

**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
- \$5.28 psf estimated Tax & CAM (2024)

### Contact Us

ERIC DUEHOLM  
Partner



651.621.2550



[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

BEN BRUNO  
Broker



651.621.2563



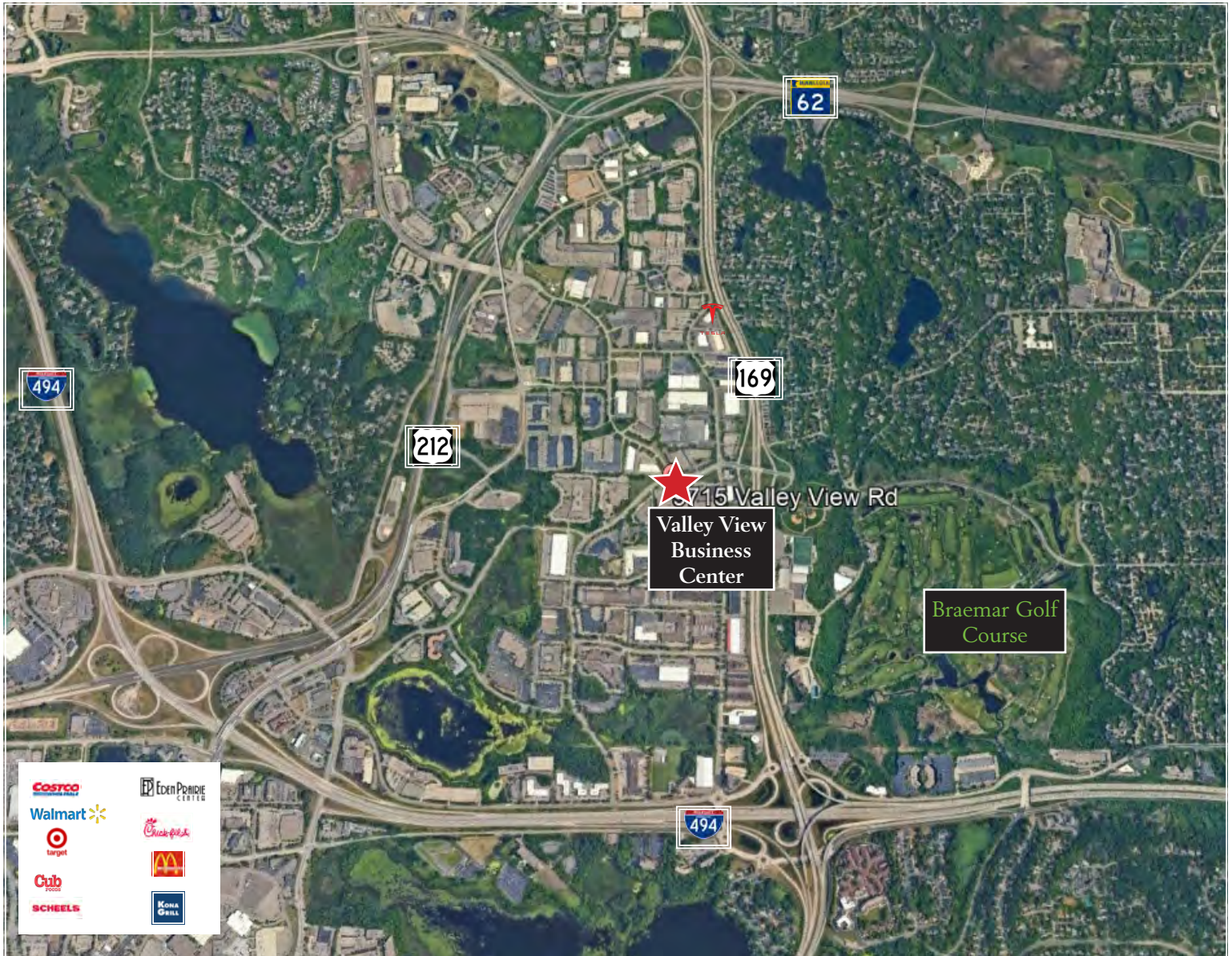
[ben@terracegroupllc.com](mailto:ben@terracegroupllc.com)

