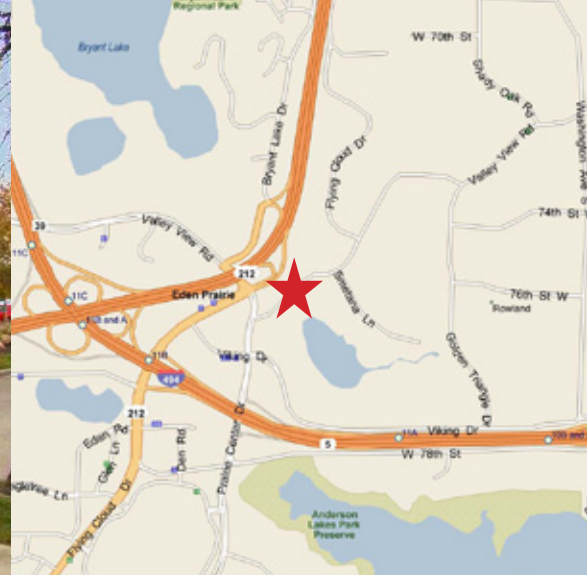


FOR LEASE > INDUSTRIAL SPACE

Lakeview Business Center



10901-10925 VALLEY VIEW ROAD, EDEN PRAIRIE, MINNESOTA



Office/Warehouse Space for Lease

Quality 50,000 square foot office/warehouse building overlooking Lake Smetana in Eden Prairie. Excellent access to I-494 and Hwys 169 & 212. Conveniently located to many area amenities.

Building Amenities

- > 50,000 SF, contemporary office/showroom facility
- > Great views overlooking Lake Smetana
- > Inexpensive underground parking available
- > Excellent Eden Prairie location with convenient access to restaurants, hotels and shopping

Contact Us

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COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

Lakeview Business Center

THE DEVELOPER

GSB Developments has been successfully involved with the planning and development of several projects in the Eden Prairie area. Lakeview Business Center offers us a unique opportunity to provide a versatile and flexible building complex to meet the expanding needs of growth-oriented companies as well as individual businesses. With each project we have been involved in every step, from land acquisition to building design and construction. We are committed to a quality business environment. Occupancy at Lakeview Business Center means a solid investment in the future of your company and an expression of your corporate distinction.

THE BUILDING

- Brick and tinted glass exterior provides distinctive appearance and expansive vistas
- Energy efficient design with wide window set-backs minimizes heating and cooling costs
- Fireproof construction with sprinklers throughout
- 33,000 sf office/showroom space; 17,000 sf office suite space (8,500 sf per floor)
- Centrally located service area
- Truck-height loading docks for maximum service flexibility
- 12' clear ceiling height in office areas
- 9' clear ceiling height in warehouse areas
- Attractive sky-lighted office building exemplifies architectural excellence and quality construction
- Custom space planning for office/service needs
- Thoughtful design provides for individual entries in showroom areas
- Quality interior finishing



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PROPERTY FACT SHEET

Lakeview Business Center



PROPERTY ADDRESS:
10901-10925 Valley View Road
Eden Prairie, Minnesota

YEAR BUILT:
1984

BUILDING SQUARE FEET:
50,000 square feet total

NET RENTAL RATES:
\$10.00 psf office
\$5.00 psf warehouse

CURRENTLY AVAILABLE:
SUITE 100:
1,747 square feet total
1,747 square feet of office

2012 EST. CAM & REAL ESTATE TAX:
\$4.50 psf

CLEAR HEIGHT:
12' office
9' warehouse

AMENITIES:

- Abundant underground parking available
- Nestled in a park-like setting on 10 acres with views overlooking Lake Smetana
- Good access to I-494 and Hwys 169 & 212
- Conveniently located to many area amenities



For Leasing Information Contact:

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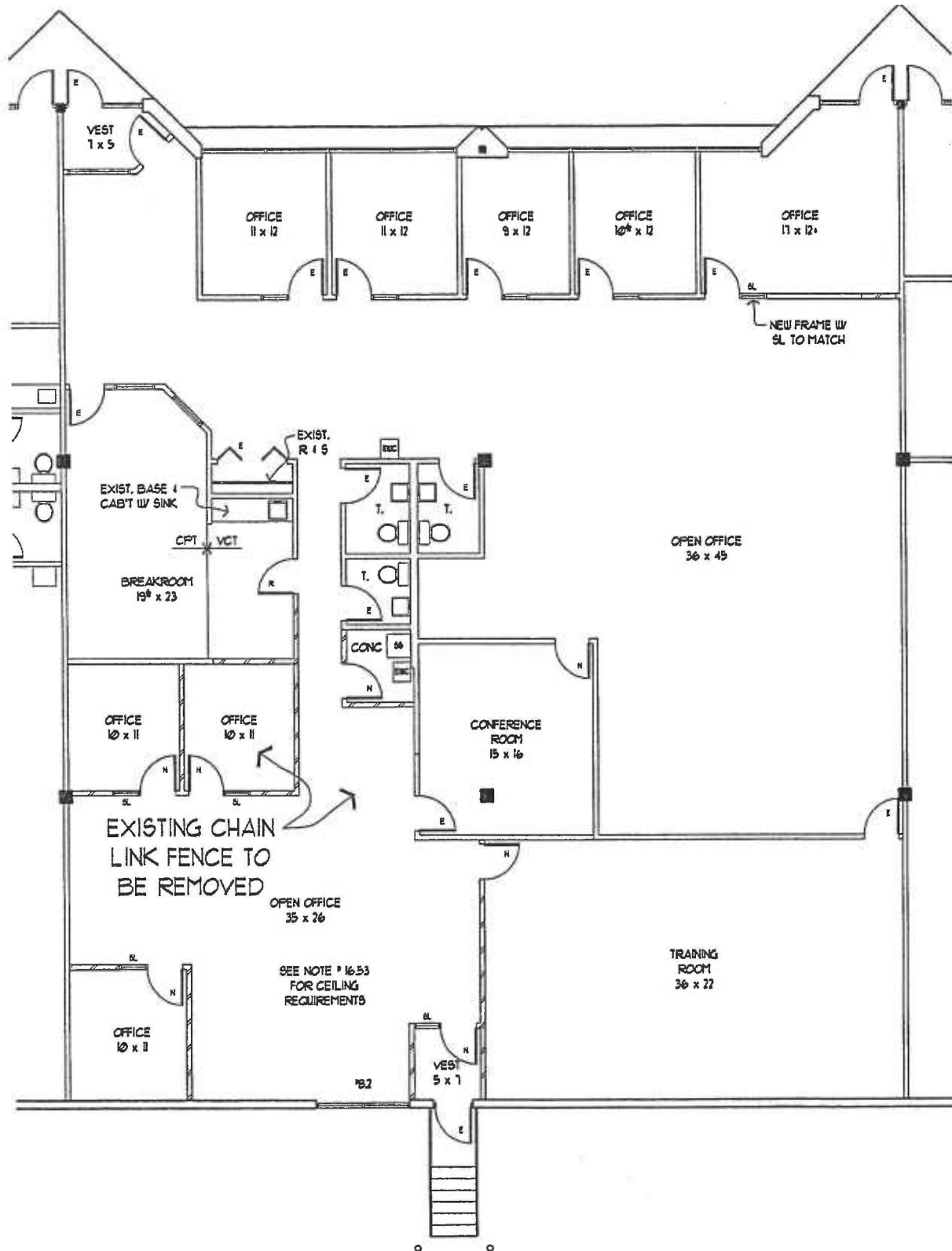


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