

OFFICE FOR SUBLEASE

9973 VALLEY VIEW RD, EDEN PRAIRIE

APPROXIMATELY 3,419 SF AVAILABLE



FOR SUBLEASE

KW COMMERCIAL - LAKE MINNETONKA

13100 West Wayzata Boulevard
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

JEFF MEEHAN

O: (612) 991-6360

C: (612) 991-6360

jeff.meehan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMER

9973 VALLEY VIEW ROAD



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL - LAKE MINNETONKA

13100 West Wayzata Boulevard
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

JEFF MEEHAN

O: (612) 991-6360

C: (612) 991-6360

jeff.meehan@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

9973 VALLEY VIEW ROAD



OFFERING SUMMARY

LEASE RATE:	\$18.00/SF Gross
LEASE TERM:	1-3 Years
BUILDING SF:	7,140
AVAILABLE SF:	3,419 SF
YEAR BUILT:	1996
BUILDING CLASS:	B
FLOORS:	2

PROPERTY OVERVIEW

Office sublease available in Eden Prairie. Great location in the Golden Triangle. Prairie style architecture. Professional and relaxed interior. Beautiful setting with convenient parking. Electronic door security.



KW COMMERCIAL - LAKE MINNETONKA
13100 West Wayzata Boulevard
Minnetonka, MN 55305



Each Office Independently Owned and Operated

JEFF MEEHAN
O: (612) 991-6360
C: (612) 991-6360
jeff.meehan@kwcommercial.com

PROPERTY PHOTOS

9973 VALLEY VIEW ROAD



KW COMMERCIAL - LAKE MINNETONKA
13100 West Wayzata Boulevard
Minnetonka, MN 55305

