

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



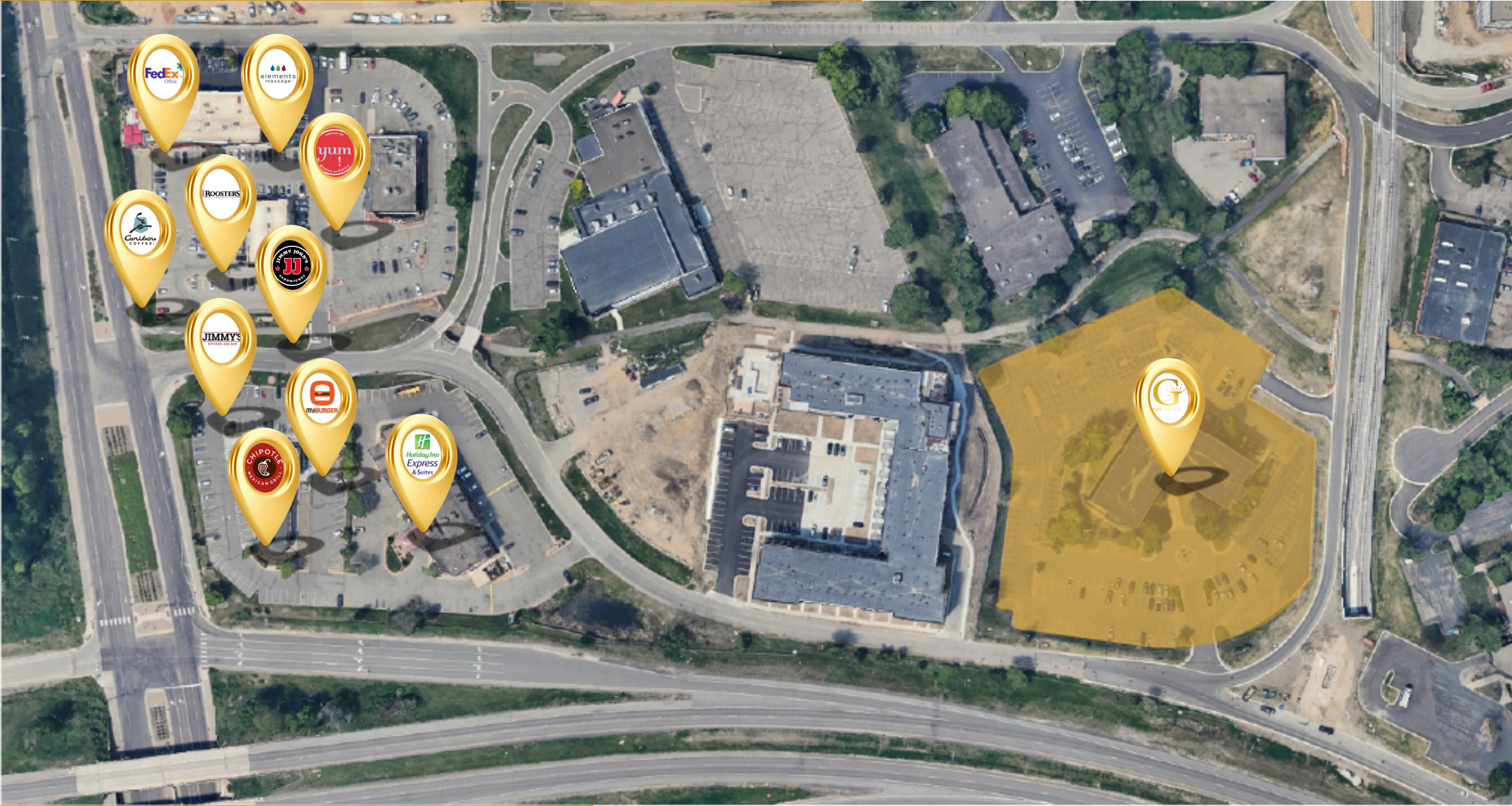
AMENITIES

COMING 2026

A PLACE TO
UNWIND

TENANT
SPEAKEASY





THE GEODE

LOCATION



 **OPTUM™**

62

INTERSTATE
494

THE GEODE
IT'S PRETTY INSIDE

