

FOR LEASE

10400

HIGHLIGHTS:

- SPEC SUITES AVAILABLE
- NEW 3000 SF GYM
- NEW TENANT LOUNGE
- UPDATED COMMON AREAS

THE GEODE

10650 RED CIRCLE DRIVE, MINNETONKA, MN



RYZO
COMMERCIAL REALTY

BUILDING HIGHLIGHTS



Building Year 1978



5.17 Acres



Renovations 2025



5 Floors



96,553 RSF



287 Parking Stalls



FEATURES



SIGNAGE AVAILABLE



VISIBILITY FROM HWY 62



AMENITIES



First Class Fitness Center
w/ Locker Rooms + Showers



Walking Desk
Workstations



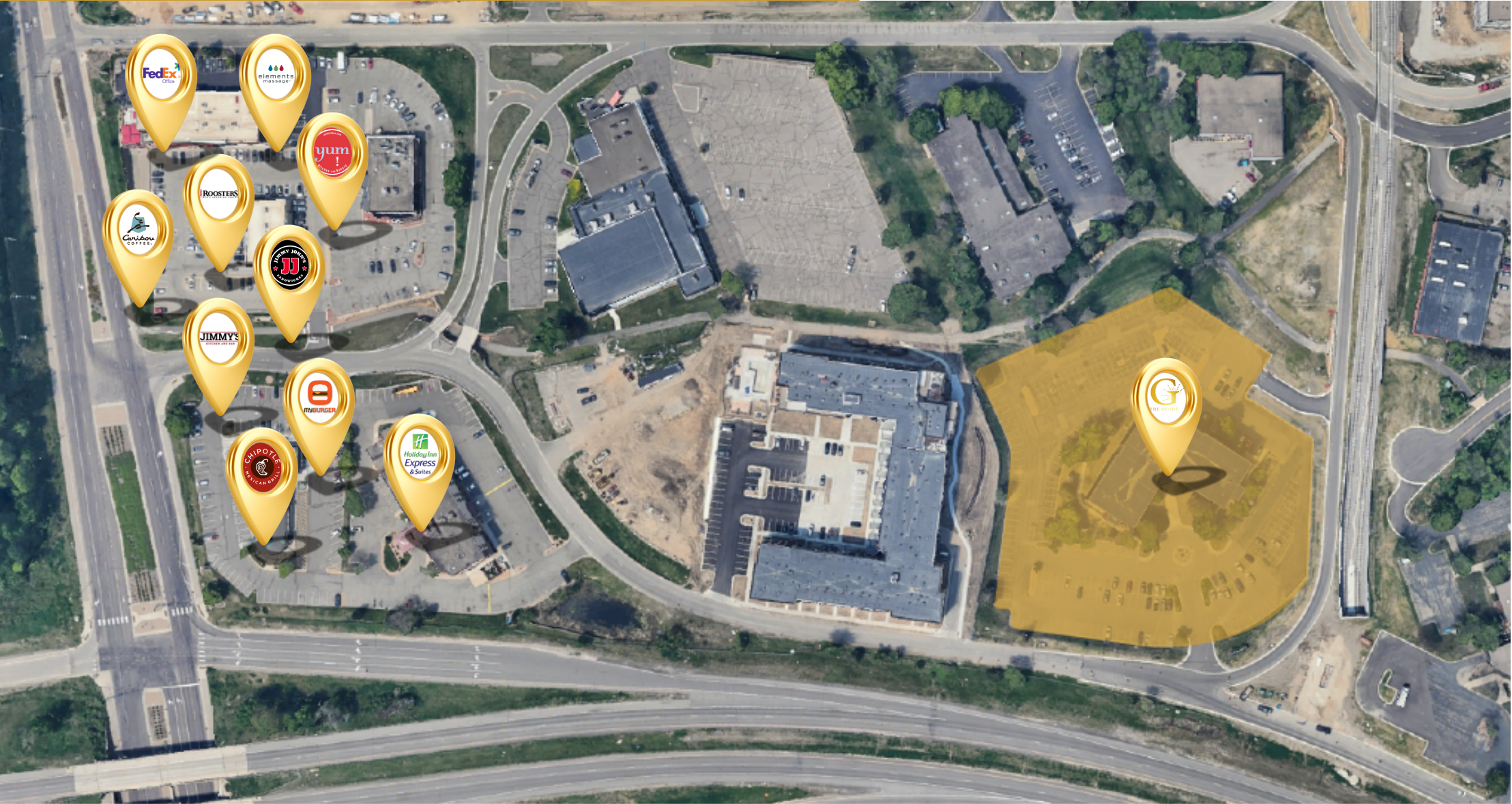
AMENITIES

COMING 2026

A PLACE TO
UNWIND

TENANT
SPEAKEASY





THE GEODE

LOCATION



THE GEODE
IT'S PRETTY INSIDE

Hundreds of Multifamily units



New LRT Stop

DEMOGRAPHICS/DRIVE TIME