JEFF MEEHAN
O: (612) 991-6360
C: (612) 991-6360
jeff.meehan@kwcommercial.com



Each Office Independently Owned and Operated

PROPERTY PHOTOS

9973 VALLEY VIEW ROAD

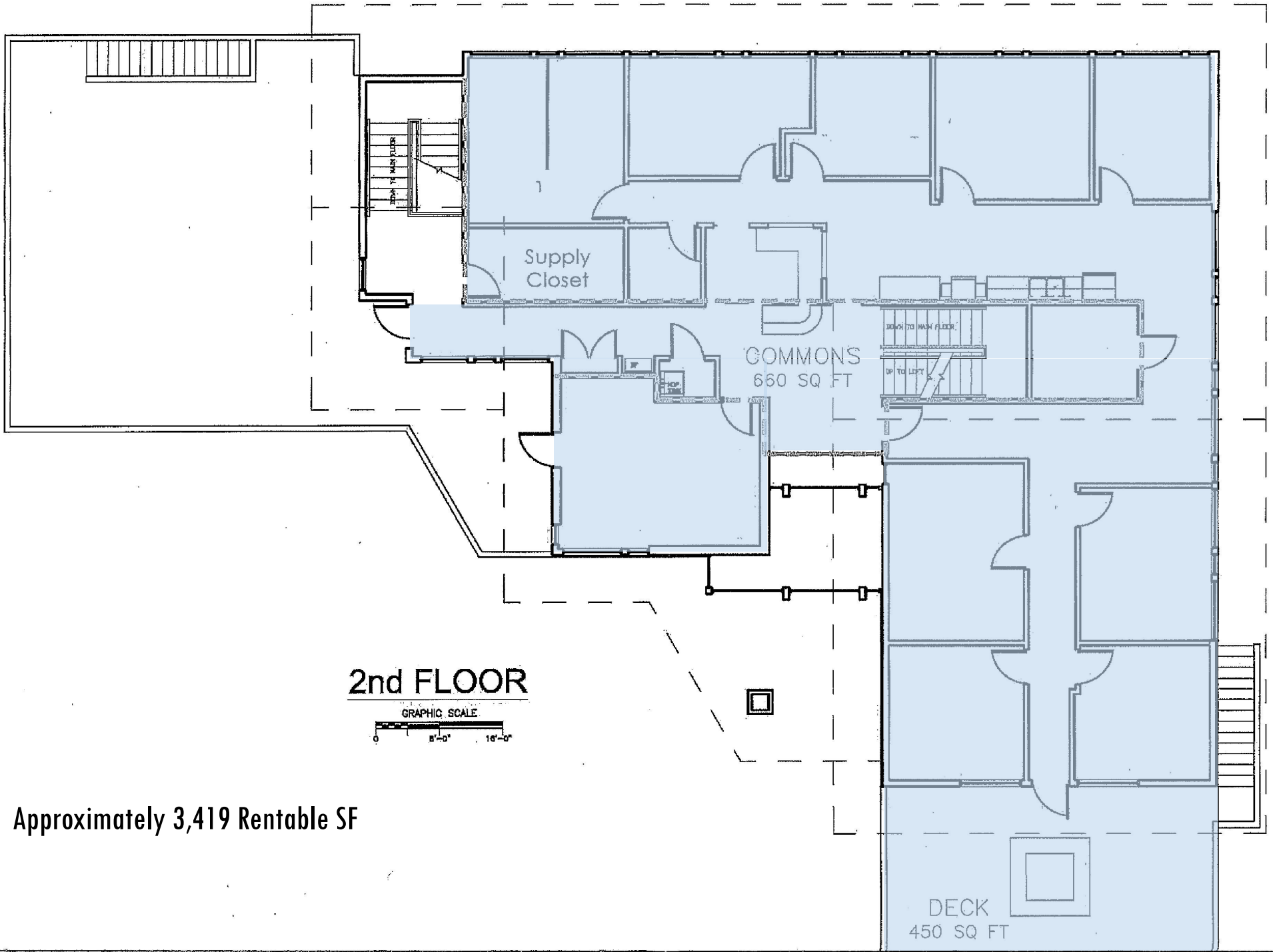


KW COMMERCIAL - LAKE MINNETONKA
13100 West Wayzata Boulevard
Minnetonka, MN 55305

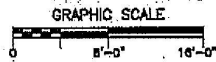
JEFF MEEHAN
O: (612) 991-6360
C: (612) 991-6360
jeff.meehan@kwcommercial.com



