



SUMMERHILL
Commercial Real Estate, LLC

EXECUTIVE OFFICES FOR LEASE

9975 Valley View Road Bldg

9975 Valley View Road
Eden Prairie, MN 55344

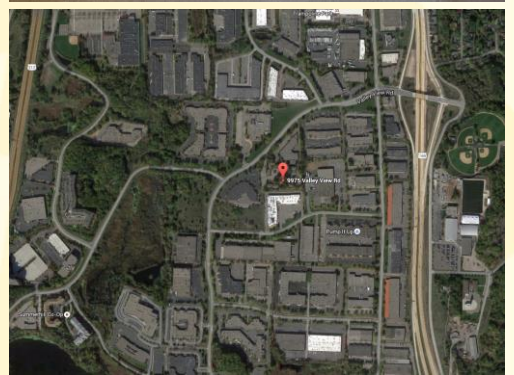


OFFICE SPACE FOR LEASE:

*****RATES REDUCED*****

Suite A	**LEASED**	672 rentable sf, \$1,064/month total
Suite B	**LEASED**	318 rentable sf, \$504/month total
Suite C		214 rentable sf, \$339/month total
Suite D	**LEASED**	214 rentable sf, \$339/month total
Suite E		388 rentable sf, \$614/month total
Suite F	**LEASED**	223 rentable sf, \$353/month total
Suite G	**LEASED**	196 rentable sf, \$310/month total
Suite H	**LEASED**	158 rentable sf, \$250/month total
Suite J	**LEASED**	132 rentable sf, \$209/month total
Suite L	**LEASED**	312 rentable sf, \$621/month total
Suite M	**LEASED**	456 rentable sf, \$722/month total

- Suite E is newly renovated. New common conference room.
- The bldg is 5,051 sf w/large common area & a discounted load factor.
- Gross rate includes real estate taxes, insurance, outside maintenance, electrical, inside maintenance, & gas.
- Great individual Class C office spaces for lease in excellent quiet location in high wooded area right off of Hwy 169 & Valley View Rd.
- Great exterior grounds with a small deck.
- Common area restrooms and a common updated kitchenette area.
- Good window line with extensive outside glass.
- Well maintained property with ample parking.
- Close to many great Eden Prairie, Edina, & Bloomington amenities.



For more information, please contact:

Joe Smith | 952-475-5122 | jsmith@summerhillcommercial.com
Peter Kordonowy | 952-475-5135 | peterk@summerhillcommercial.com

or visit our website at:

www.summerhillcommercial.com

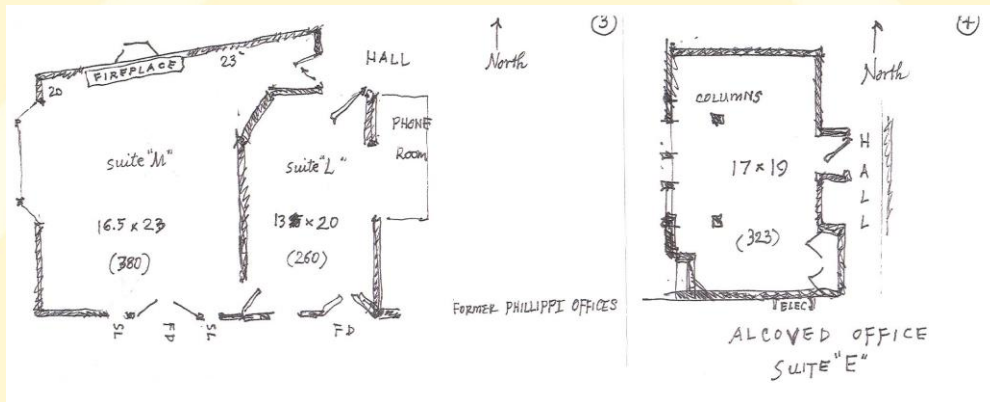
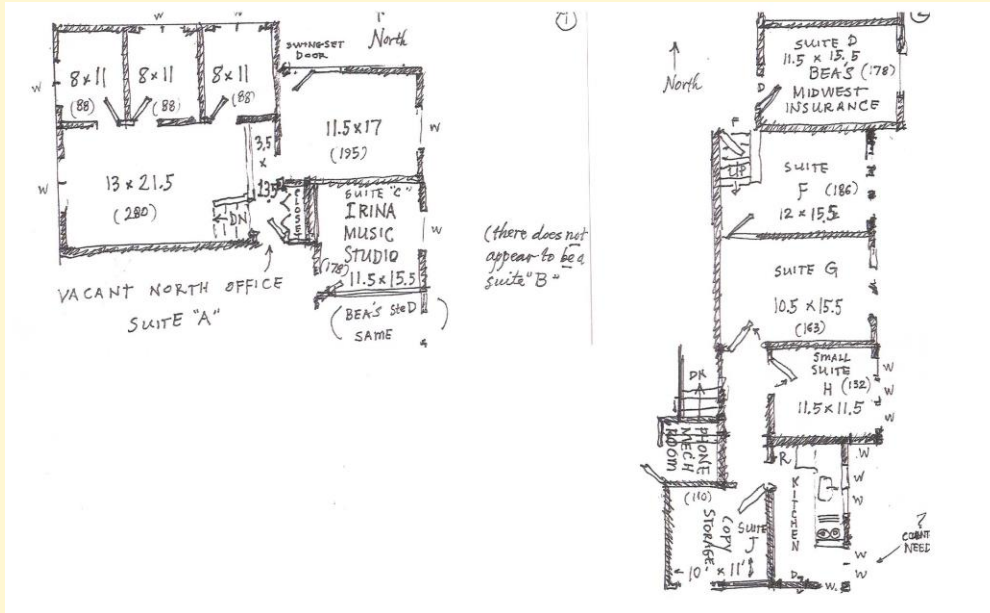


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