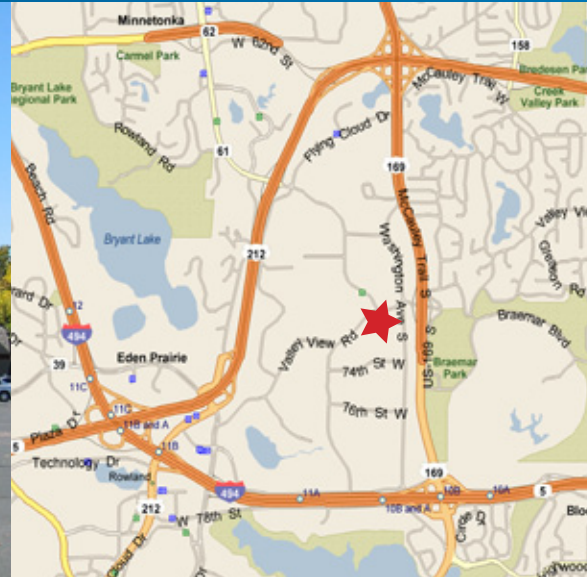


FOR LEASE > INDUSTRIAL SPACE



Valley View Business Center

9701-9927 VALLEY VIEW ROAD, EDEN PRAIRIE, MINNESOTA



Office/Warehouse Space for Lease

90,300 square foot office/warehouse facility available for lease in prime Eden Prairie location.

Building Amenities

- > 90,300 square foot office/warehouse facility
- > 14' clear height
- > Prime Eden Prairie location
- > Easy access to Crosstown 62, Hwy 169, Hwy 212 and I-494

Contact Us

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jeff.j@colliers.com

JUDD WELLIVER
952 897 7854
MINNEAPOLIS, MN
judd.welliver@colliers.com

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

Valley View Business Center > Aerial



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Valley View Business Center

9701-9927 VALLEY VIEW ROAD, EDEN PRAIRIE, MINNESOTA

BUILDING ADDRESS:

9701-9927 Valley View Road
Eden Prairie, Minnesota

BUILDING SQUARE FEET:

90,300 square feet

CURRENTLY AVAILABLE:

SUITE 9813:

2,500 square feet total
1,250 square feet of office
1,250 square feet of warehouse
• One (1) dock door

SUITE 9821:

2,450 square feet total
1,055 square feet of office
1,395 square feet of warehouse
• One (1) drive-in door

SUITES 9909 - 9915:

8,600 square feet total
1,977 square feet of office
6,623 square feet of warehouse
• Two (2) dock doors

SUITE 9909:

2,150 square feet total
747 square feet of office
1,403 square feet of warehouse
• One (1) dock door

SUITE 9911:

4,300 square feet total
B-T-S square feet of office
4,300 square feet of warehouse
• Two (2) dock doors

SUITE 9915:

2,150 square feet total
913 square feet of office
1,237 square feet of warehouse
• One (1) dock door

SUITE 9917:

2,062 square feet total
1,975 square feet of office
267 square feet of warehouse
• One (1) drive-in door

SUITE 9921:

2,154 square feet total
507 square feet of office
1,647 square feet of warehouse
• One (1) drive-in door

SUITE 9923:

2,150 square feet total
977 square feet of office
1,173 square feet of warehouse
• One (1) drive-in door

CEILING HEIGHT:

14' clear

NET RENTAL RATES:

\$9.50 per square foot office
\$4.50 per square foot warehouse

2012 (EST) CAM & REAL ESTATE TAXES:

\$1.48 per square foot for CAM
\$2.34 per square foot for Real Estate Taxes
\$3.82 per square foot total



For Leasing Information, Contact:

