

# 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



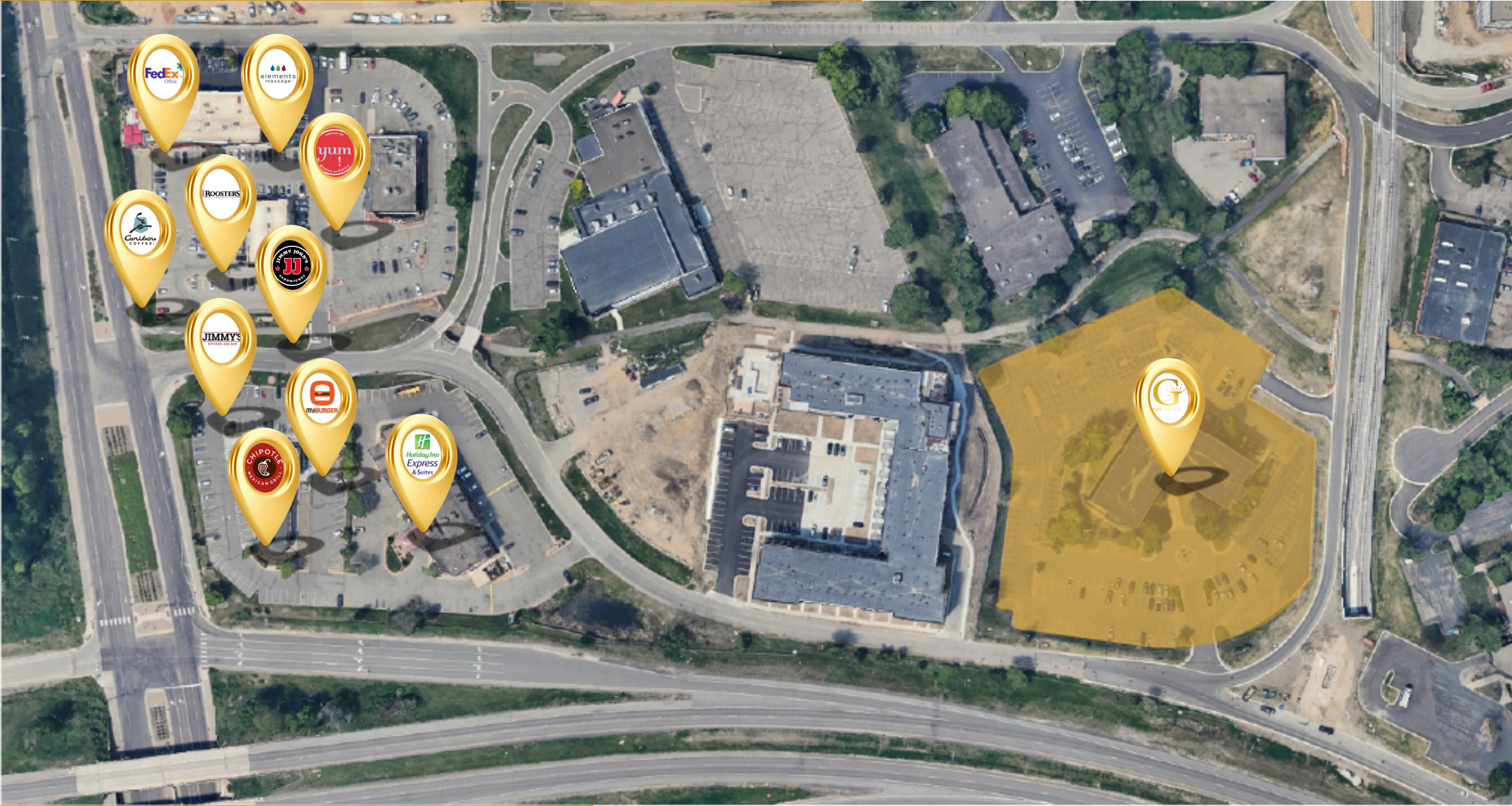
# AMENITIES

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**

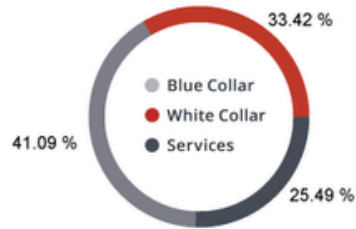
AVG. HHSIZE  
**2.40**

MEDIAN HH INCOME  
**\$87,839**

HOME OWNERSHIP

Renters:	<b>10,969</b>
Owners:	<b>24,707</b>

## EMPLOYMENT



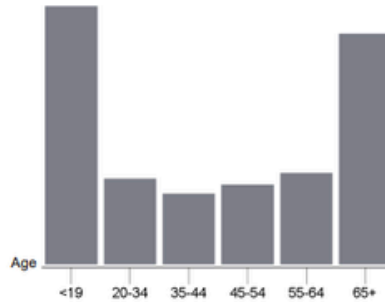
**54.26 %** Employed  
**1.25 %** Unemployed