Hundreds of Multifamily units

 **MetroTransit**

New LRT Stop

DEMOGRAPHICS/DRIVE TIME

CITY, STATE
Minnetonka, MN

POPULATION
82,464

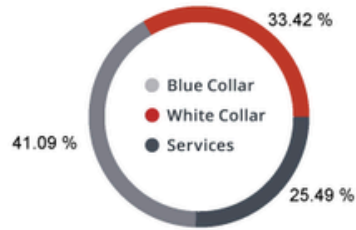
AVG. HHSIZE
2.40

MEDIAN HH INCOME
\$87,839

HOME OWNERSHIP

Renters:	10,969
Owners:	24,707

EMPLOYMENT

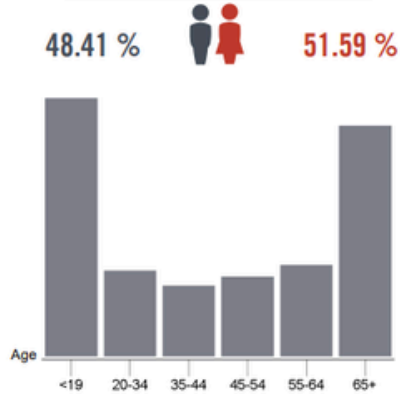


54.26 % Employed
1.25 % Unemployed

EDUCATION

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

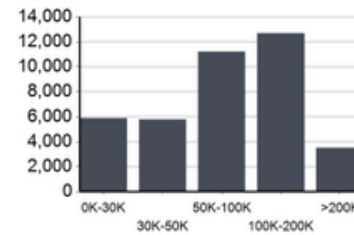
GENDER & AGE



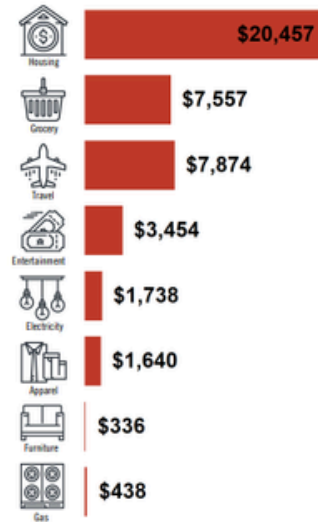