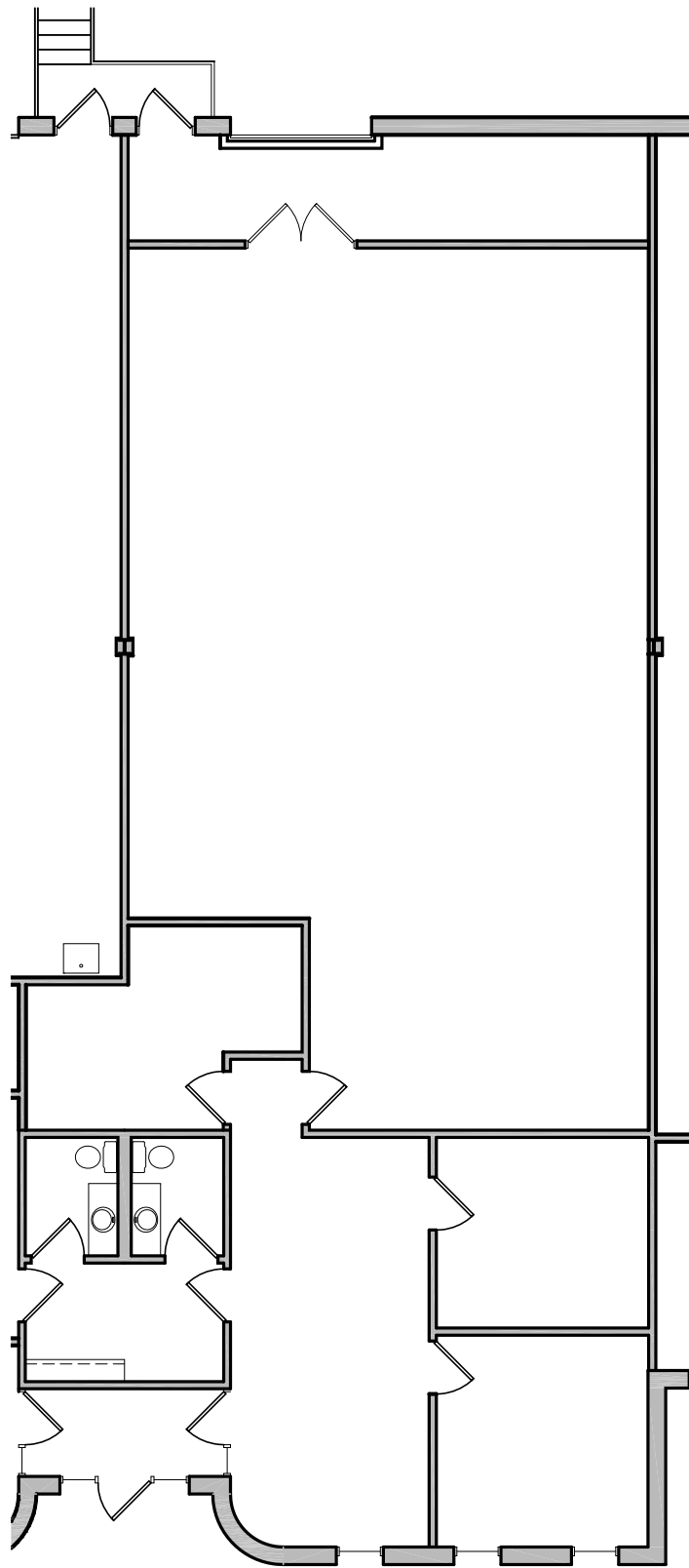
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4350 Baker Road, Suite 400
Minnetonka, MN 55343

www.colliers.com



1 FLOOR PLAN
 A-1 3/32" = 1'-0"



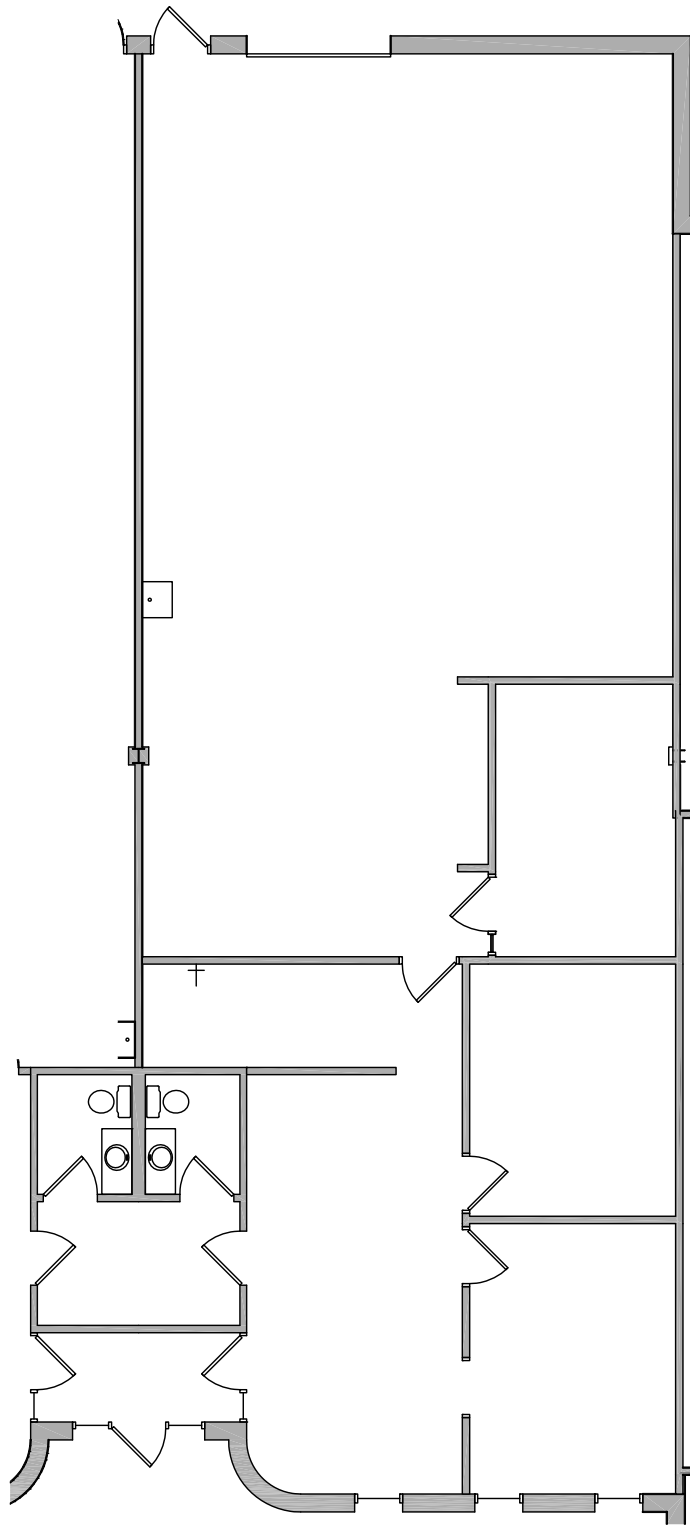
4350 Baker Road, Suite 400
 Minnetonka, MN 55343
 952.897.7874 Fax: 952.897.7740