## EDUCATION

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

## GENDER & AGE

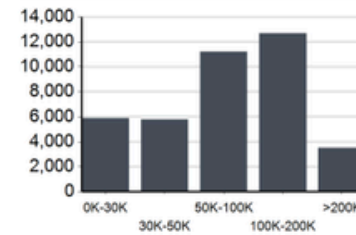
**48.41 %** **51.59 %**



## 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 %**

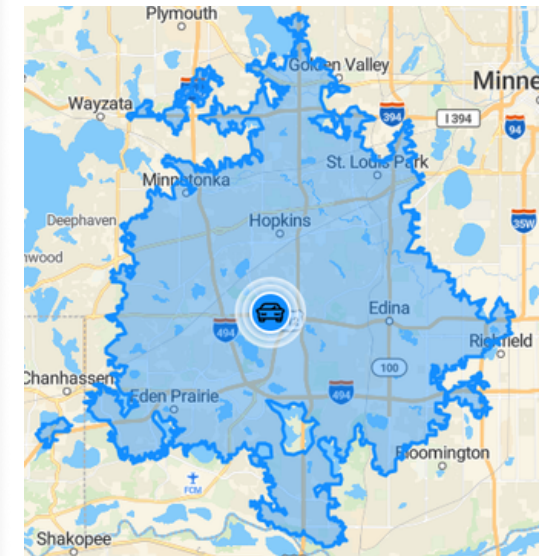
## INCOME BY HOUSEHOLD



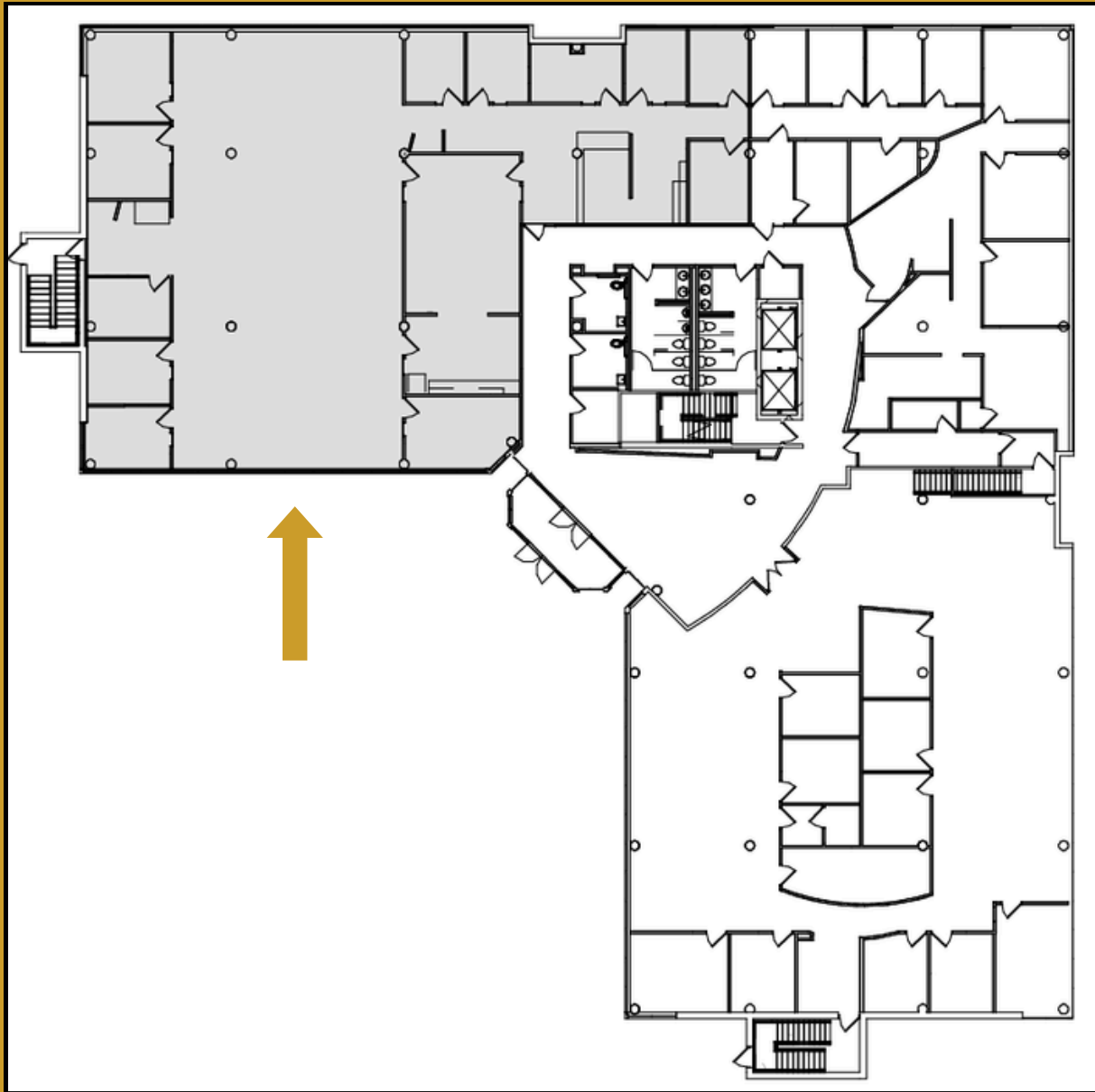
## HH SPENDING



## 15-MINUTE DRIVE TIME



THE GEODE