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

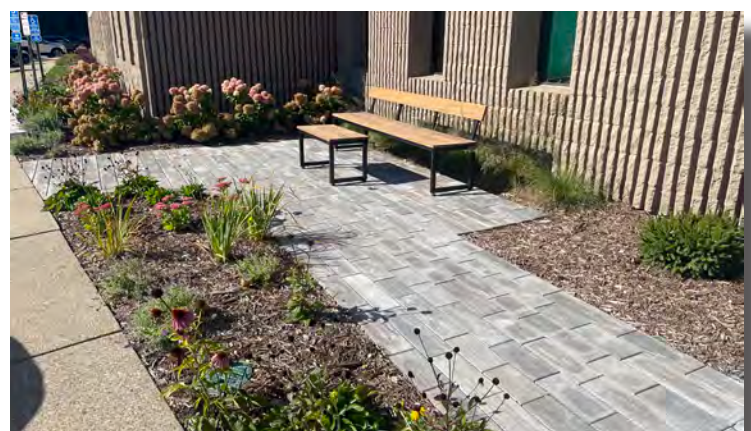
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## Site & Building Floor Plan



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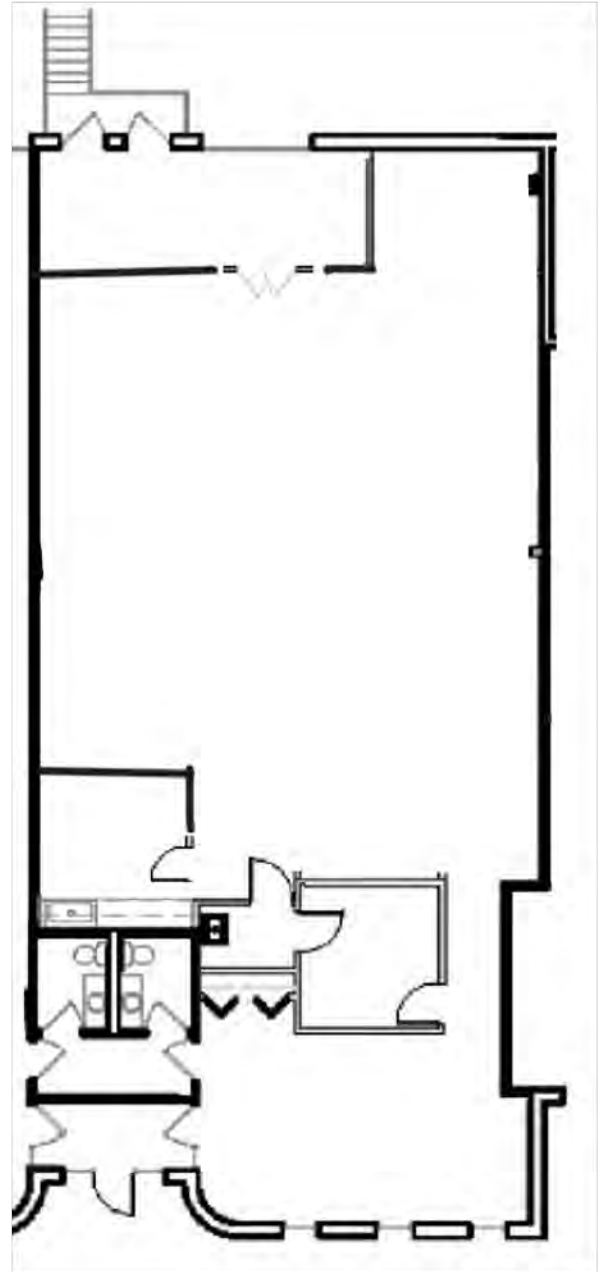
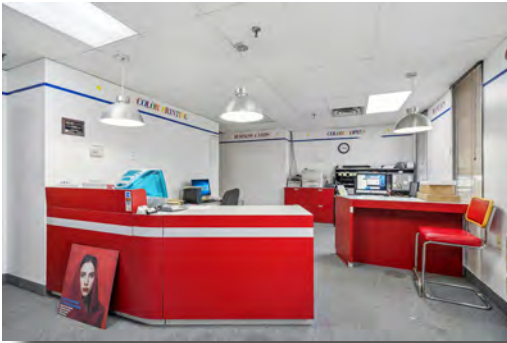
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## Suite 9715

- 2,864 square feet total
- Dock door
- Updated landscaping
- Air-conditioned throughout
- Rent is negotiable



*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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