SUITE 9813 - 2,500 TOTAL SF.
 VALLEY VIEW BUSINESS
 CENTER
 9813 VALLEY VIEW ROAD
 EDEN PRAIRIE, MN

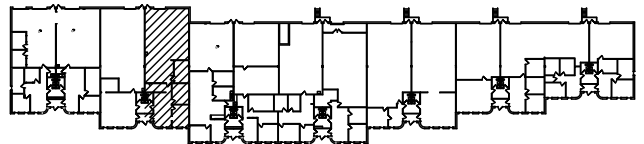
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 DATE: _____

A-1

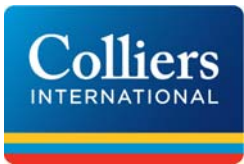


BUILDING KEY



SQUARE FOOTAGES:

OFFICE = 1,055 SF
 WAREHOUSE = 1,395 SF
 TOTAL = 2,450 SF



Jeff Giovanazzo
 952-897-7878
 Judd Welliver
 952-897-7854



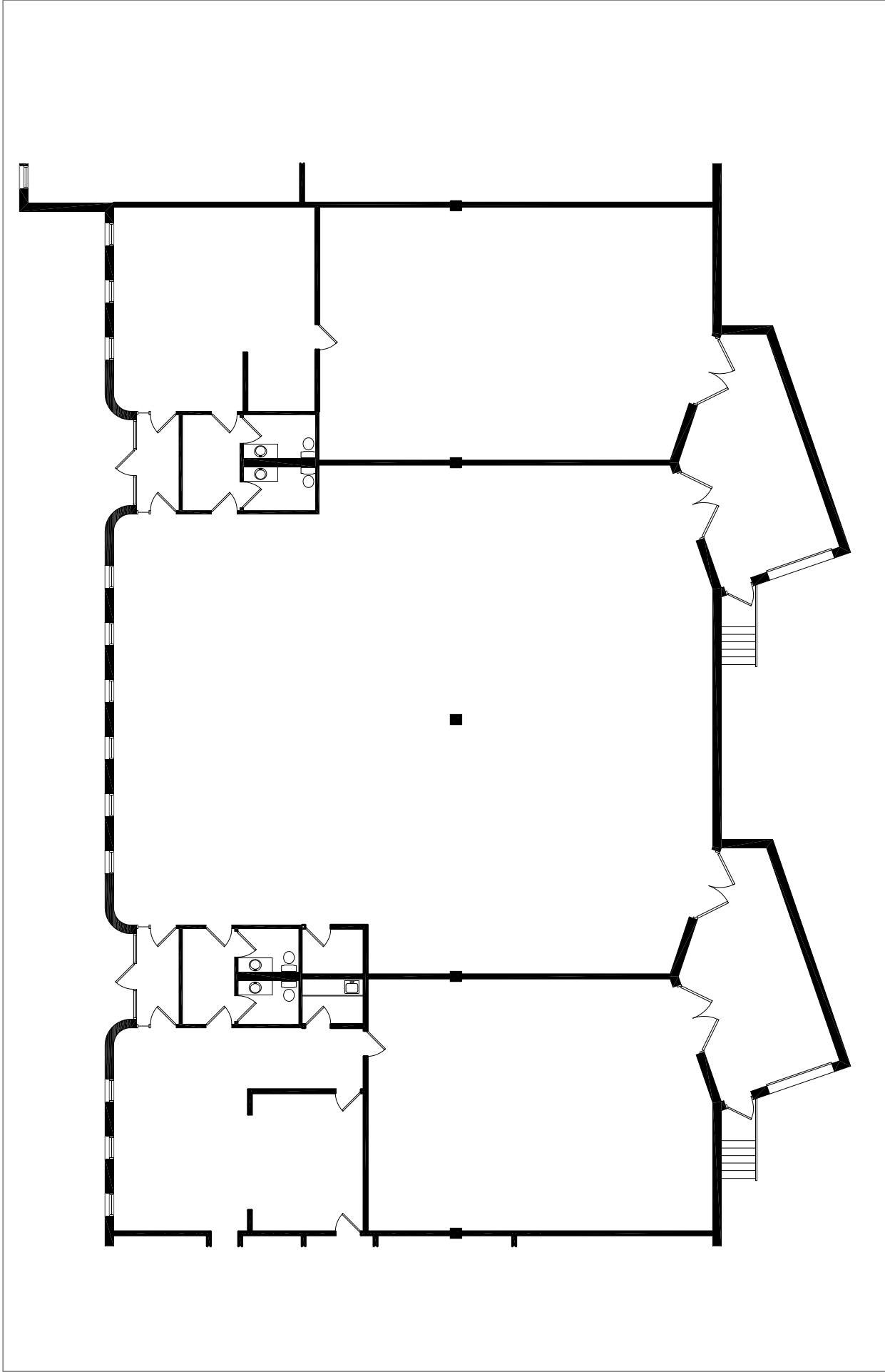
4350 Baker Road, Suite 400
 Minnetonka, MN 55343
 952.897.7874 Fax: 952.897.7740

