

**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 at Valley View Road, the property gives unprecedented 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 company.

### **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 available
- \$3.64 tax & CAM (2018)

### **Contact Us**

**ERIC DUEHOLM**  
Partner

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**RHETT CARLSON**  
Broker

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**Full Property Information at:**  
[leasevalleyview.com](http://leasevalleyview.com)





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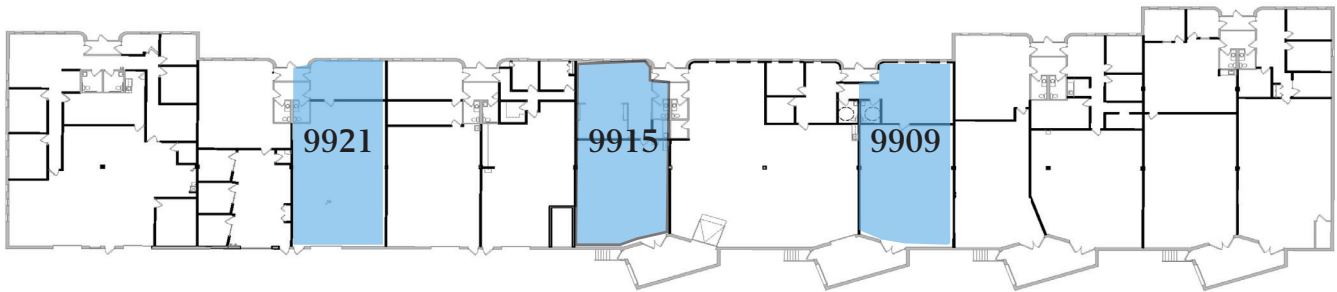
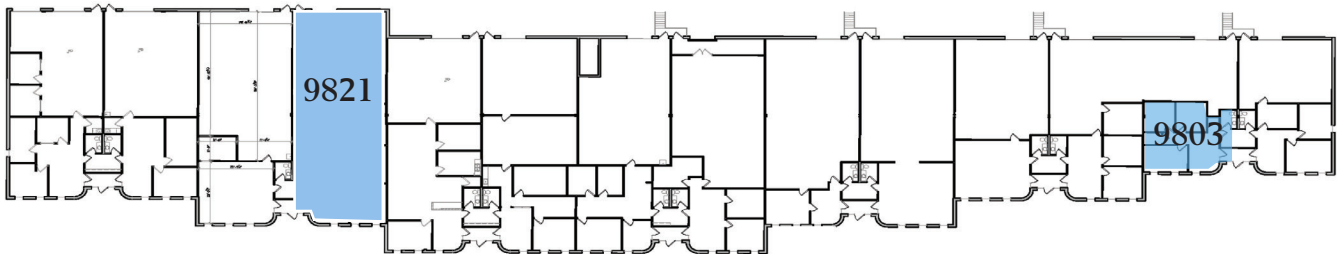
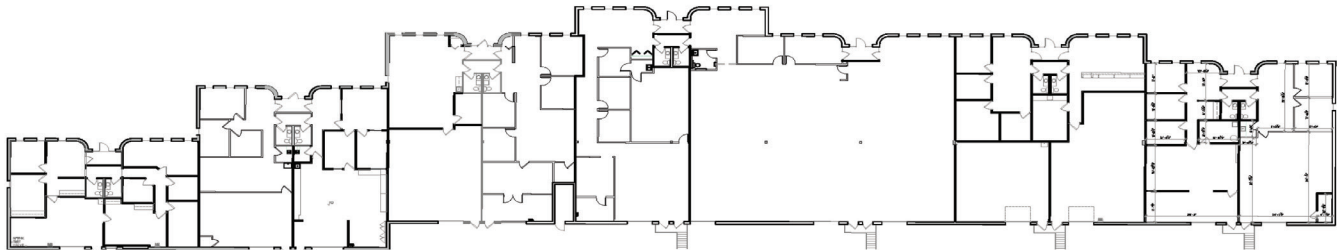
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## Site & Building Floor Plan