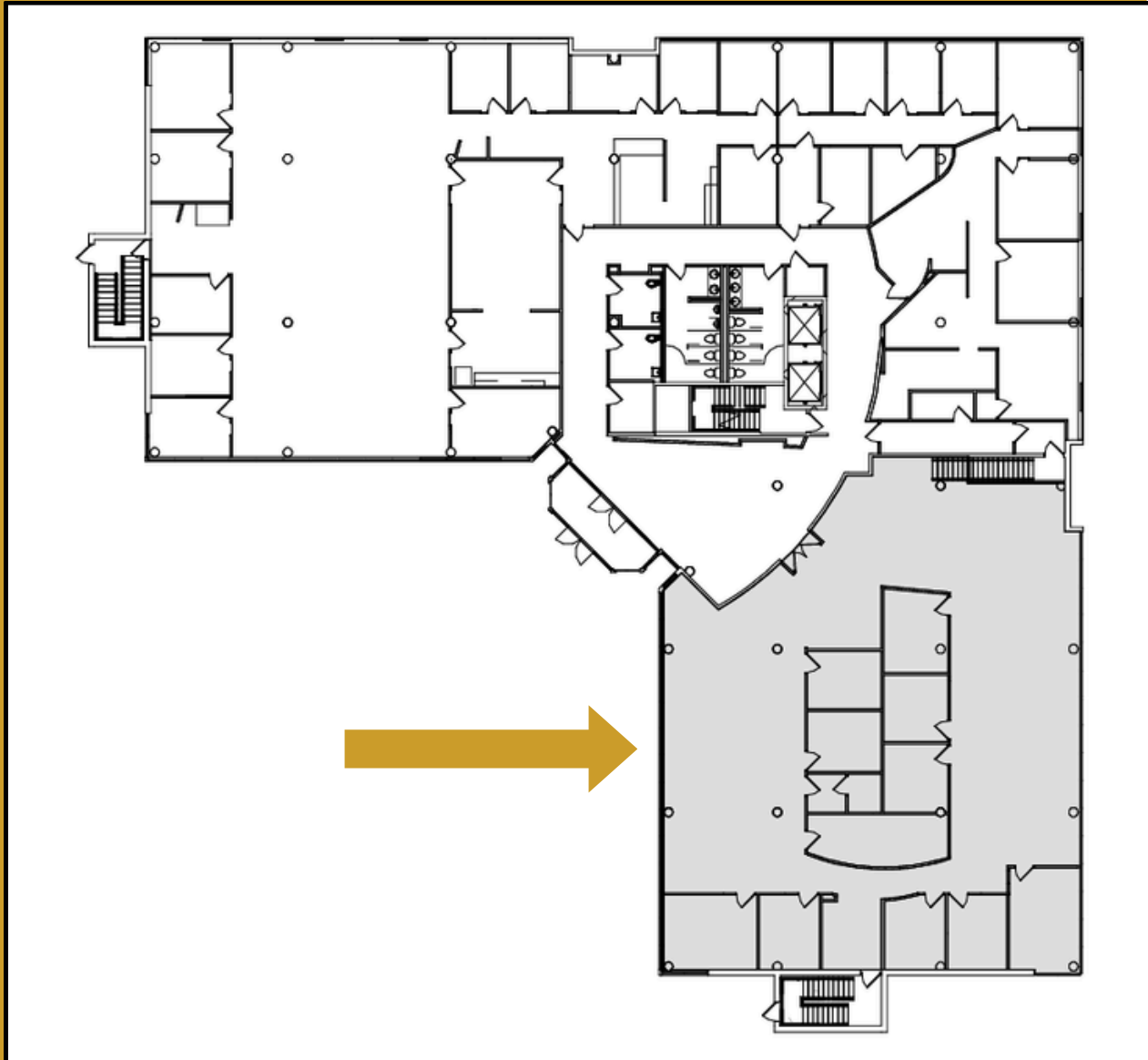


## AVAILABLE SUITES

**VACANT SUITE  
SUITE 100**

6,967 RSF

THE GEODE

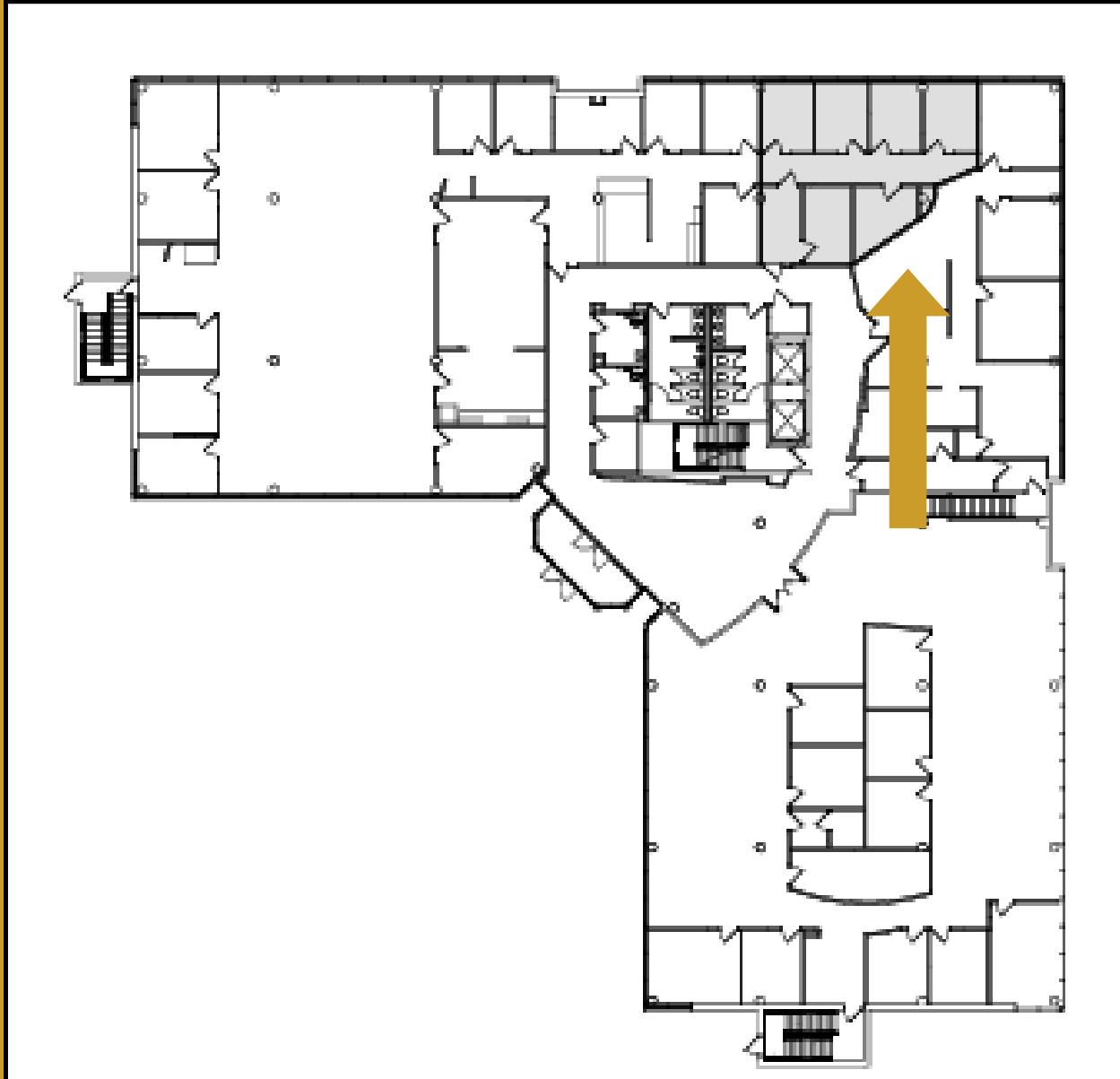


## AVAILABLE SUITES