CITY, STATE
Minnetonka, MN

POPULATION
82,464

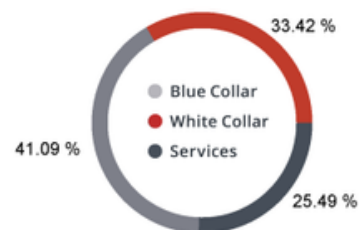
AVG. HHSIZE
2.40

MEDIAN HH INCOME
\$87,839

HOME OWNERSHIP

Renters: **10,969**
Owners: **24,707**

EMPLOYMENT



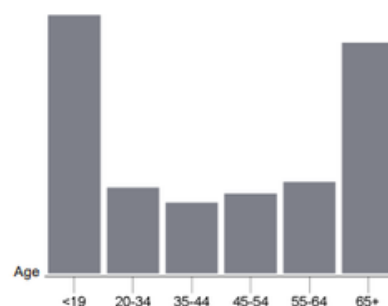
54.26 % Employed
1.25 % Unemployed

EDUCATION

High School Grad: **15.44 %**
Some College: **23.01 %**
Associates: **5.89 %**
Bachelors: **56.04 %**

GENDER & AGE

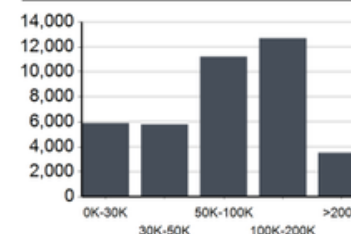
48.41 % Male
51.59 % Female



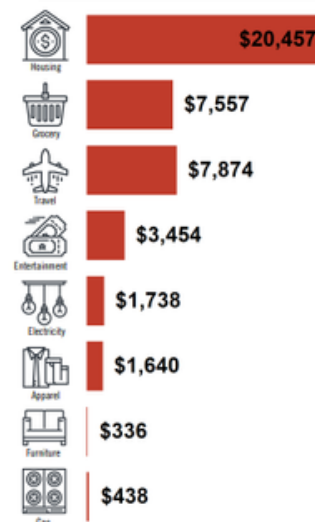
RACE & ETHNICITY

White: **86.04 %**
Asian: **3.21 %**
Native American: **0.18 %**
Pacific Islanders: **0.00 %**
African-American: **3.89 %**
Hispanic: **3.75 %**
Two or More Races: **2.92 %**