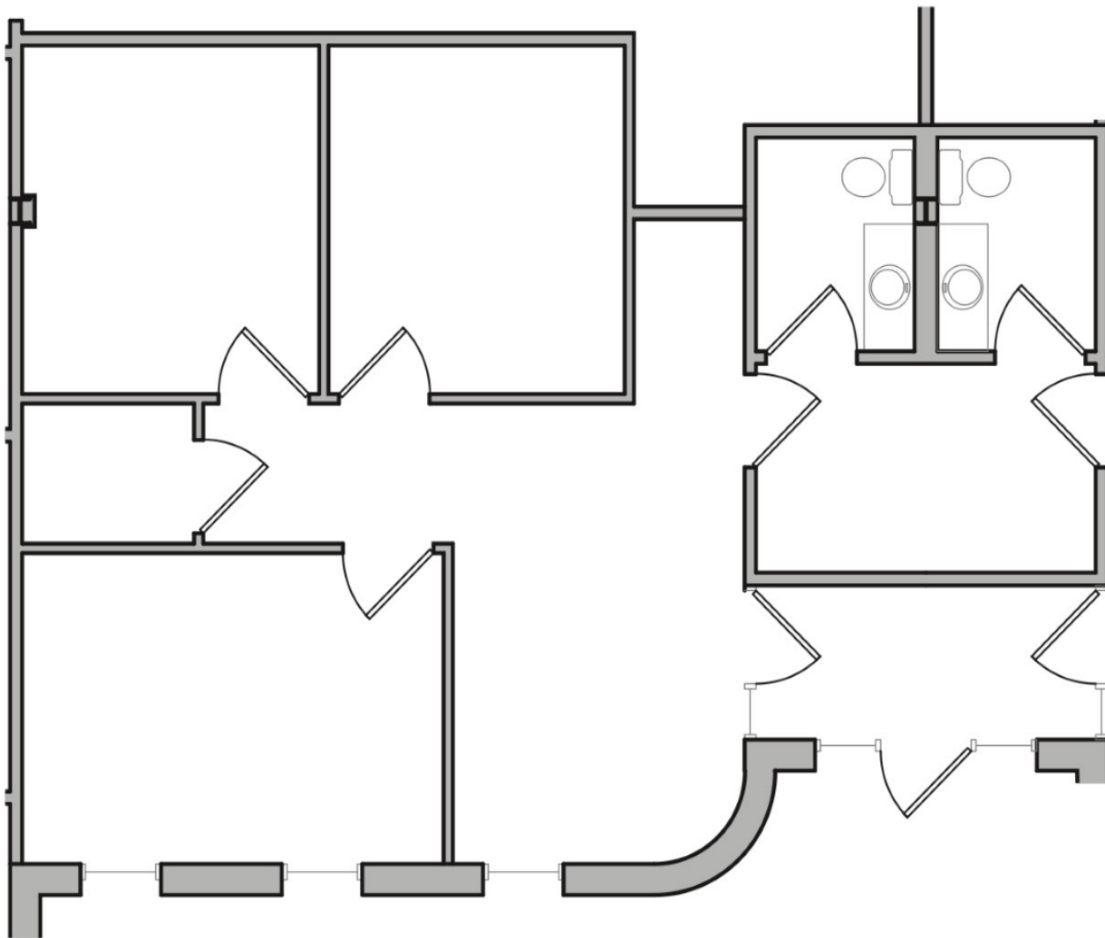
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## Suite 9803