SUITE 9821
 VALLEY VIEW BUSINESS
 CENTER
 9821 VALLEY VIEW ROAD
 EDEN PRAIRIE, MN 55344

SCALE: 3/32" = 1'-0"
 JOB:
 REVISION: _____ DATE _____

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 DATE:

A-1



SCALE: 1/16" = 1'-0"
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 REVISION: _____ DATE: _____

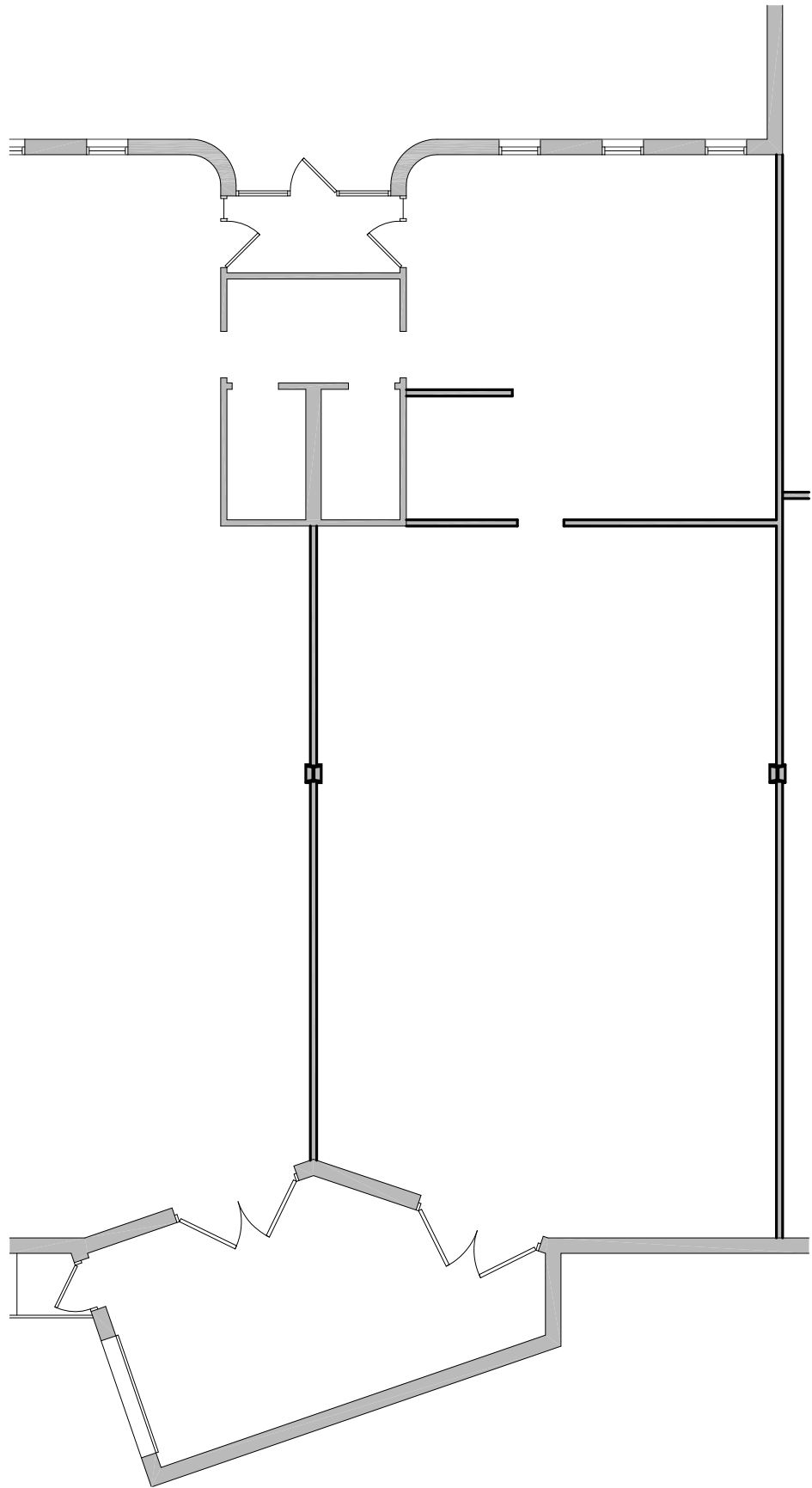
9909-9915
 VALLEY VIEW BUSINESS CENTER
 9909-9915 VALLEY VIEW RD.
 EDEN PRAIRIE, MN 55344

A-1

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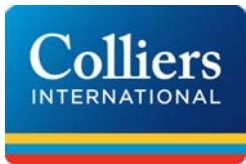
GENESIS ARCHITECTURE

4350 Baker Road, Suite 400
 Minnetonka, MN 55343
 952.897.7874 Fax: 952.897.7740



Square Footages:

Office = 747 s.f.
 Warehouse = 1,403 s.f.
 Total = 2,150 s.f.