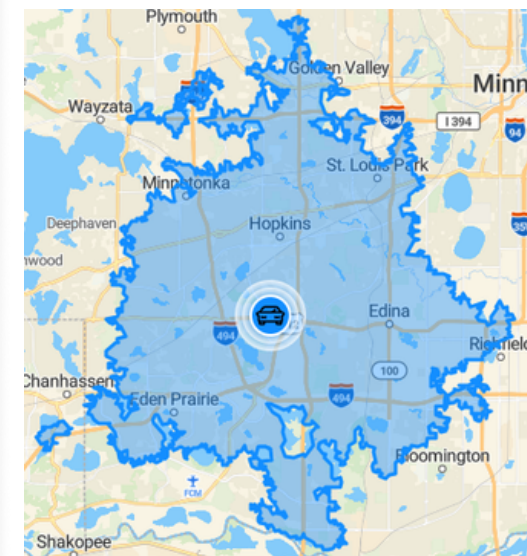
INCOME BY HOUSEHOLD



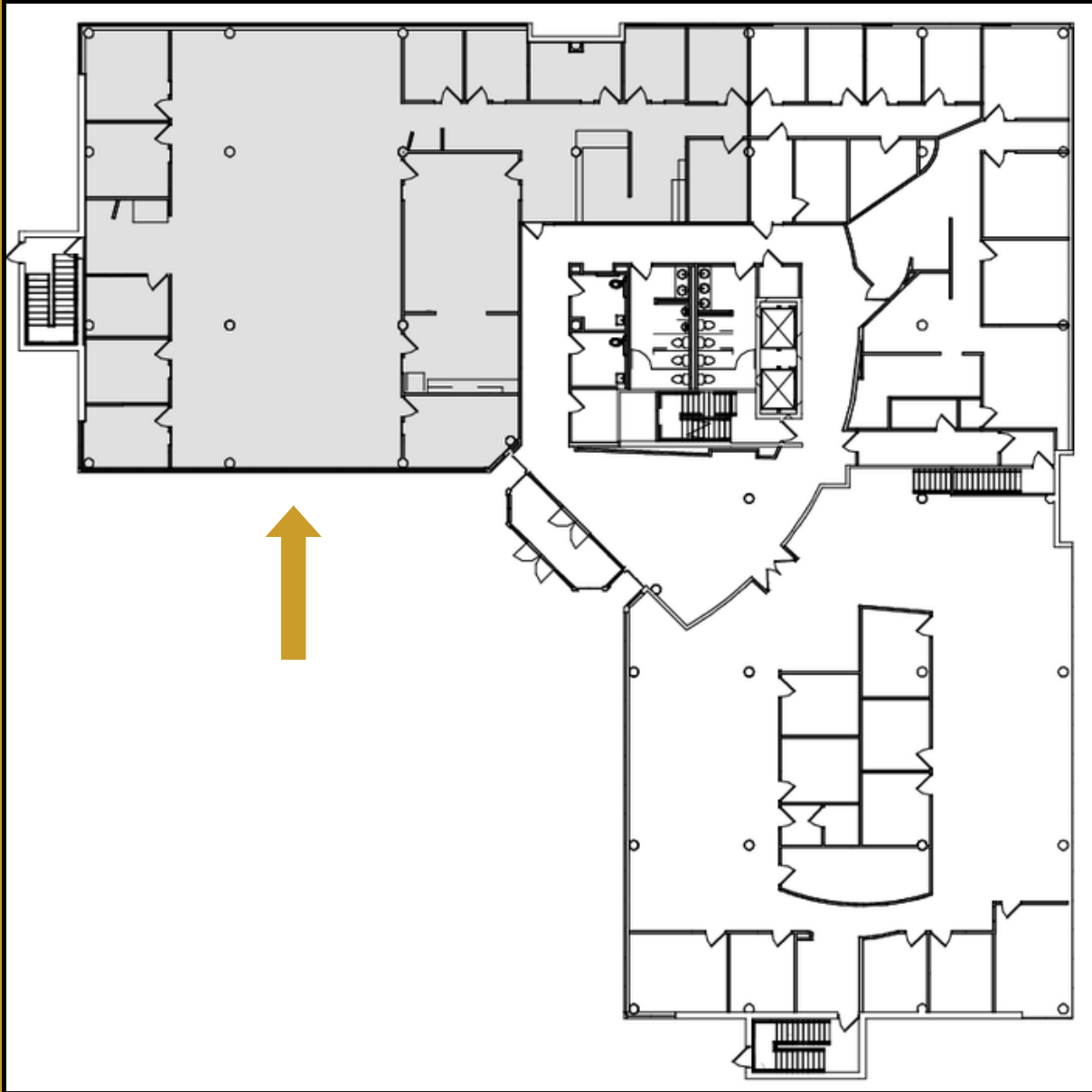
HH SPENDING



15-MINUTE DRIVE TIME



THE GEODE

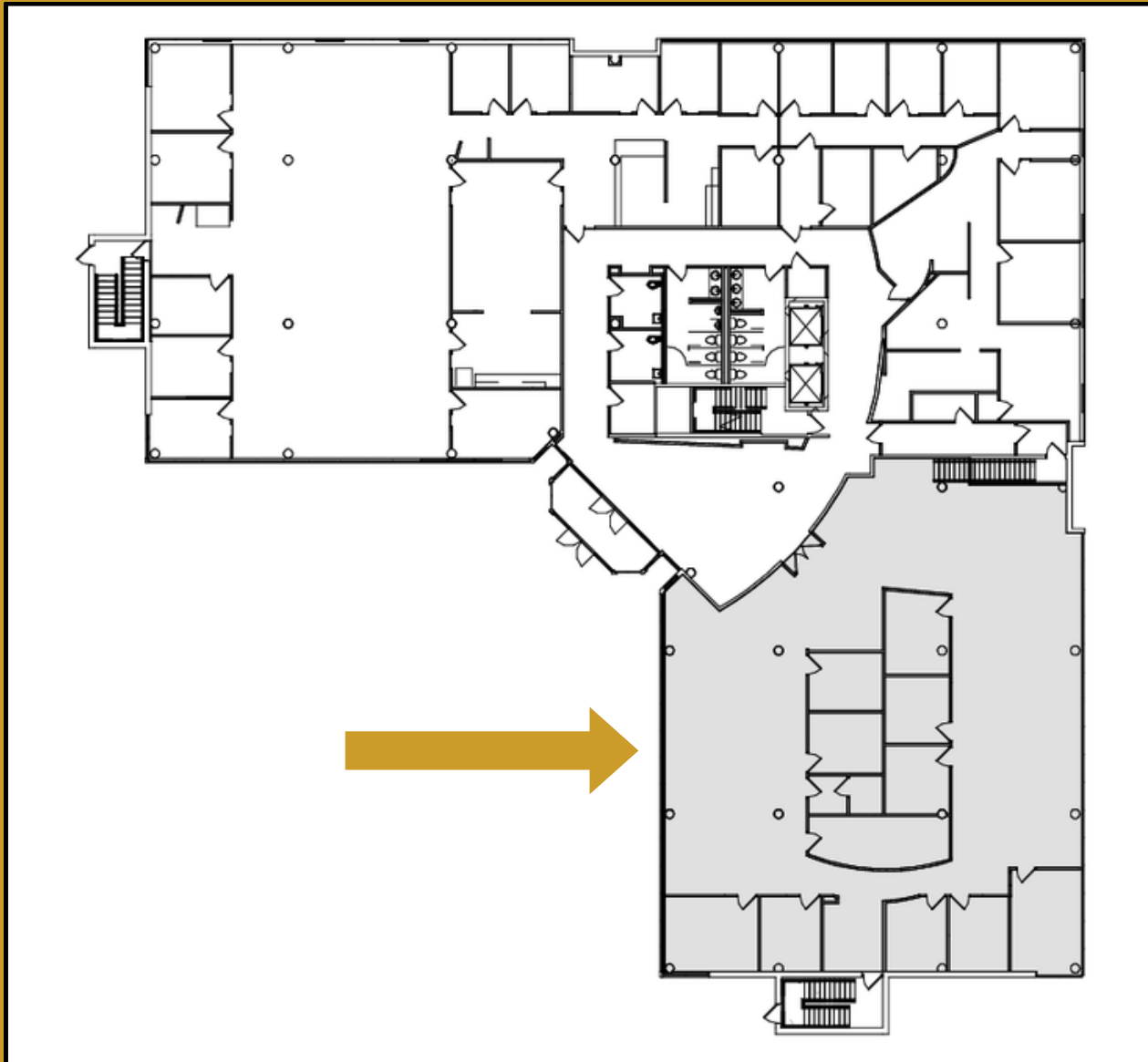


