



FOR SUBLEASE

Available Now | 6,450 SF Office/Warehouse

9901-9927 Valley View Road, Eden Prairie, MN 55344 | Valley View Business Center

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Prime Sublease Opportunity in the Golden Triangle

Property Summary

VALLEY VIEW BUSINESS CENTER

- **Building Address:** 9901-9927 Valley View Rd, Eden Prairie, MN 55344
- **Business Park Size:** 90,300 SF | Three (3) Building Industrial Complex
- **Property Name:** Valley View Business Center, Building III
- **Property Size:** 33,454 SF
- **Year Built:** 1979
- **Clear Height:** 14'

Sublease Details

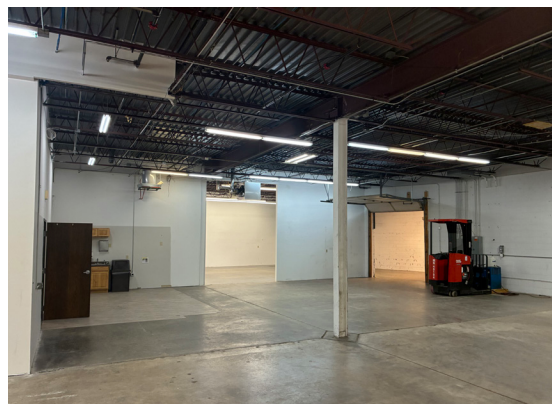
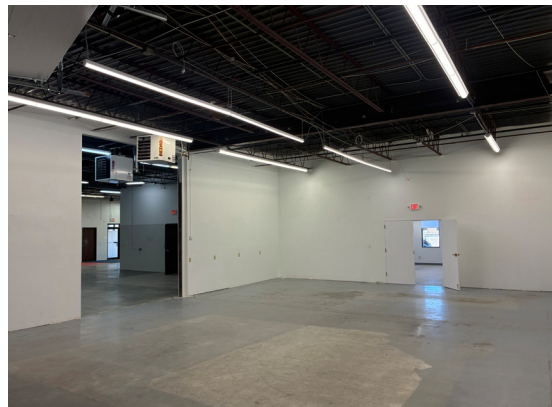
SUITE 9909-9911

Available Immediately	1,450 SF Office 5,000 SF Warehouse 6,450 SF Total
Lease Rate	\$9.50/SF Net
Est. 2026 Tax & CAM	\$5.81/SF
Term	Through 10/31/2030
Loading	One (1) 8'x10' Dock Door One (1) 8'x10' Shared Drive-in Door



Interior Photos

Warehouse



Interior Photos

Office



Floor Plan

Valley View Business Center

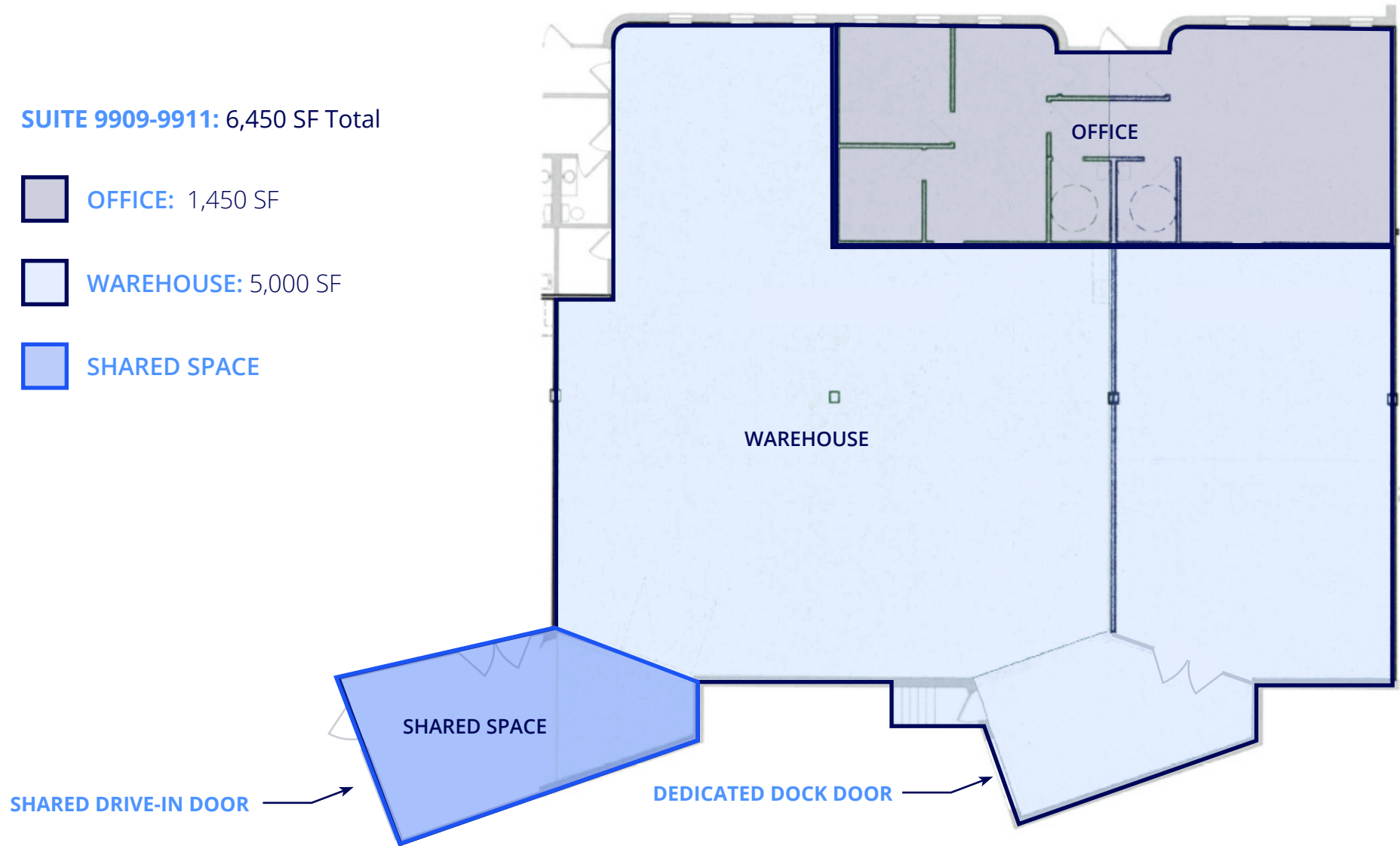
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SUITE 9909-9911: 6,450 SF Total

