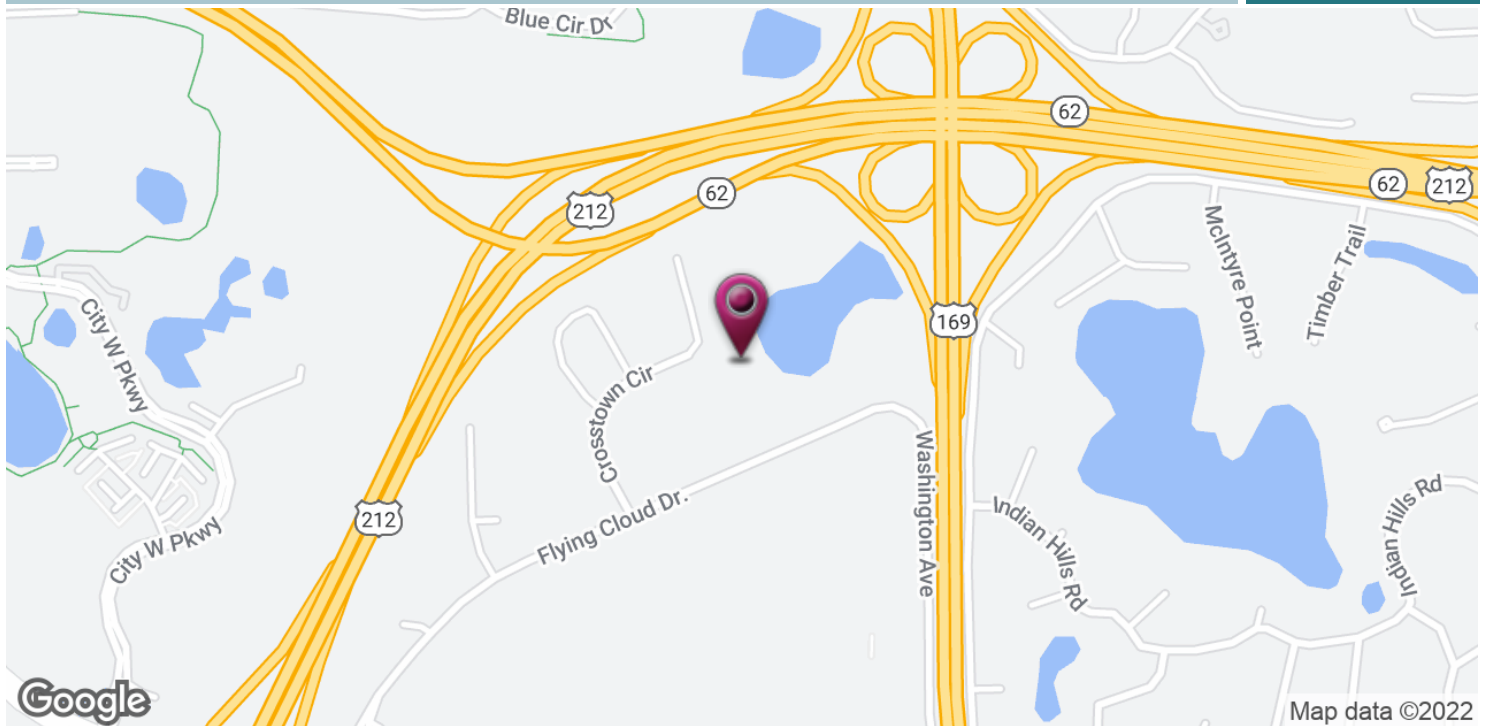
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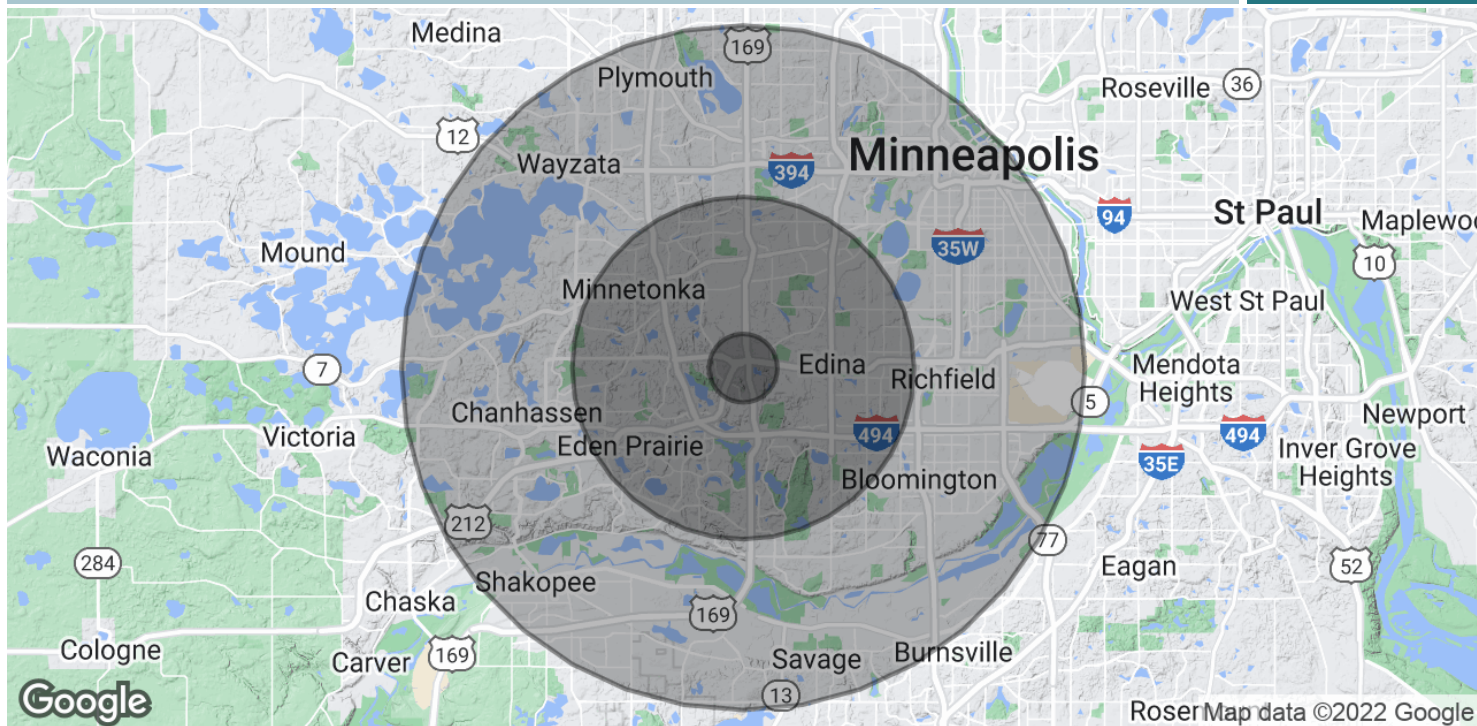
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FOR LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,207	186,123	784,819
Average Age	39.9	39.9	38.5
Average Age (Male)	38.6	38.6	37.4
Average Age (Female)	41.2	41.0	39.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,792	81,690	339,410
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$129,999	\$101,925	\$94,461
Average House Value	\$429,609	\$404,736	\$363,372

\* Demographic data derived from 2010 US Census

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