

**FOR LEASE | OFFICE WAREHOUSE**

## **Valley View Business Center**

**9701-9927 Valley View Road, Eden Prairie, MN 55344**



Valley View Business Center is a premier office-warehouse park located in the highly desirable Golden Triangle. Situated along Valley View Road, the property gives easy access to major arteries Crosstown 62, Hwy 169, Hwy 212, and I-494.

Offering a combination of office and warehouse, Valley View Business Center is an affordable, well-located option for your organization.

### **Property Features**

- 90,300 SF, three (3) building industrial complex
- 14' clear height
- Flexible loading with a combination of dock doors and drive-in doors
- Ample parking - 243 spaces
- Multiple suites and space configurations
- \$5.71 psf estimated Tax & CAM (2025)

### **Contact Us**

**ERIC DUEHOLM**

Partner



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**BEN BRUNO**

Brokerage Services



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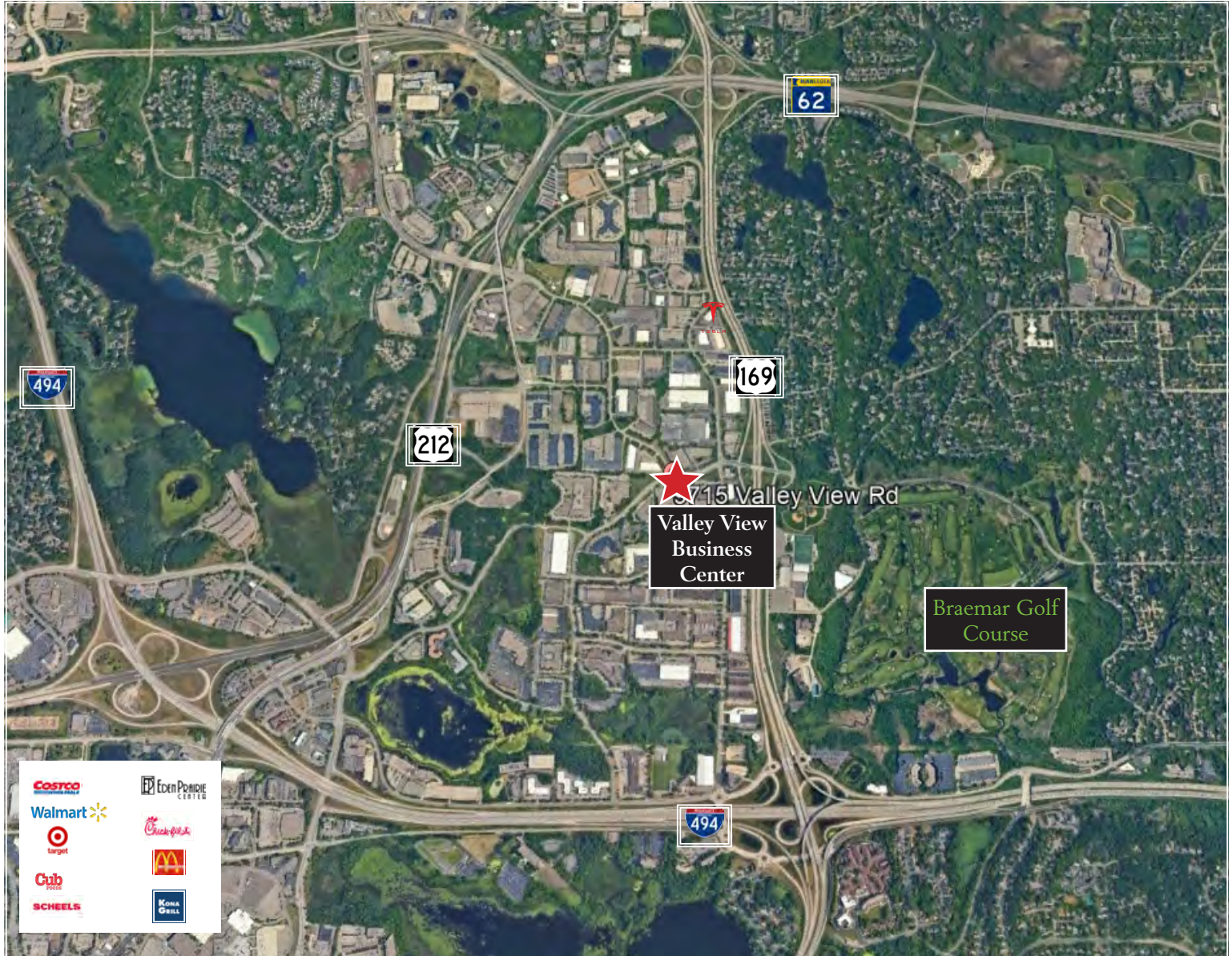
**Full Property Information at:**  
**[leasevalleyview.com](http://leasevalleyview.com)**



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## Amenity Map



## Destinations

Eden Prairie Center...  
MSP International Airport...  
Downtown Minneapolis...  
Downtown St. Paul...

## Drive Time

5 minutes  
16 minutes  
17 minutes  
27 minutes

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## Site & Building Floor Plan



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### Suite 9723

- 1,850 square feet total
- 8' x 10' drive-in door
- Updated landscaping
- Air-conditioned office space only with a 3 Ton replaced in 2020
- Warehouse has a unit heater
- Estimated as-is initial monthly gross rent \$2,809



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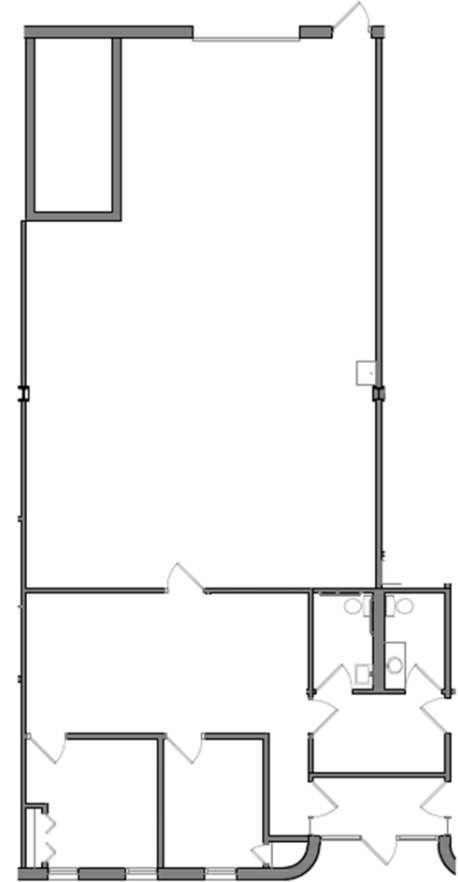
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## Suite 9917

- 2,062 square feet total
- 8' x 10' drive-in door
- Updated landscaping
- Air-conditioned office space only with a 3 Ton replaced in 2019
- Warehouse has a unit heater
- Estimated as-is initial monthly gross rent \$2,550



*Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.*

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