Each Office Independently Owned and Operated



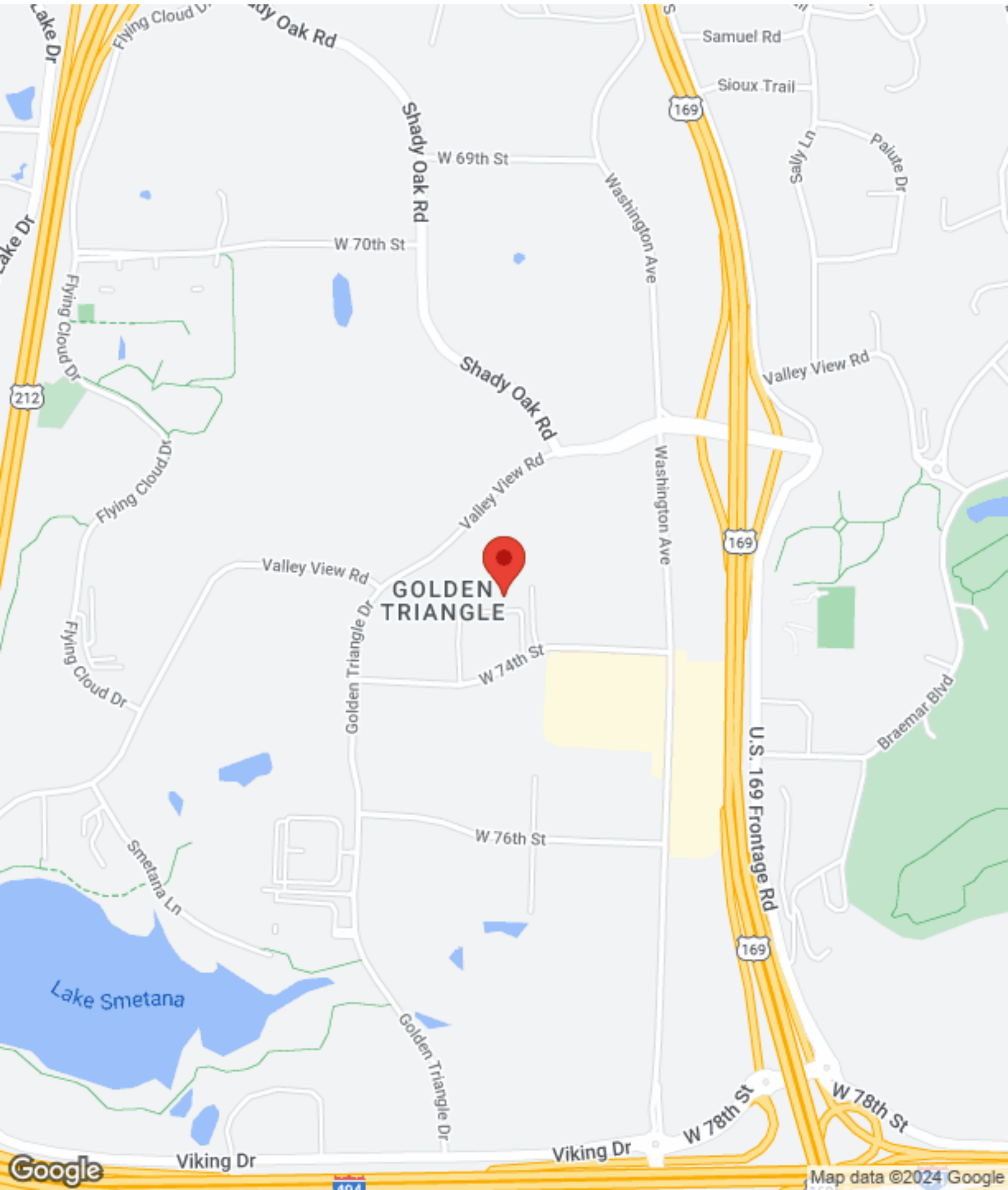
2nd FLOOR



Approximately 3,419 Rentable SF

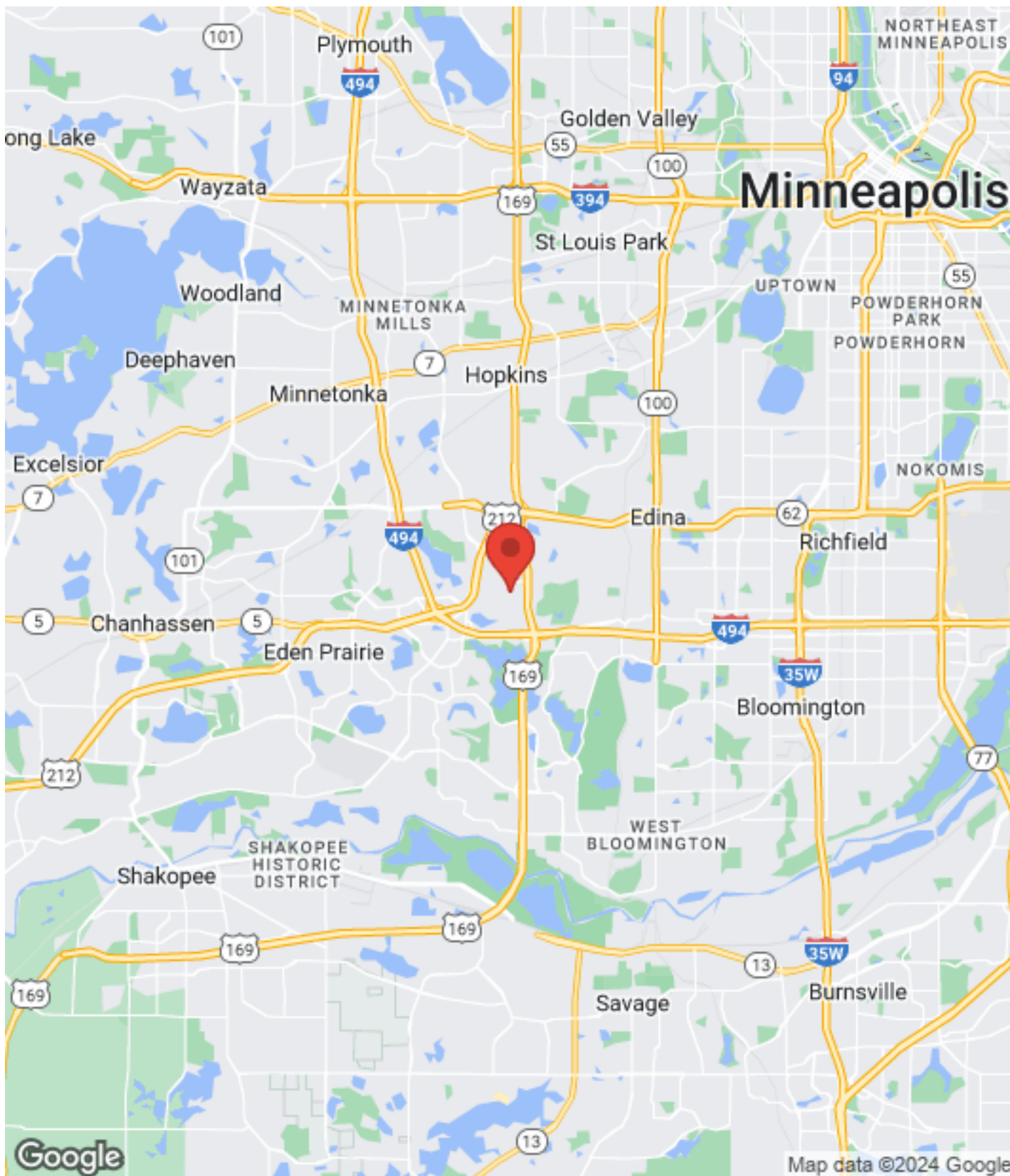
BUSINESS MAP

9973 VALLEY VIEW ROAD



REGIONAL MAP

9973 VALLEY VIEW ROAD



KW COMMERCIAL - LAKE MINNETONKA
13100 West Wayzata Boulevard
Minnetonka, MN 55305

