



10025 Valley View Rd, Eden Prairie

# Valley Gate Tech For Lease or Sale

- Prominent Golden Triangle location
- Close to retail, restaurants, shopping, and entertainment
- Easy access to I-494, US-212, and Hwy 5
- High-image building with great glass line

Accelerating success.

13,269 – 24,069  
SF Available

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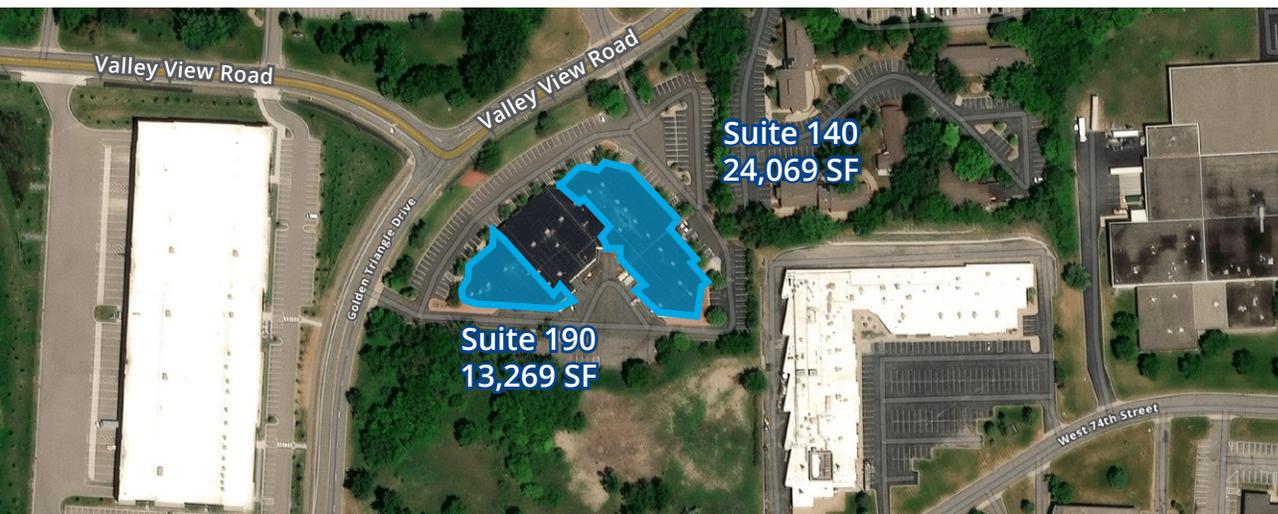
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# Property Facts

Address	10025 Valley View Rd, Eden Prairie, MN
Building Size	53,875
Site Area	4.18 acres
Year Built	1989
Parking	3.21/1,000
Clear Height	14'
Available 8/1/2026: Suite 140	21,954 SF Office 2,115 SF Warehouse <b>24,069 SF Total</b> <ul style="list-style-type: none"><li>• 4 dock doors (3 glassed-in doors)</li><li>• Ability to demise to 17,282 SF or 6,787 SF</li></ul>
Available: Suite 190	12,693 SF Office 579 SF Warehouse <b>13,269 SF Total</b> <ul style="list-style-type: none"><li>• 1 dock door</li></ul>
Lease Rates	Negotiable
2026 Est. CAM/Tax	\$6.50 PSF
Sale Price	Negotiable