 **OFFICE:** 1,450 SF

 **WAREHOUSE:** 5,000 SF

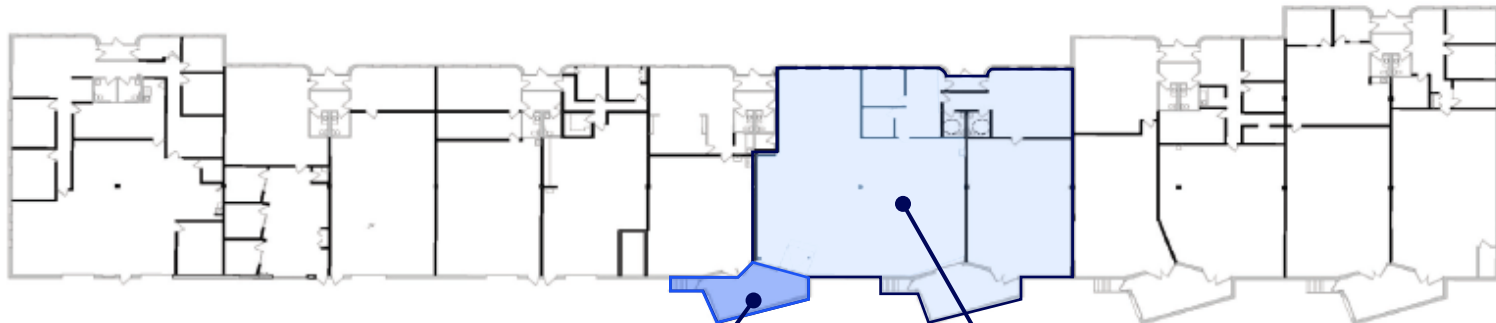
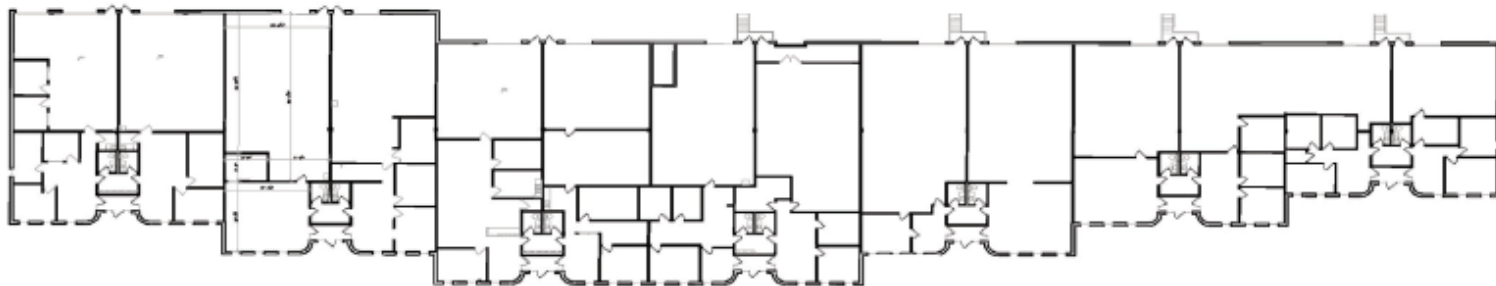
 **SHARED SPACE**



Building Plan

Valley View Business Center

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SHARED SPACE

SUITE 9909 & 9911 (6,450 SF)

Amenity Map

Eden Prairie





VALLEY VIEW BUSINESS CENTER | SUBLEASE OPPORTUNITY



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