- 853 square feet total
- \$923 monthly rent



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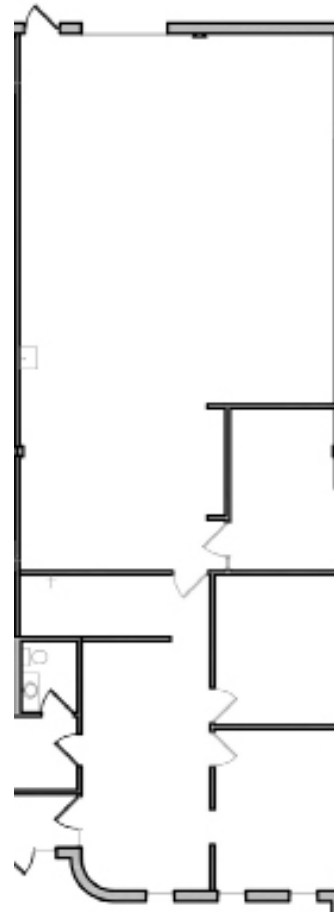
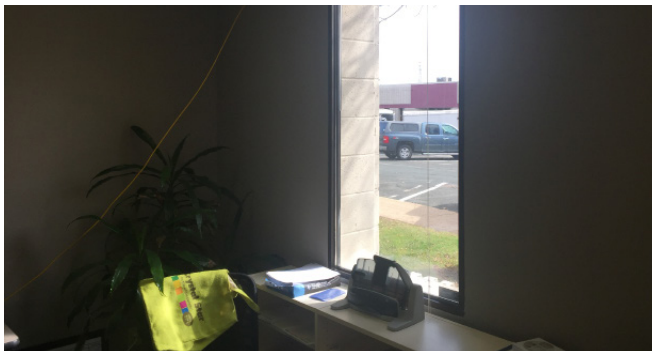
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## Suite 9821

- 2,450 square feet total
- 1,055 SF office
- 1,395 SF warehouse
- One (1) drive-in door
- \$2,204 monthly rent



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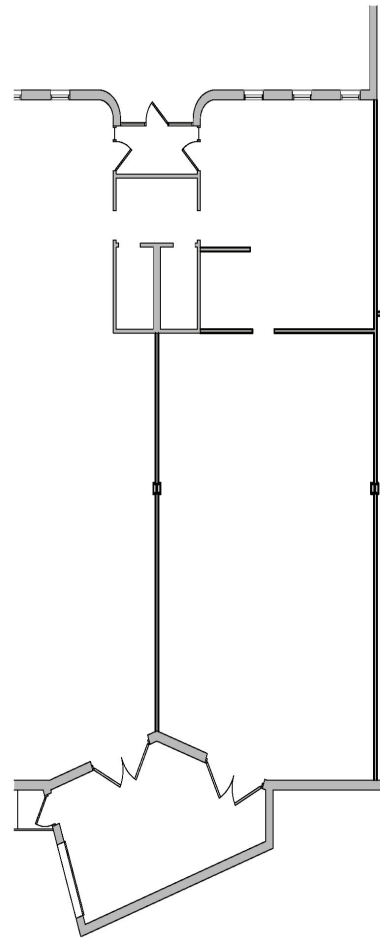
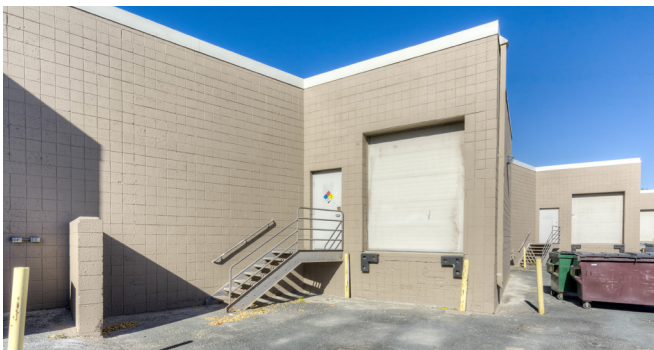
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## Suite 9909

- 2,150 square feet total
- 747 SF office
- 1,403 SF warehouse
- One (1) dock door
- \$1,838 monthly rent