AVAILABLE SUITES

**VACANT SUITE
SUITE 100**

6,967 RSF

THE GEODE

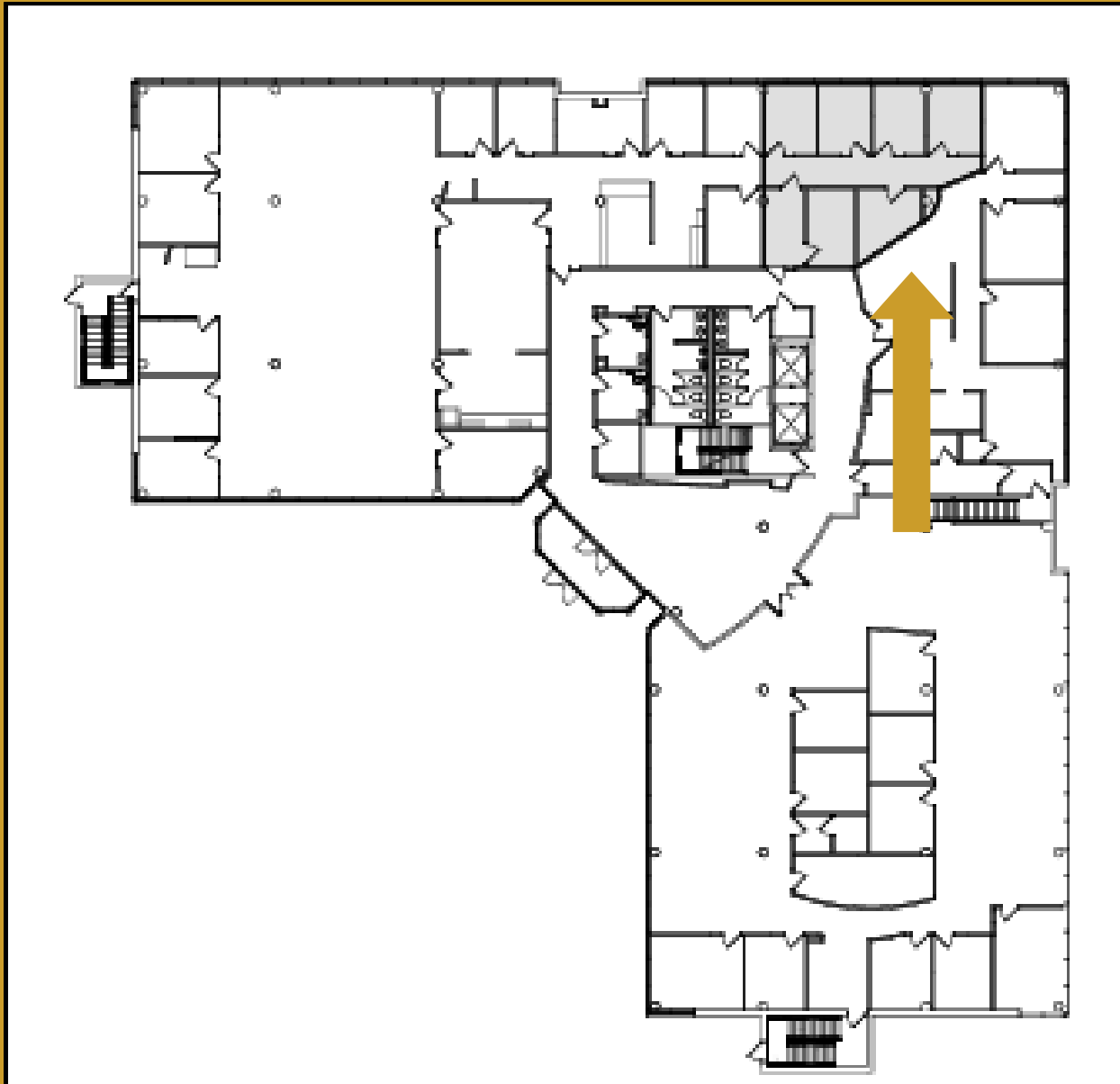


AVAILABLE SUITES

**VACANT SUITE
SUITE 101**

6,327 RSF