# Site Plan



# Features



Ample parking



Nearby retail, restaurants



High-image finishes



Quick access to I-494, US-212

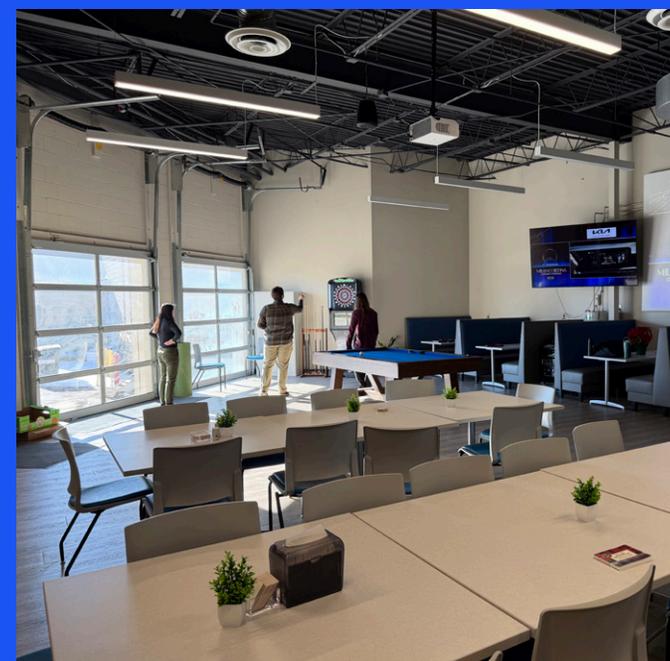


Dock loading

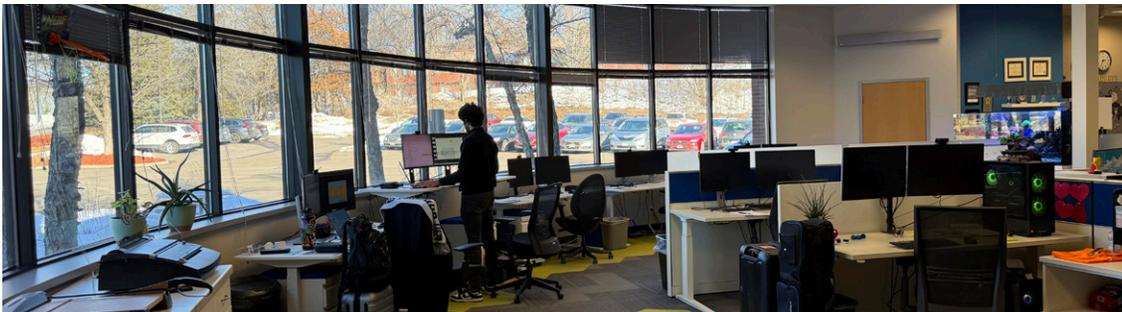


Flexible floor plans

## Glassed in dock doors in breakroom



# Suite 140 Photos



# Floor Plan Suite 140

## Suite 140

21,954 SF Office

■ 2,115 SF Warehouse

24,069 SF Total

- 4 dock doors  
(3 glassed-in doors)



# Floor Plan Suite 140

## Demising Option 1

17,282 SF Office

17,282 SF Total

- 3 dock doors (glassed-in)

## Demising Option 2

4,672 SF Office

2,115 SF Warehouse

6,787 SF Total

- 1 dock door



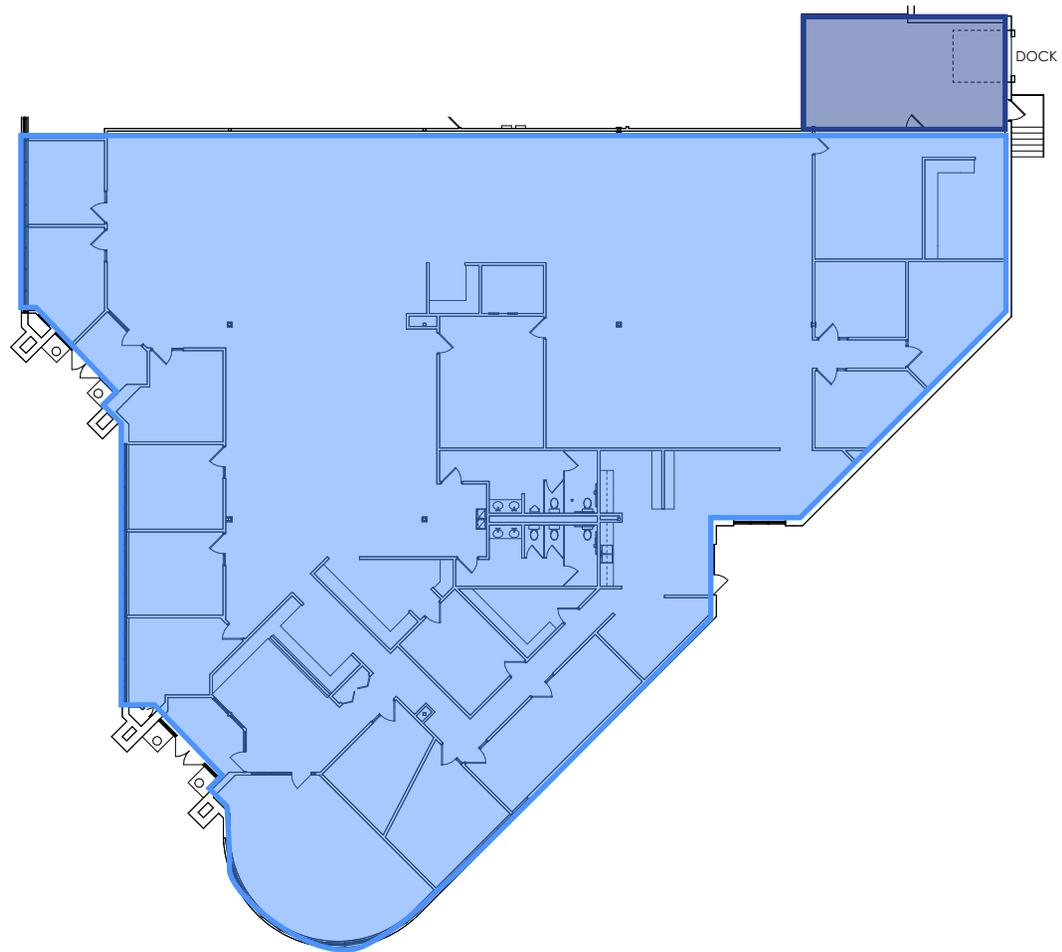
# Floor Plan Suite 190

## Suite 190

- 12,693 SF Office
- 576 SF Warehouse

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- 13,269 SF Total
- 1 dock door





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