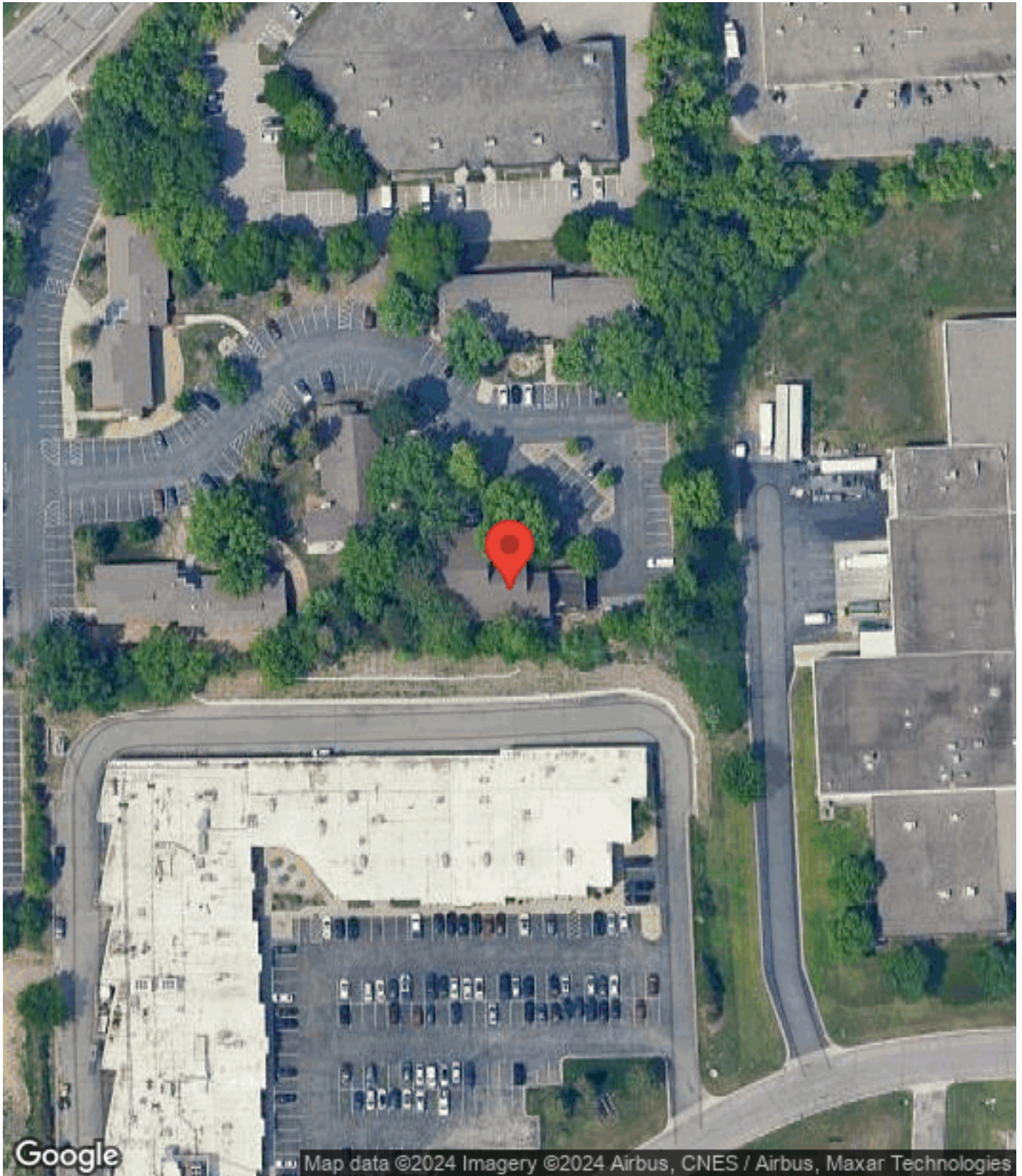


Each Office Independently Owned and Operated

JEFF MEEHAN
O: (612) 991-6360
C: (612) 991-6360
jeff.meehan@kwcommercial.com

AERIAL MAP

9973 VALLEY VIEW ROAD



KW COMMERCIAL - LAKE MINNETONKA
13100 West Wayzata Boulevard
Minnetonka, MN 55305