Colin Quinn
 952-897-7768
 Judd Welliver
 952-897-7854



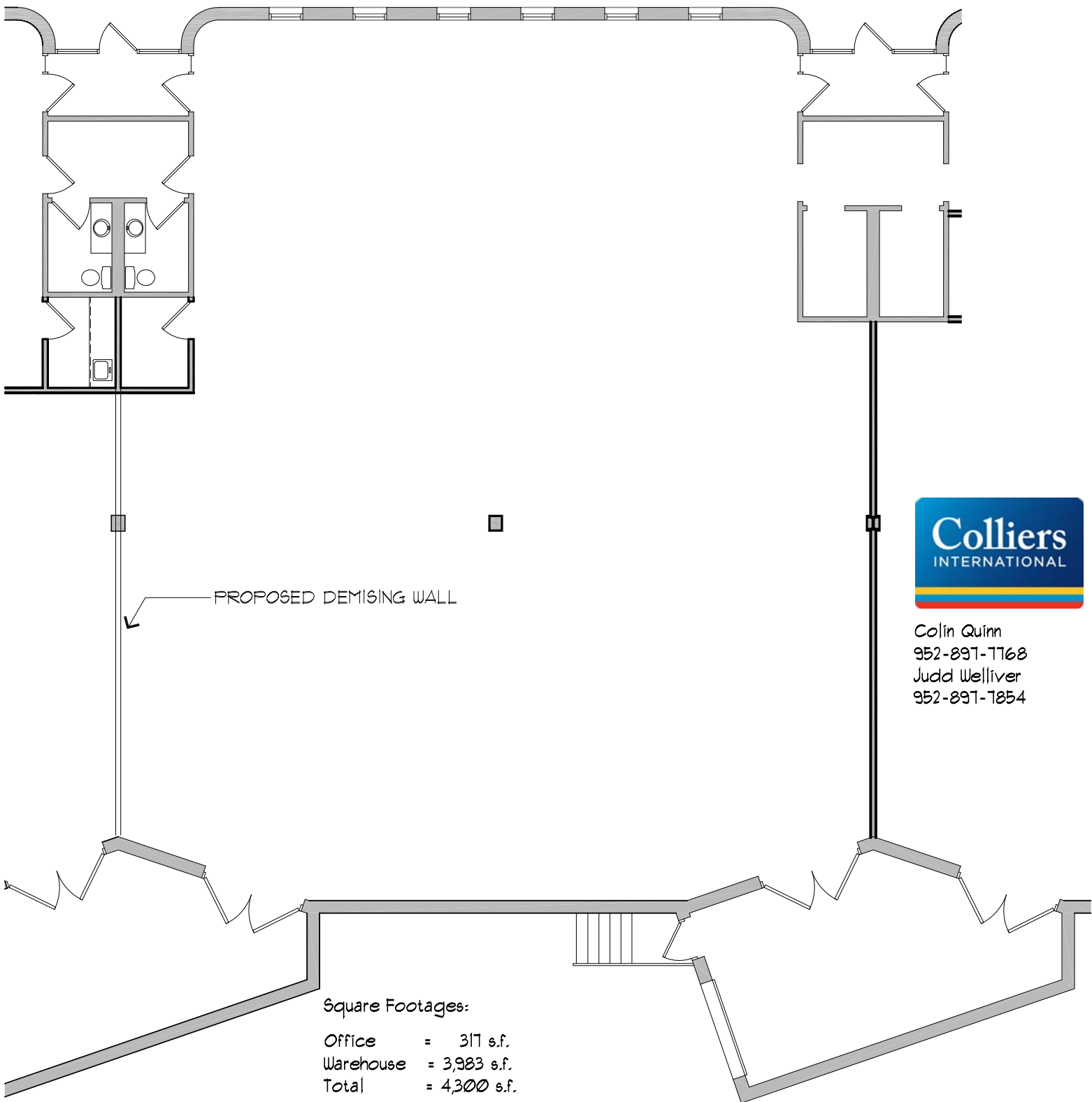
4350 Baker Road, Suite 400
 Minnetonka, MN 55343
 952.897.7874 Fax: 952.897.7740

SUITE 9909
 Valley View Business Center
 9909 Valley View Road
 Eden Prairie, MN
 2,150 s.f.

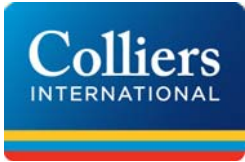
SCALE: 3/32" = 1'-0"
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 REVISION: _____ DATE _____

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 DATE:

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PROPOSED DEMISING WALL



Colin Quinn
 952-897-1168
 Judd Welliver
 952-897-1854

Square Footages:

Office = 317 s.f.
 Warehouse = 3,983 s.f.
 Total = 4,300 s.f.