THE GEODE

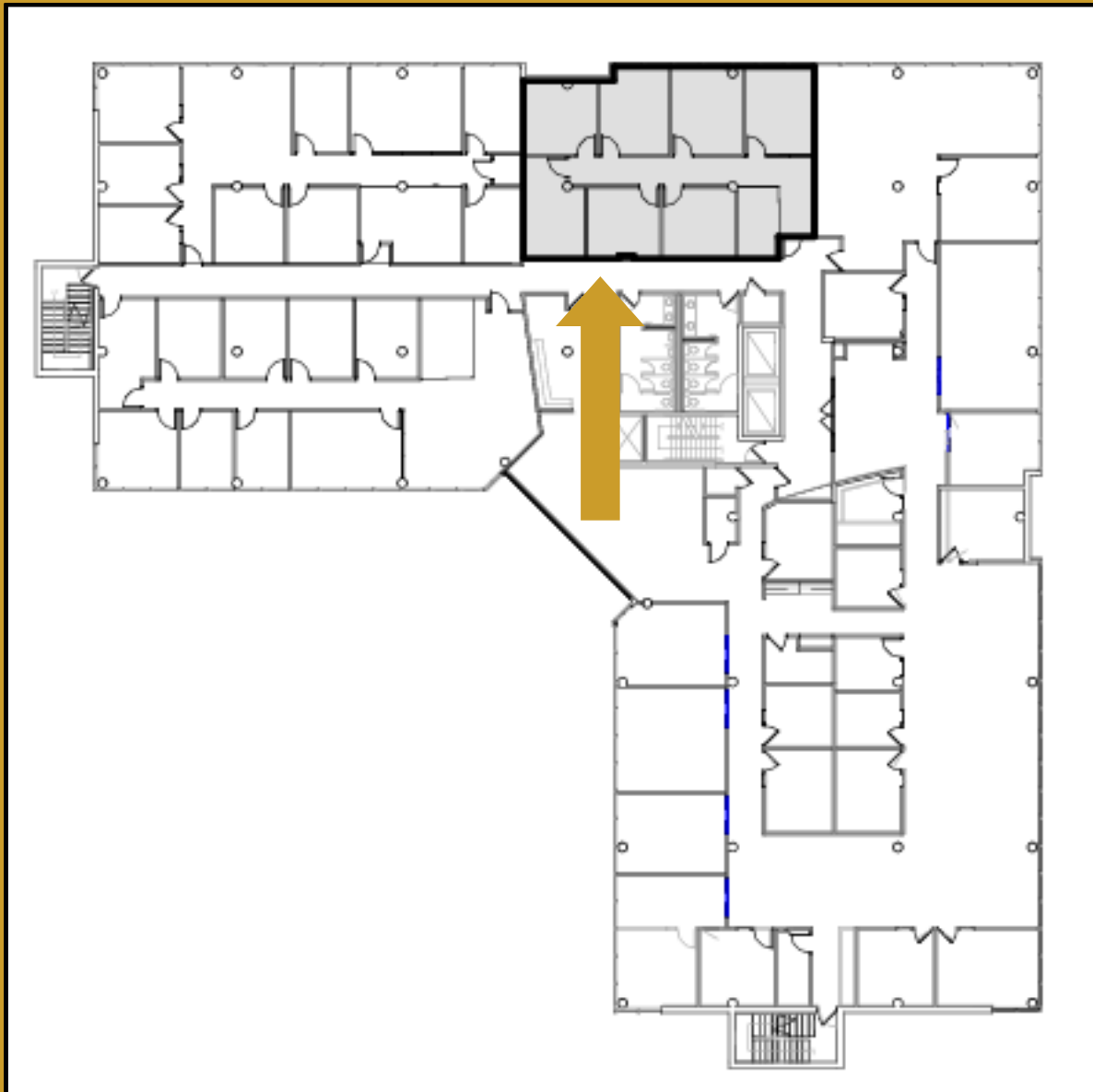


AVAILABLE SUITES

**VACANT SUITE
SUITE 103**

1,145 RSF

THE GEODE

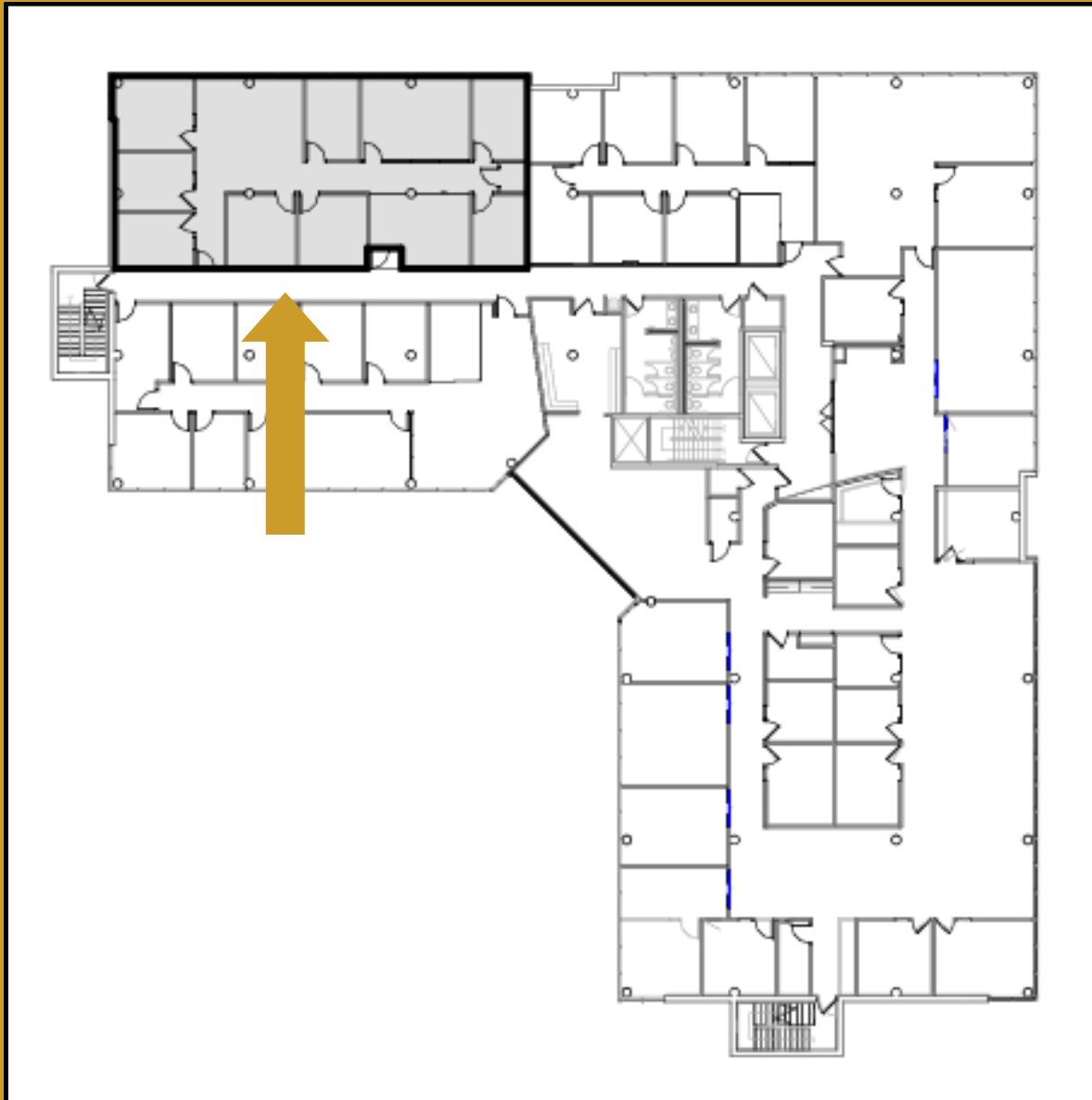


NEWLY CONSTRUCTED SPEC SUITE