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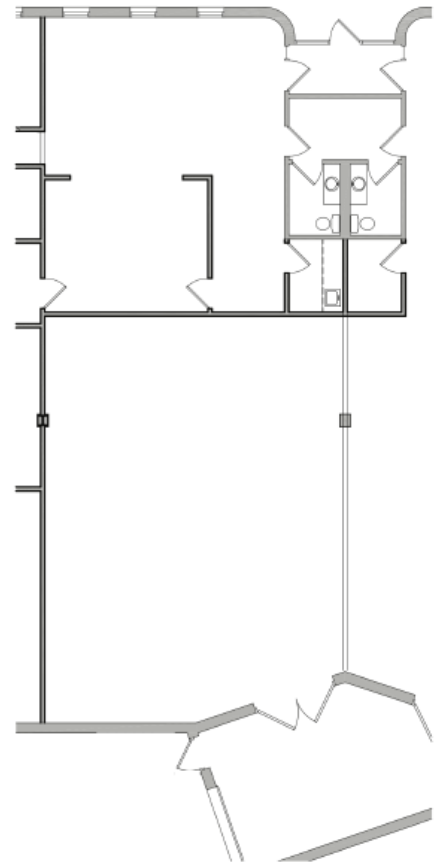
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## Suite 9915

- 2,150 square feet total
- 913 SF office
- 1,237 SF warehouse
- One (1) drive-in door
- \$1,907 monthly rent



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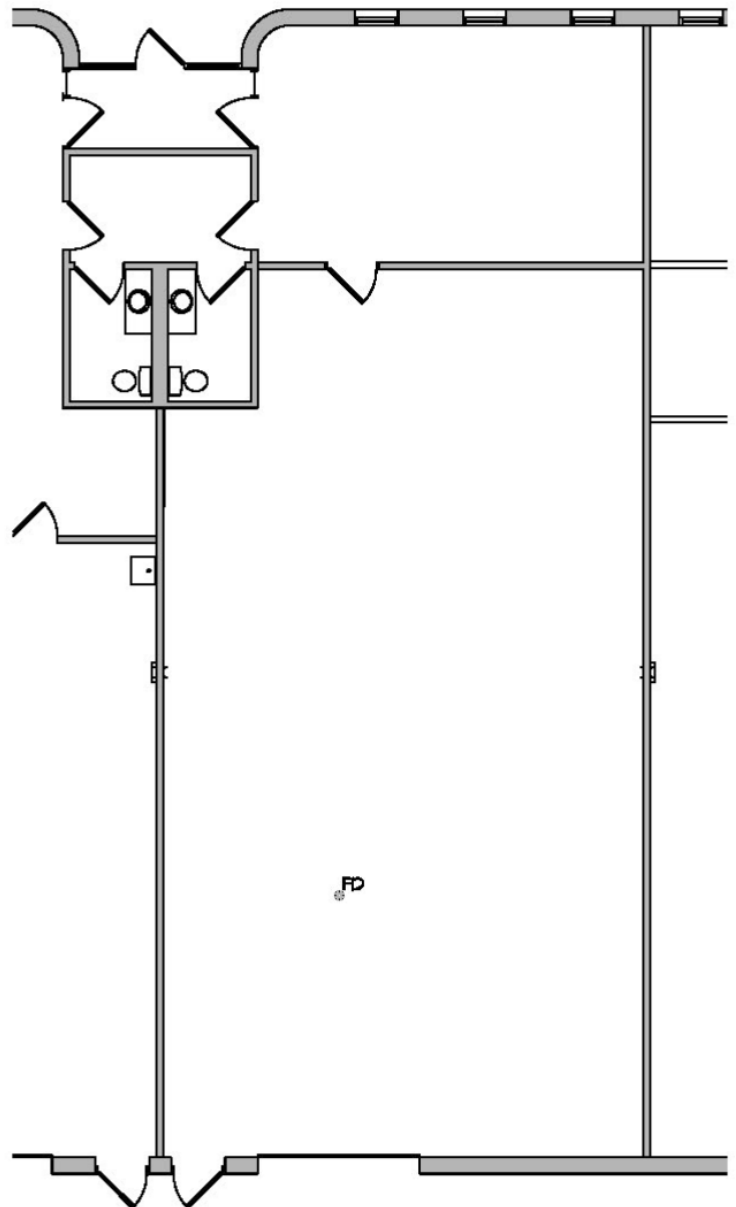
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## Suite 9921

- 2,154 square feet total
- 507 SF office
- 1,647 SF warehouse
- One (1) drive-in door
- \$1,717 monthly rent



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