RACE & ETHNICITY

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 %**

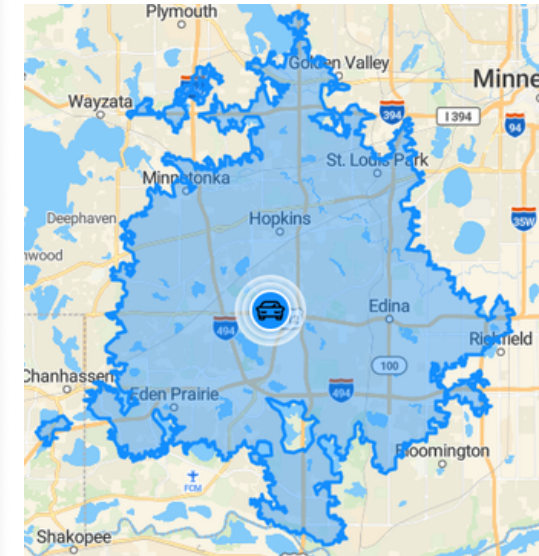
INCOME BY HOUSEHOLD



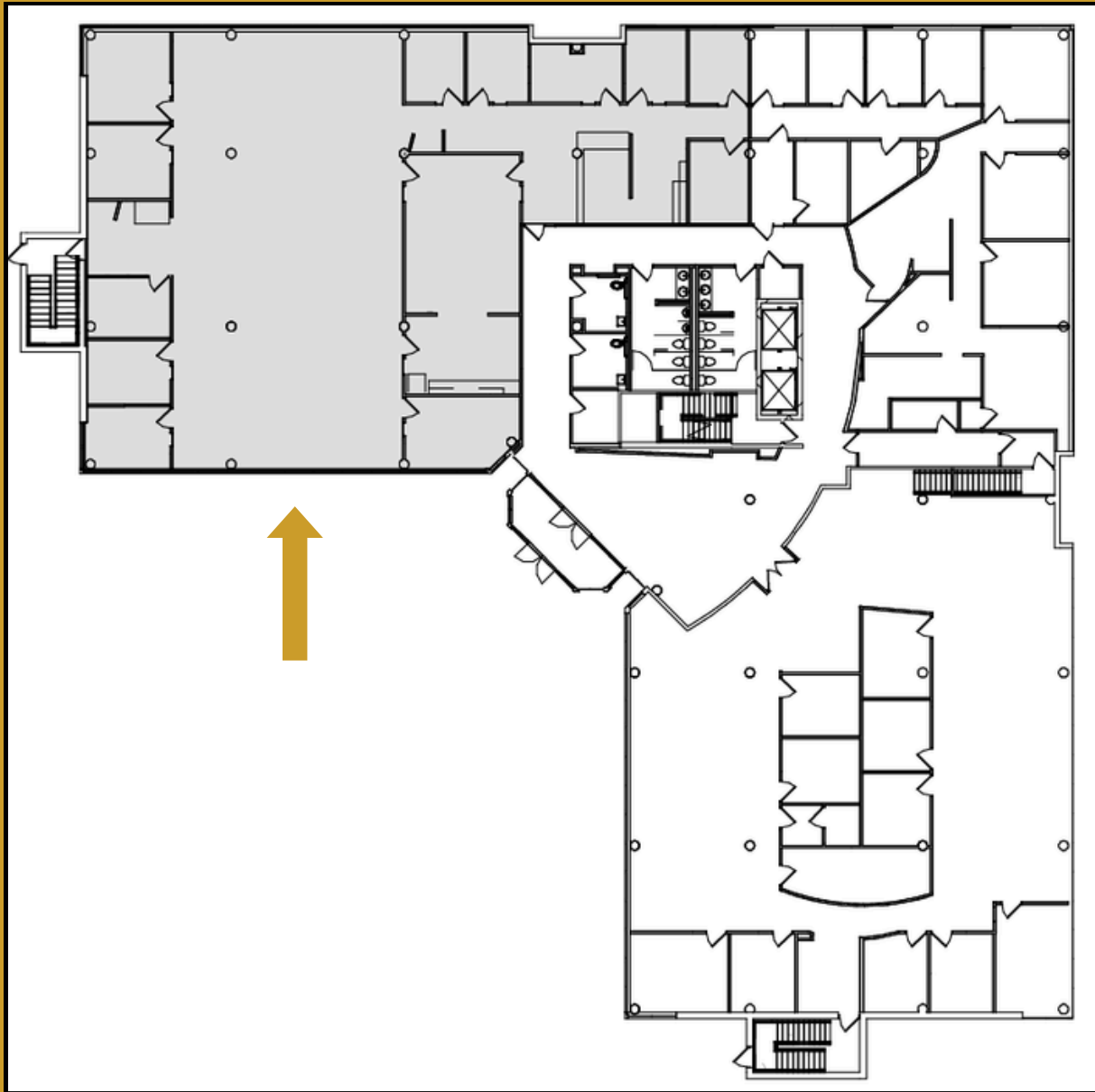
HH SPENDING



15-MINUTE DRIVE TIME



THE GEODE