**VACANT SUITE
SUITE 201**

1,769 RSF

THE GEODE

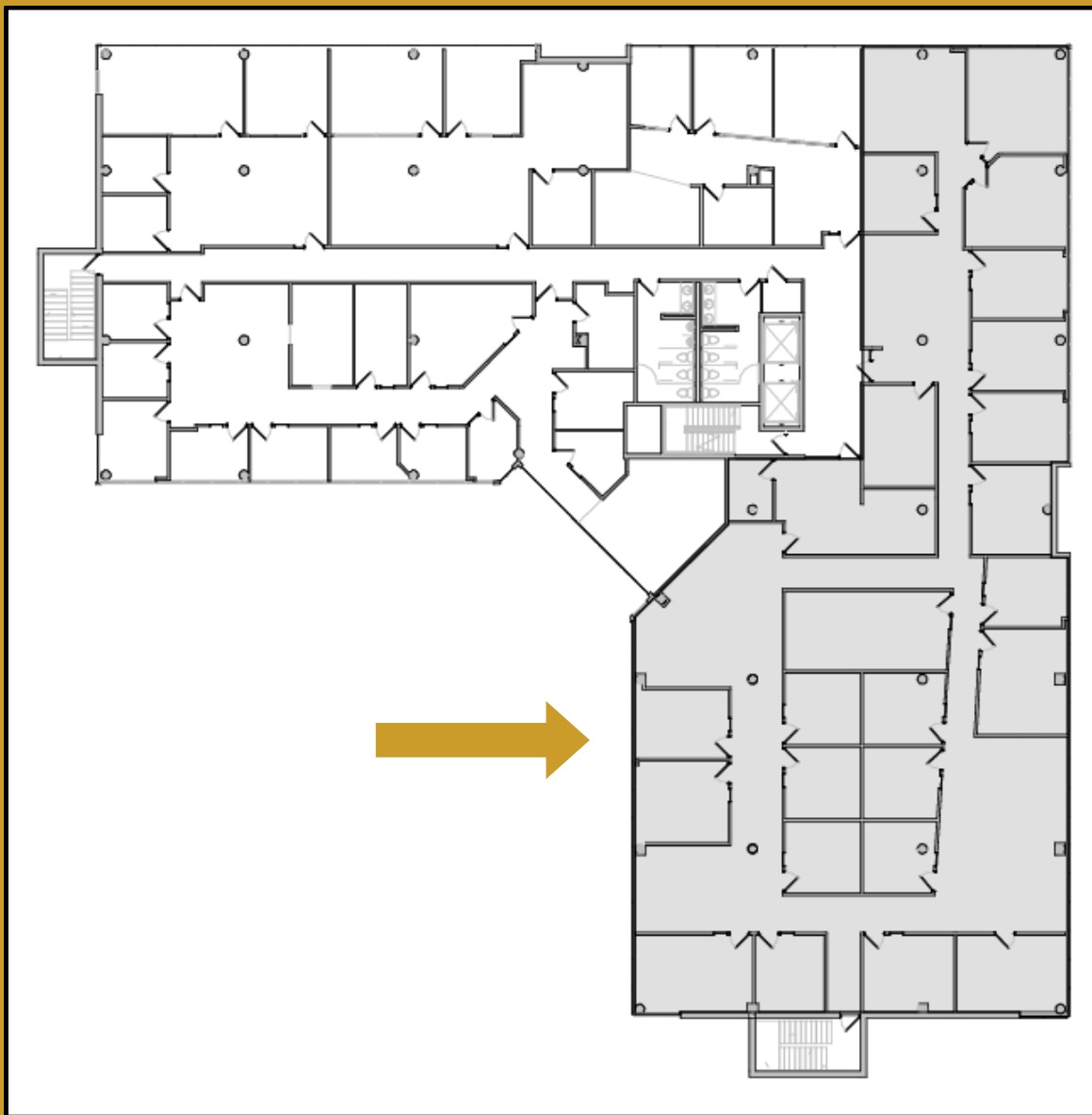


NEWLY CONSTRUCTED SPEC SUITE

**VACANT SUITE
SUITE 202**

2,724 RSF

THE GEODE



AVAILABLE SUITES

**VACANT SUITE
SUITE 303**

9,626 RSF

THE GEODE



AVAILABLE SUITES

**VACANT SUITE
SUITE 400**

6,730 RSF

THE GEODE

IT'S PRETTY INSIDE



LEASING



RYZO
COMMERCIAL REALTY

-  Tyler Van Eps | Broker
-  612-708-2631
-  Tyler.VanEps@ryzoCRE.com
-  www.ryzoCRE.com

-  Ari King | Advisor
-  510-499-9561
-  Ari.King@ryzoCRE.com
-  www.ryzoCRE.com