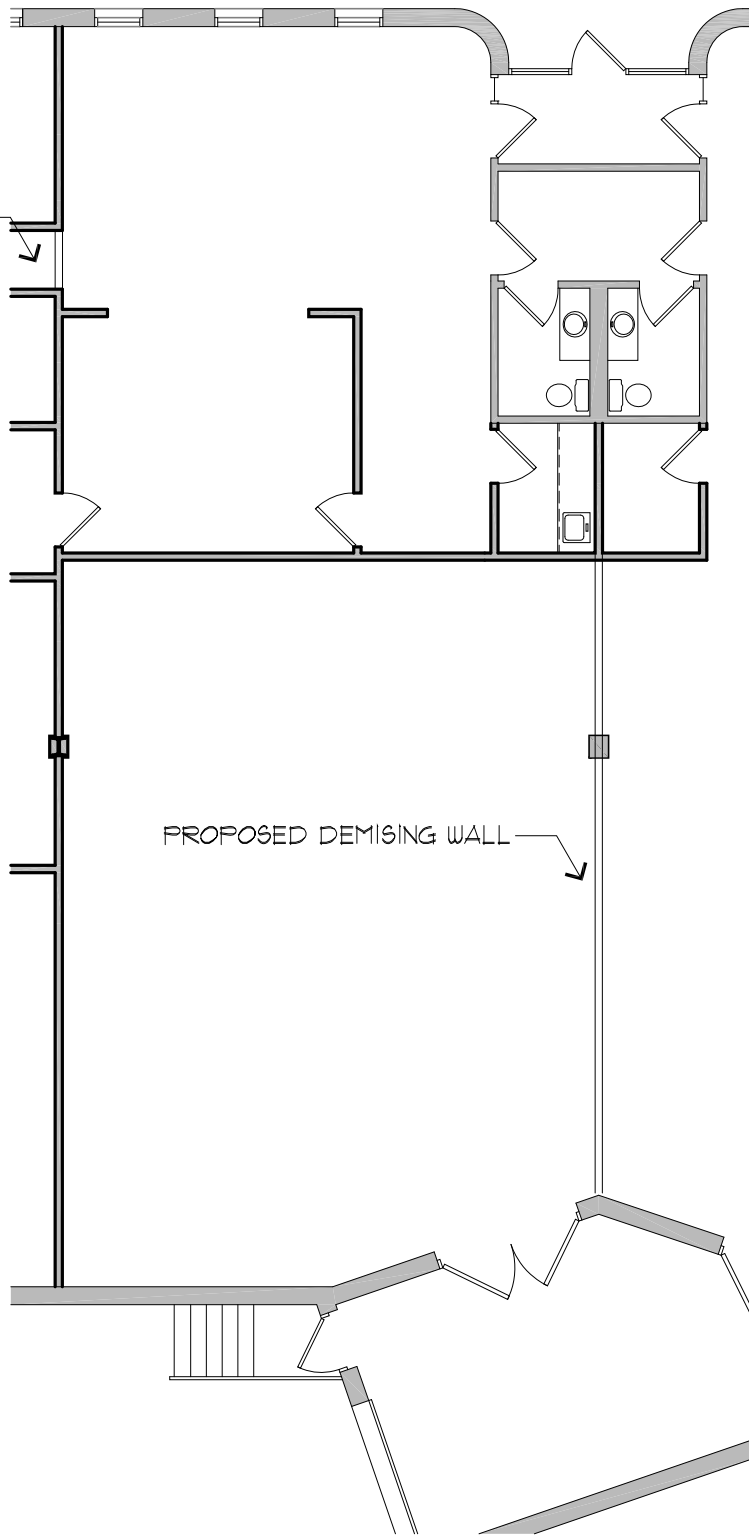
4350 Baker Road, Suite 400
 Minnetonka, MN 55343
 952.897.7874 Fax: 952.897.7740

SUITE 9911
 Valley View Business Center
 9911 Valley View Road
 Eden Prairie, MN
 4,300 s.f.

SCALE: 3/32" = 1'-0" DRAWN BY:
 JOB: DATE:
 REVISION: DATE:

A-1

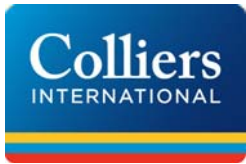
PROPOSED DEMISING WALL



PROPOSED DEMISING WALL

Square Footages:

Office = 913 s.f.
 Warehouse = 1,237 s.f.
 Total = 2,150 s.f.



Colin Quinn
 952-897-7168
 Judd Welliver
 952-897-7854



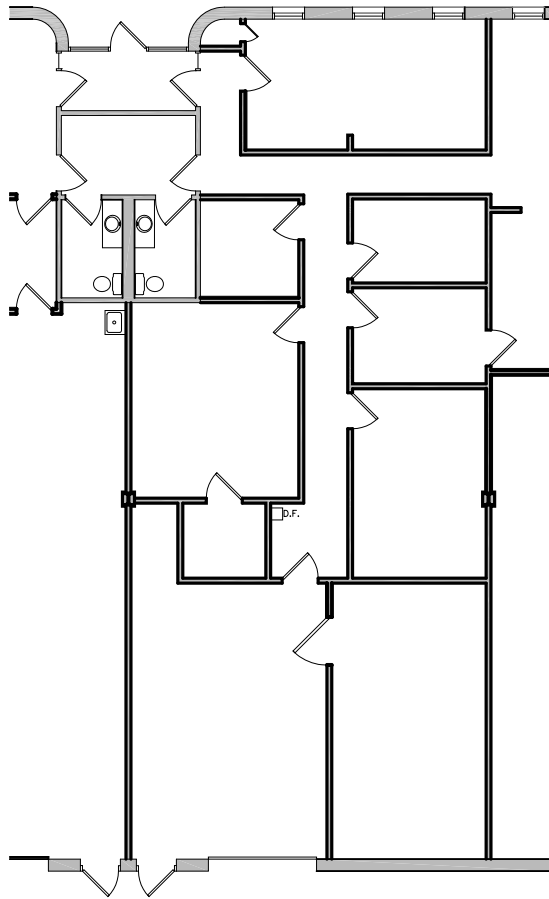
4350 Baker Road, Suite 400
 Minnetonka, MN 55343
 952.897.7874 Fax: 952.897.7740

SUITE 9915
 Valley View Business Center
 9915 Valley View Road
 Eden Prairie, MN
 2,150 s.f.