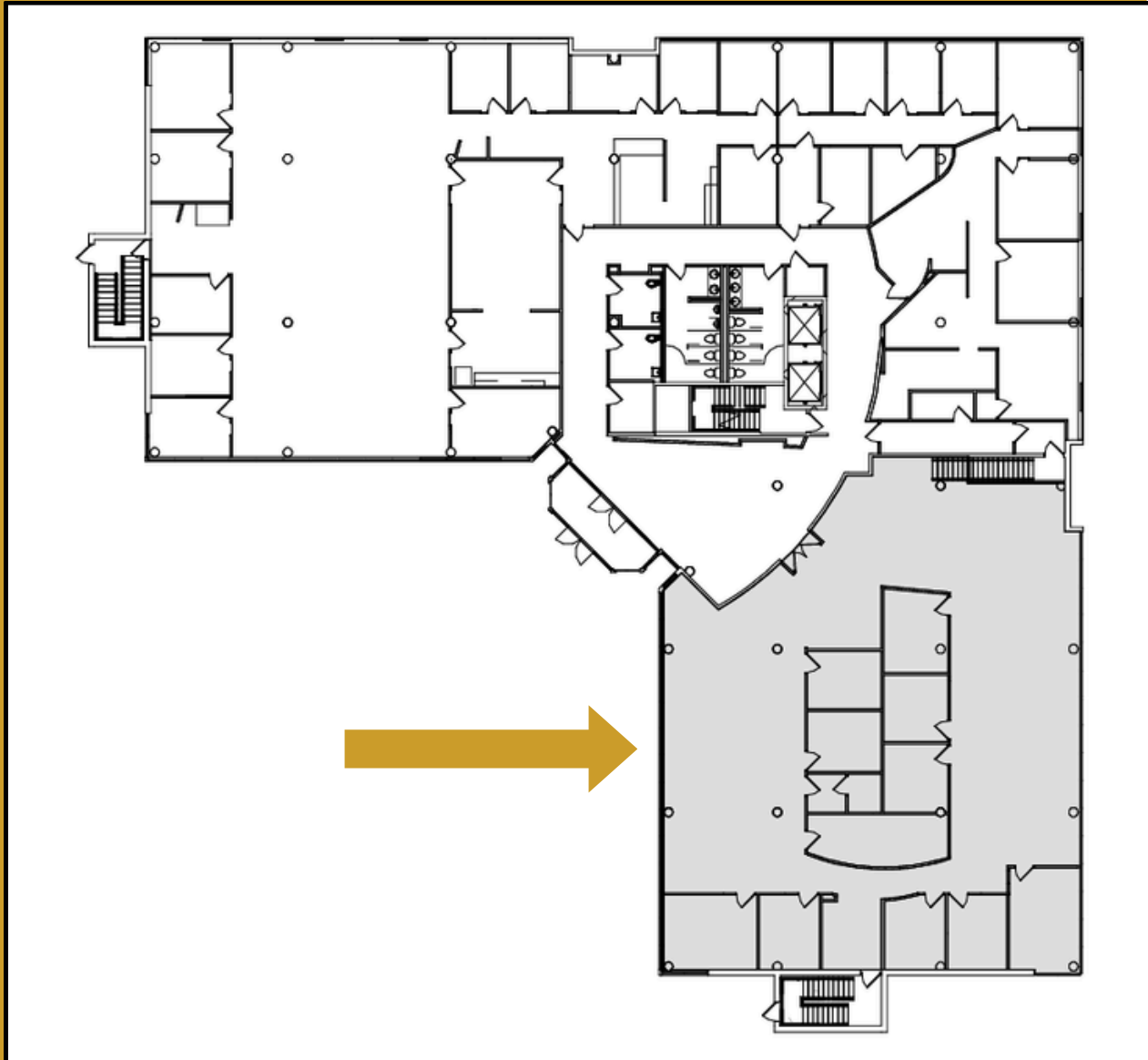


AVAILABLE SUITES

**VACANT SUITE
SUITE 100**

6,967 RSF

THE GEODE

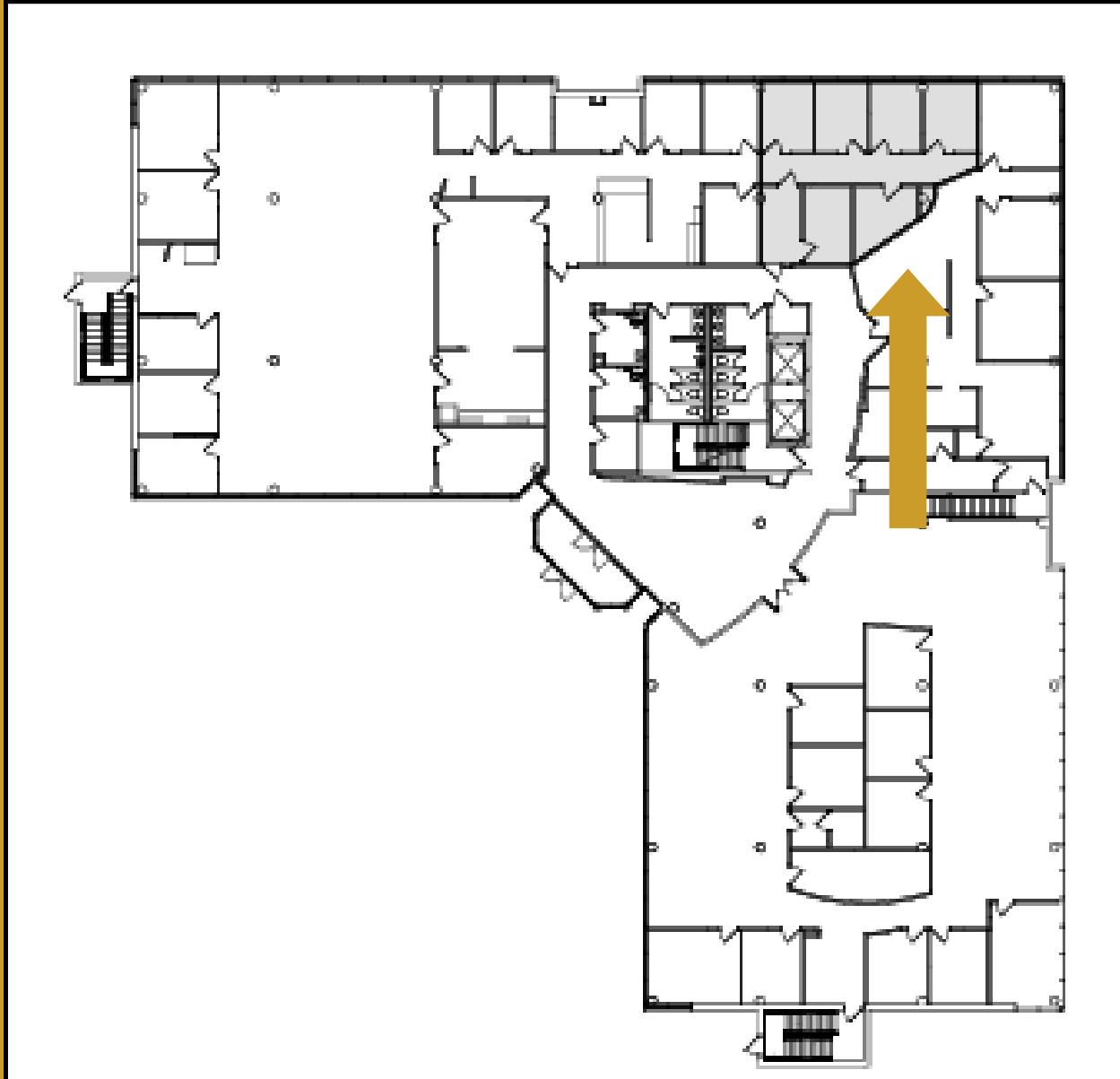


AVAILABLE SUITES

**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

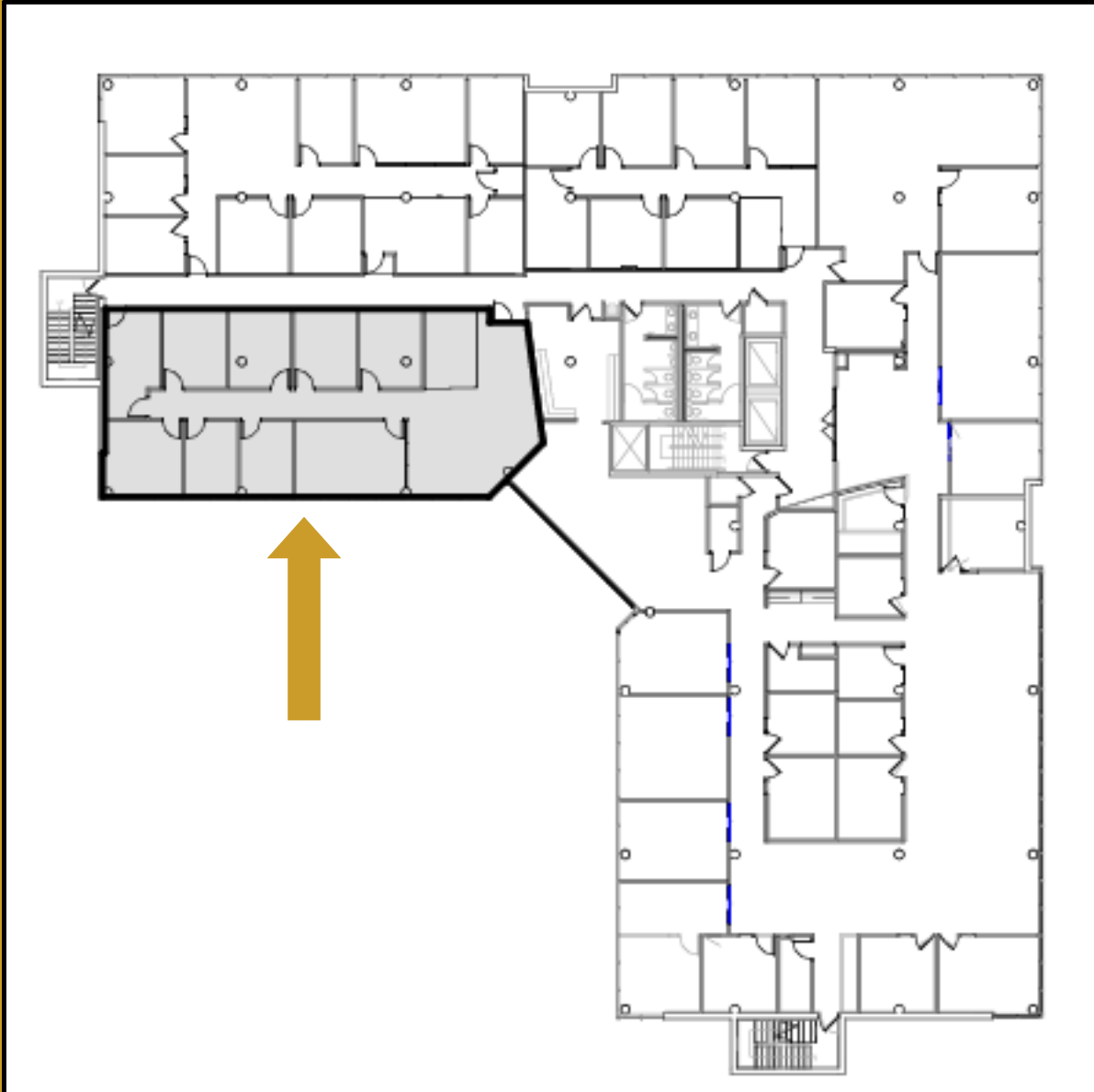