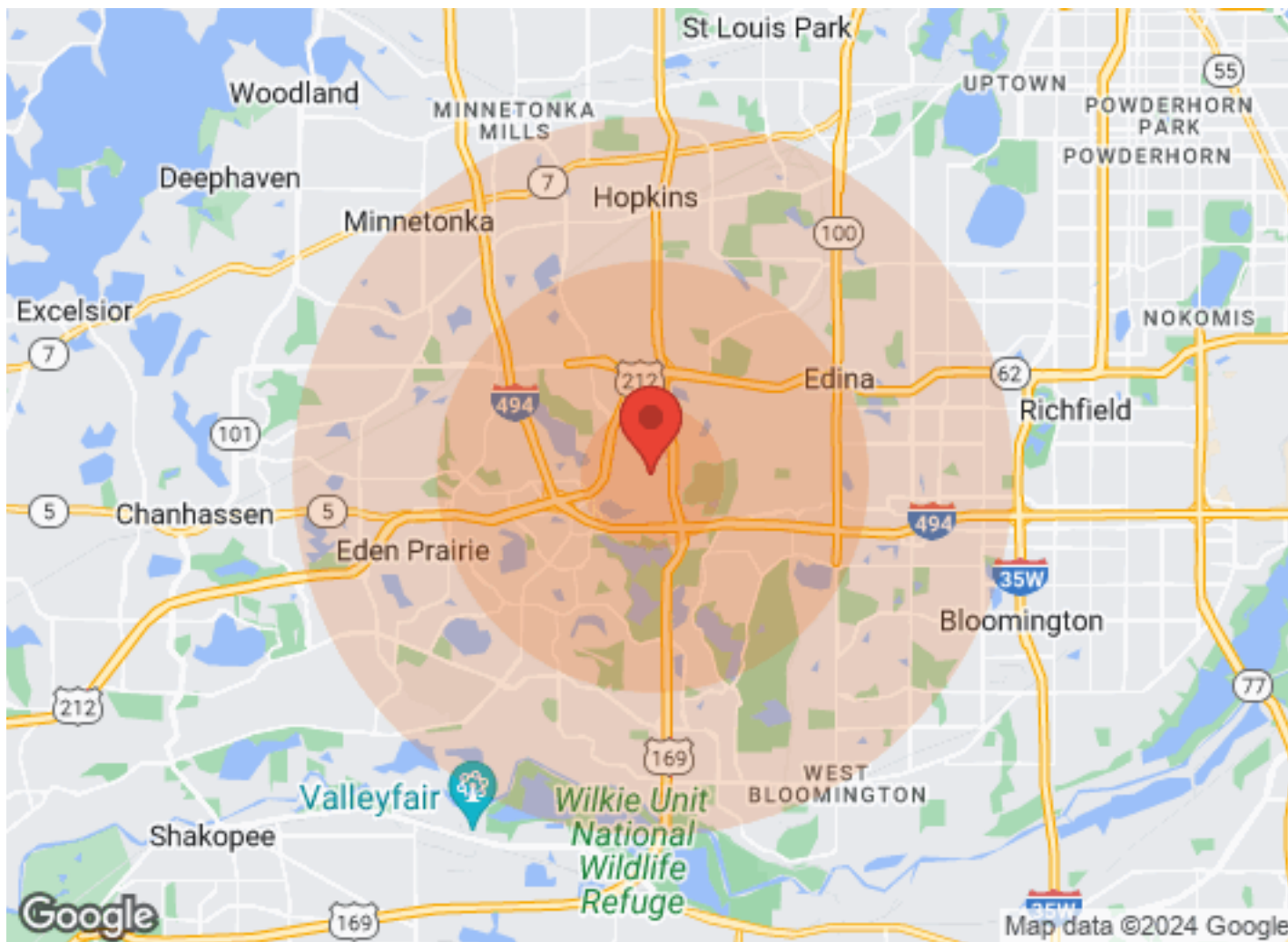


Each Office Independently Owned and Operated

JEFF MEEHAN
O: (612) 991-6360
C: (612) 991-6360
jeff.meehan@kwcommercial.com

DEMOGRAPHICS

9973 VALLEY VIEW ROAD



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	2,016	28,103	94,632	Median	\$102,832	\$81,138	\$75,407
Female	2,093	30,351	101,818	< \$15,000	93	1,525	5,546
Total Population	4,109	58,454	196,450	\$15,000-\$24,999	110	1,337	5,551
				\$25,000-\$34,999	57	1,925	7,098
Age				\$35,000-\$49,999	180	3,044	10,389
Ages 0-14	699	9,831	33,617	\$50,000-\$74,999	366	5,132	15,843
Ages 15-24	553	7,047	24,351	\$75,000-\$99,999	117	3,535	11,406
Ages 25-54	1,404	21,812	73,409	\$100,000-\$149,999	325	4,491	14,642
Ages 55-64	581	7,943	26,610	\$150,000-\$199,999	103	1,895	6,681
Ages 65+	872	11,821	38,463	> \$200,000	369	3,124	8,497
				Housing			
Race				Total Units	1,910	28,947	93,796
White	3,771	49,408	169,124	Occupied	1,789	26,955	88,199
Black	78	3,449	10,186	Owner Occupied	1,190	18,198	61,300
Am In/AK Nat	3	40	147	Renter Occupied	599	8,757	26,899
Hawaiian	N/A	N/A	N/A	Vacant	121	1,992	5,597
Hispanic	91	1,983	7,375				
Multi-Racial	100	3,788	13,462				

KW COMMERCIAL - LAKE MINNETONKA
13100 West Wayzata Boulevard
Minnetonka, MN 55305



Each Office Independently Owned and Operated

JEFF MEEHAN
O: (612) 991-6360
C: (612) 991-6360
jeff.meehan@kwcommercial.com