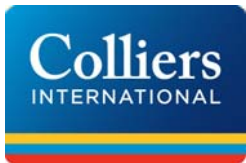
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A-1



1 FLOOR PLAN
 A-1 1/16" = 1'-0"



Colin Quinn
 952-897-7168
 Judd Welliver
 952-897-7854

SQUARE FOOTAGE:

WAREHOUSE	267 S.F.
OFFICE	1,795 S.F.
TOTAL:	2,062 S.F.

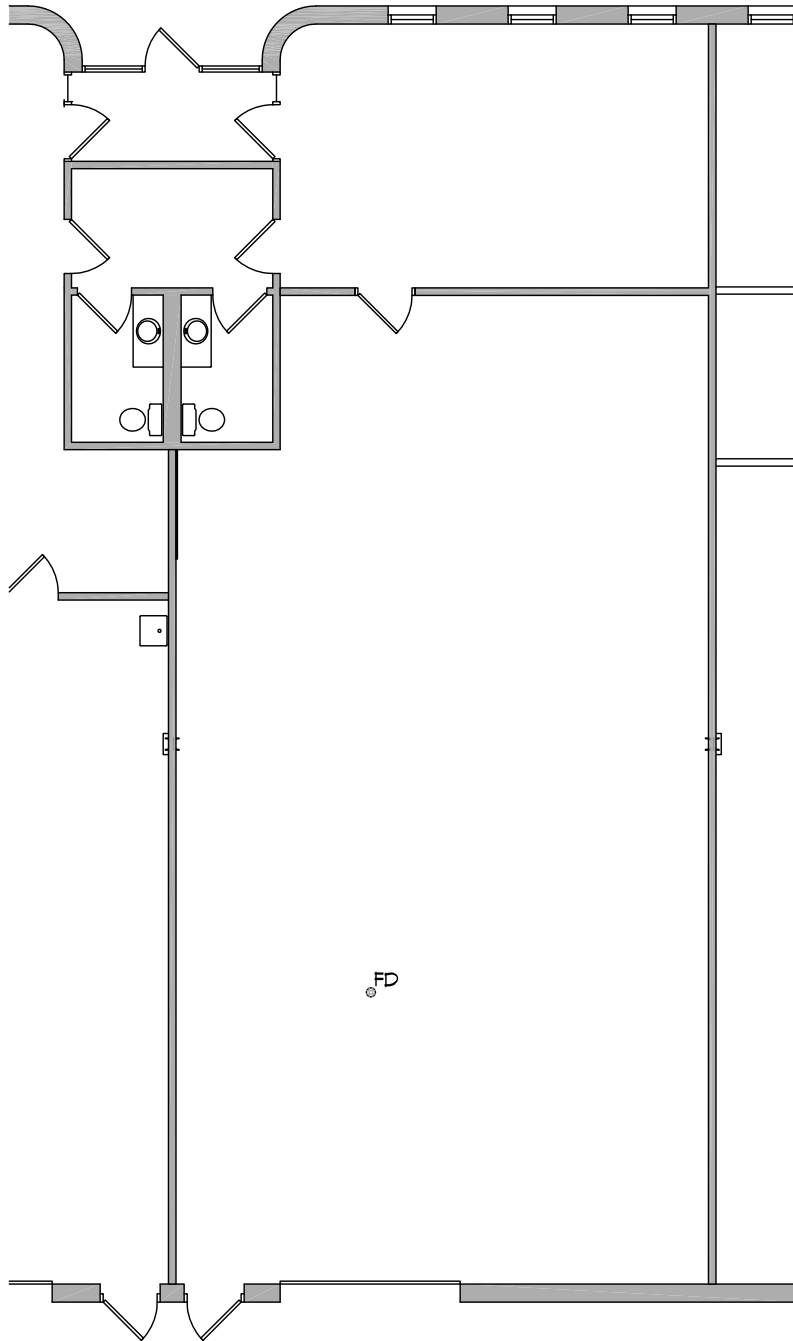


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 Minnetonka, MN 55343
 952.897.7874 Fax: 952.897.7740

SUITE 9917
 VALLEY VIEW BUSINESS
 CENTER
 9917 VALLEY VIEW ROAD
 EDEN PRAIRIE, MN

SCALE: 1/16" = 1'-0" DRAWN BY:
 JOB: DATE:
 REVISION: _____ DATE

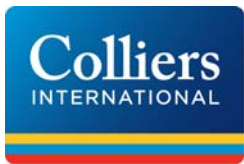
A-1



1 FLOOR PLAN
 A-1 3/32" = 1'-0"

SQUARE FOOTAGE:

OFFICE	507 SF
WAREHOUSE	1,647 SF
TOTAL:	2,154 S.F.