**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

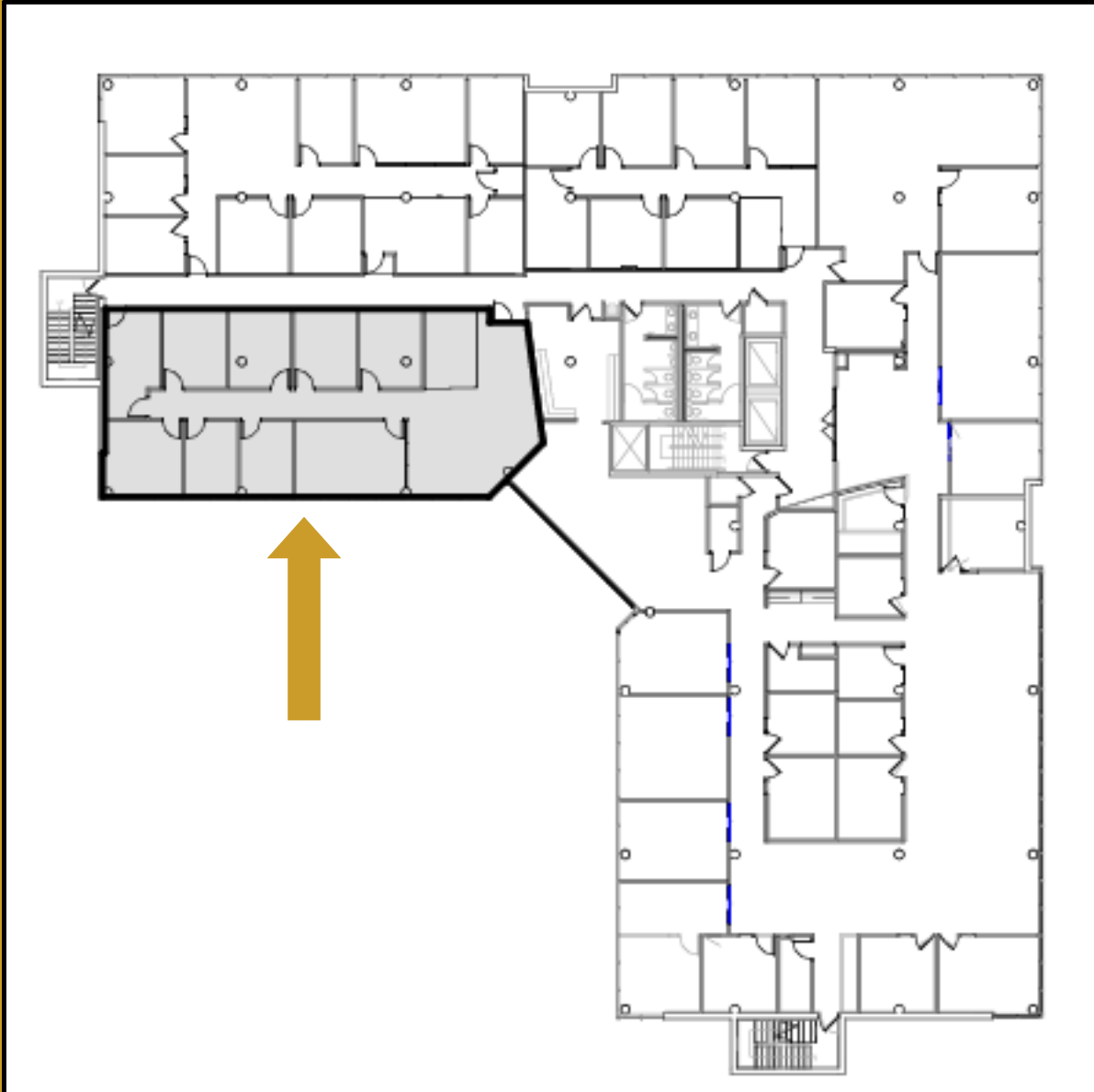


# NEWLY CONSTRUCTED SPEC SUITE

**VACANT SUITE  
SUITE 202**

2,724 RSF

THE GEODE

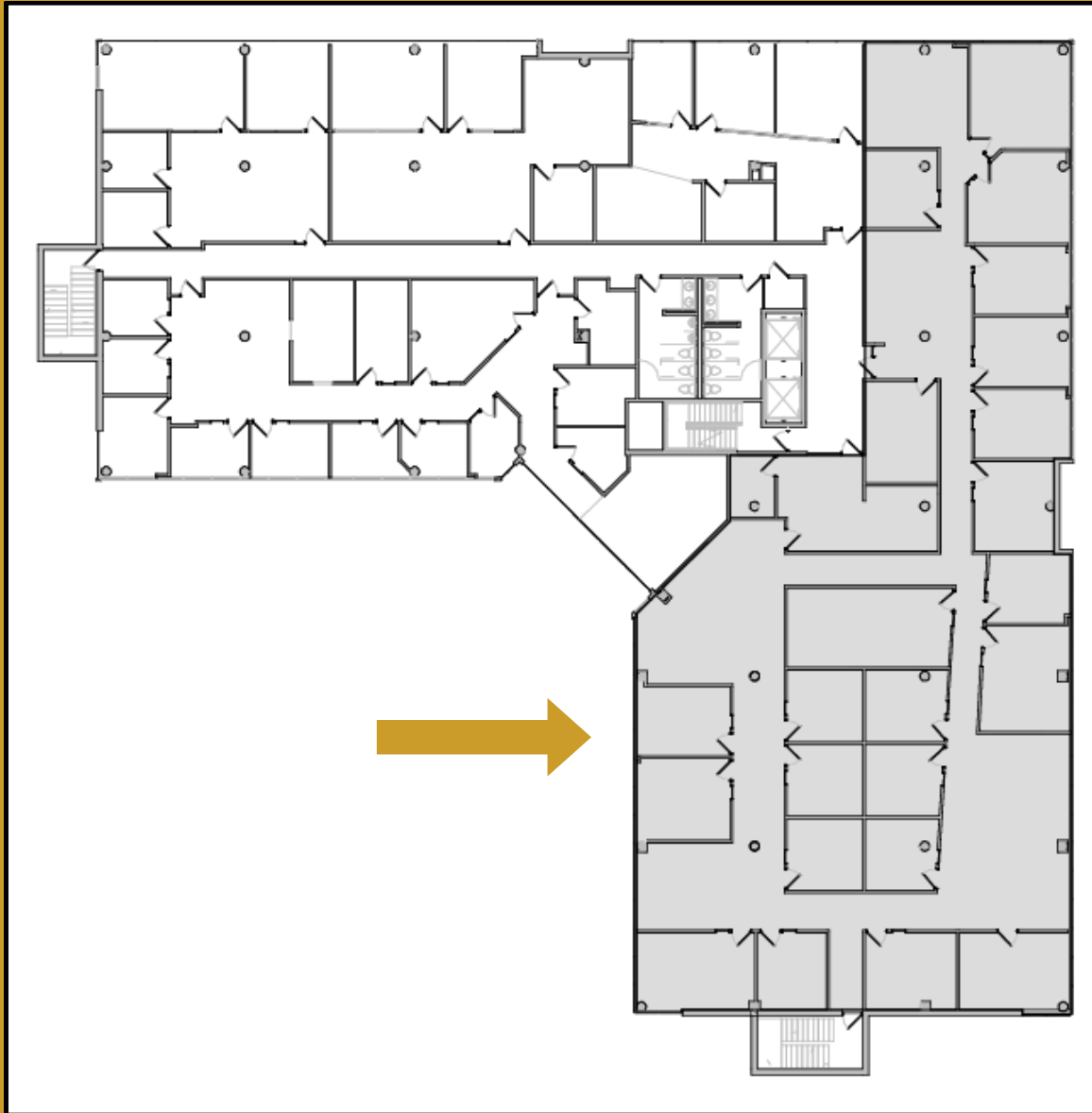