NEWLY CONSTRUCTED SPEC SUITE

**VACANT SUITE
SUITE 202**

2,724 RSF

THE GEODE

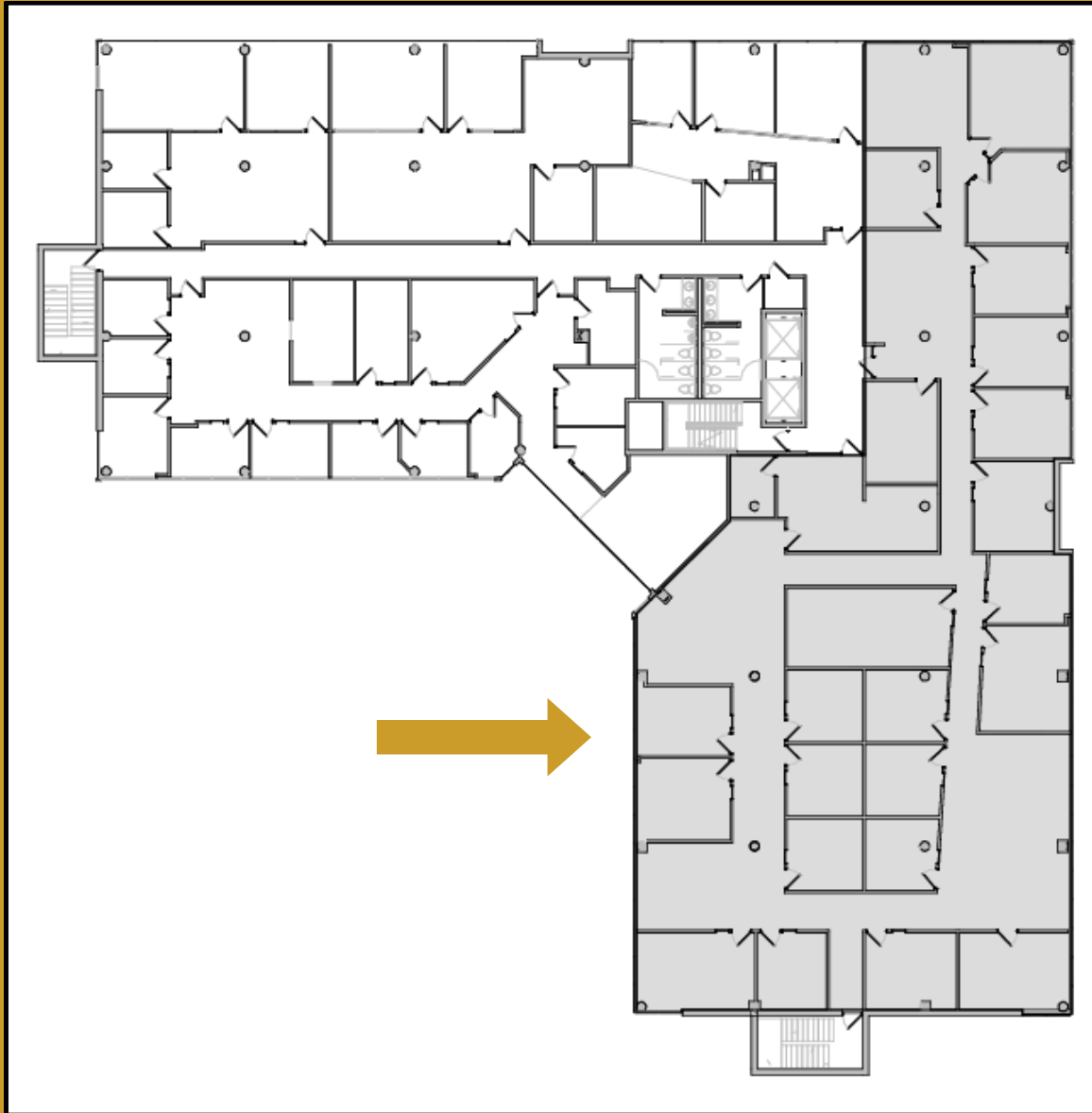


NEWLY CONSTRUCTED SPEC SUITE

**VACANT SUITE
SUITE 203**

2,646 RSF

THE GEODE



AVAILABLE SUITES

**VACANT SUITE
SUITE 303**

9,626 RSF

THE GEODE



AVAILABLE SUITES

**VACANT SUITE
SUITE 310**

1,706 RSF

THE GEODE



AVAILABLE SUITES

**VACANT SUITE
SUITE 320**

1,506 RSF

THE GEODE




IT'S PRETTY INSIDE



LEASING



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