Colin Quinn
 952-897-7768
 Judd Welliver
 952-897-7854



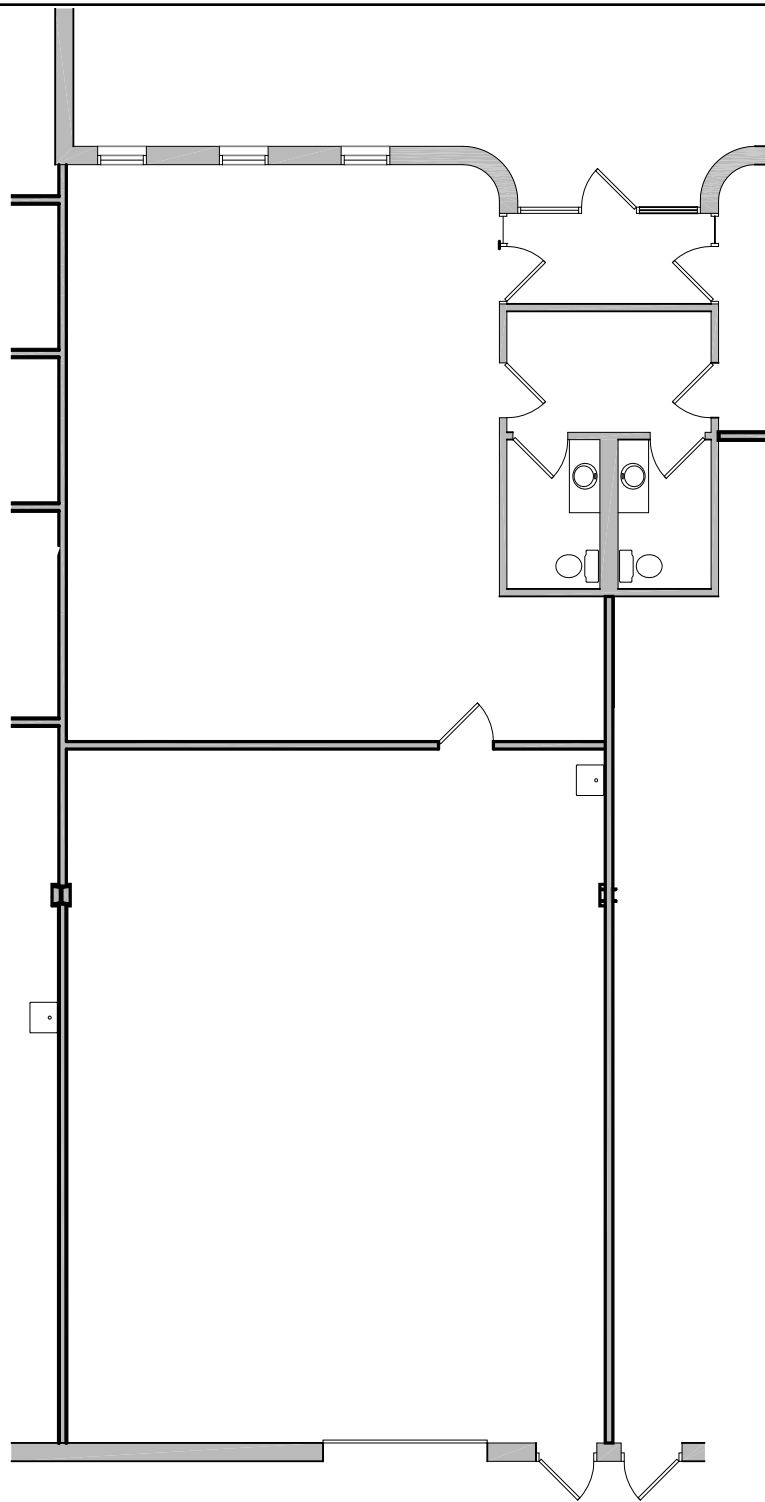
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 Minnetonka, MN 55343
 952.897.7874 Fax: 952.897.7740

SUITE 9921
 VALLEY VIEW BUSINESS
 CENTER
 9921 VALLEY VIEW ROAD
 EDEN PRAIRIE, MN

SCALE: 3/32" = 1'-0"
 JOB:
 REVISION: _____ DATE _____

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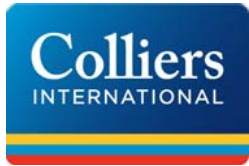
9921



1 FLOOR PLAN
 3/32" = 1'-0"

SQUARE FOOTAGE:

OFFICE	997 SF
WAREHOUSE	1,173 SF
TOTAL:	2,150 SF.



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 Judd Welliver
 952-897-7854



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 952.897.7874 Fax: 952.897.7740

SUITE 9923
 VALLEY VIEW BUSINESS
 CENTER
 9923 VALLEY VIEW ROAD
 EDEN PRAIRIE, MN

SCALE: 3/32"=1'-0"
 JOB:
 REVISION: _____ DATE _____

DRAWN BY:
 DATE:

9923