# NEWLY CONSTRUCTED SPEC SUITE

**VACANT SUITE  
SUITE 203**

2,646 RSF

THE GEODE

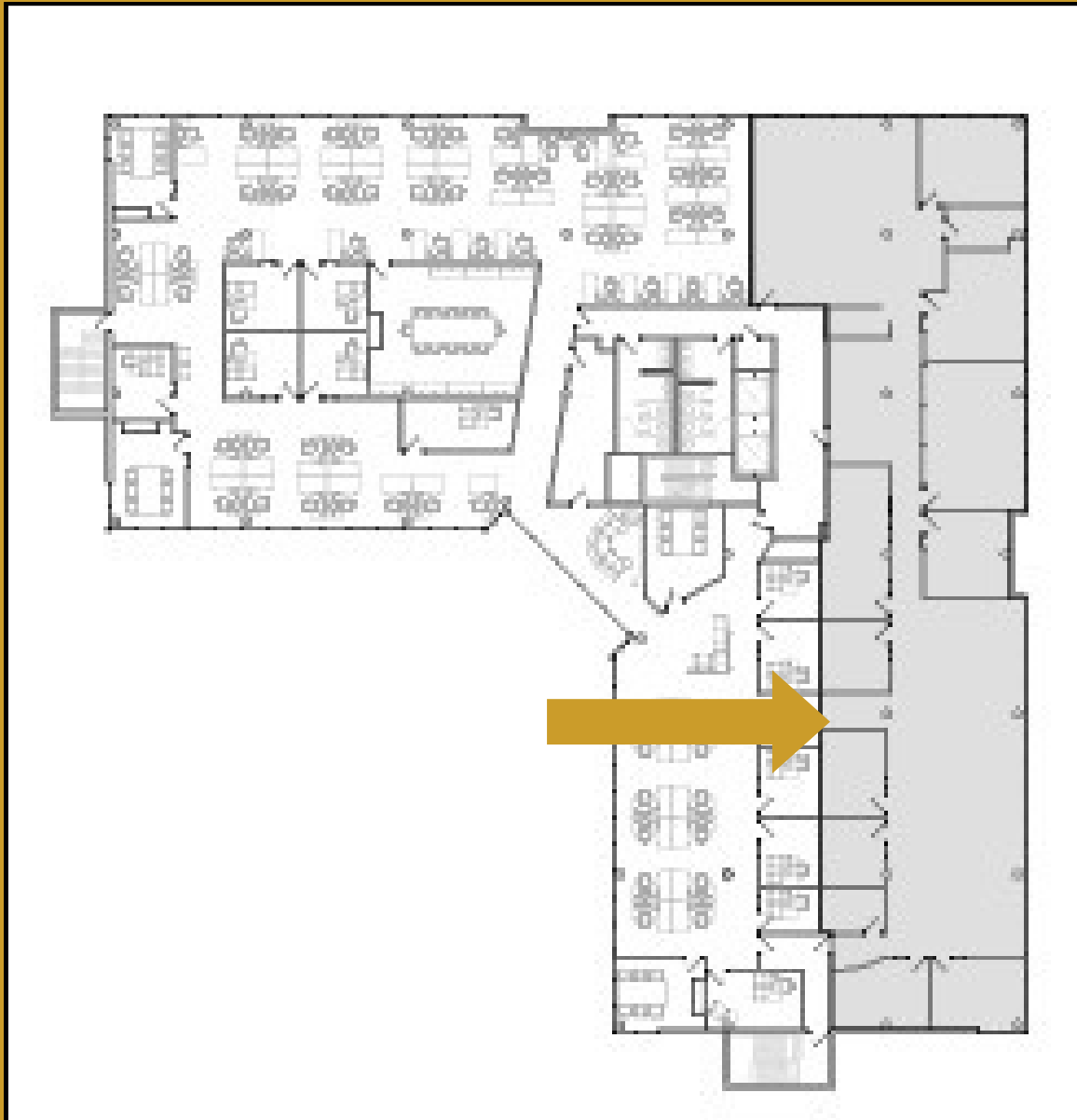


# AVAILABLE SUITES

**VACANT SUITE  
SUITE 303**

9,626 RSF

THE GEODE



## AVAILABLE SUITES

**VACANT SUITE  
SUITE 400**

6,730 RSF

# THE GEODE

IT'S PRETTY INSIDE



LEASING



RYZO  
COMMERCIAL REALTY



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