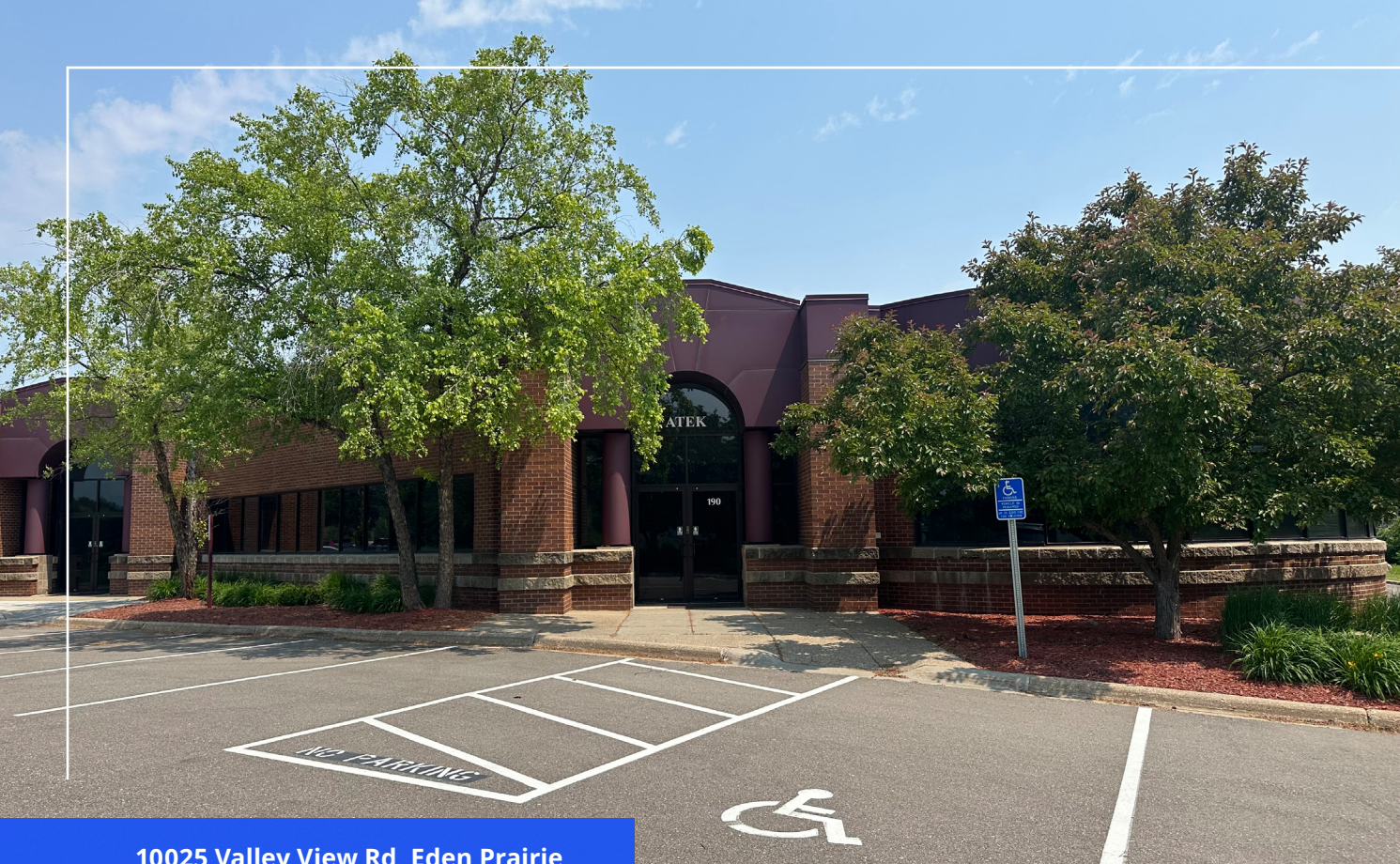




10025 Valley View Rd, Eden Prairie

Valley Gate Tech For Lease or Sale

- Prominent Golden Triangle location
- Close to retail, restaurants, shopping, and entertainment
- Easy access to I-494, US-212, and Hwy 5
- High-image building with great glass line

Accelerating success.

6,787 – 24,069
SF Available

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Property Facts

Address	10025 Valley View Rd, Eden Prairie, MN
Building Size	53,875
Site Area	4.18 acres
Year Built	1989
Parking	3.21/1,000
Clear Height	14'
Available: Suite 140	21,954 SF Office 2,115 SF Warehouse 24,069 SF Total • 4 dock doors (3 glassed-in doors) • Ability to demise to 17,282 SF or 6,787 SF
Available: Suite 190	12,693 SF Office 579 SF Warehouse 13,269 SF Total • 1 dock door
Lease Rates	Negotiable
2026 Est. CAM/Tax	\$6.50 PSF
Sale Price	Negotiable

Site Plan



Features



Ample parking



Nearby retail, restaurants



High-image finishes



Quick access to I-494, US-212



Dock loading

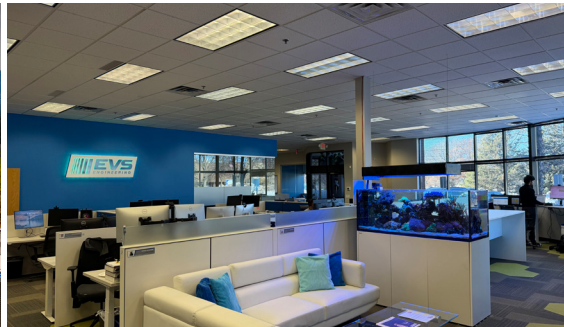


Flexible floor plans

Glassed in dock doors in breakroom



Suite 140 Photos



Floor Plan Suite 140

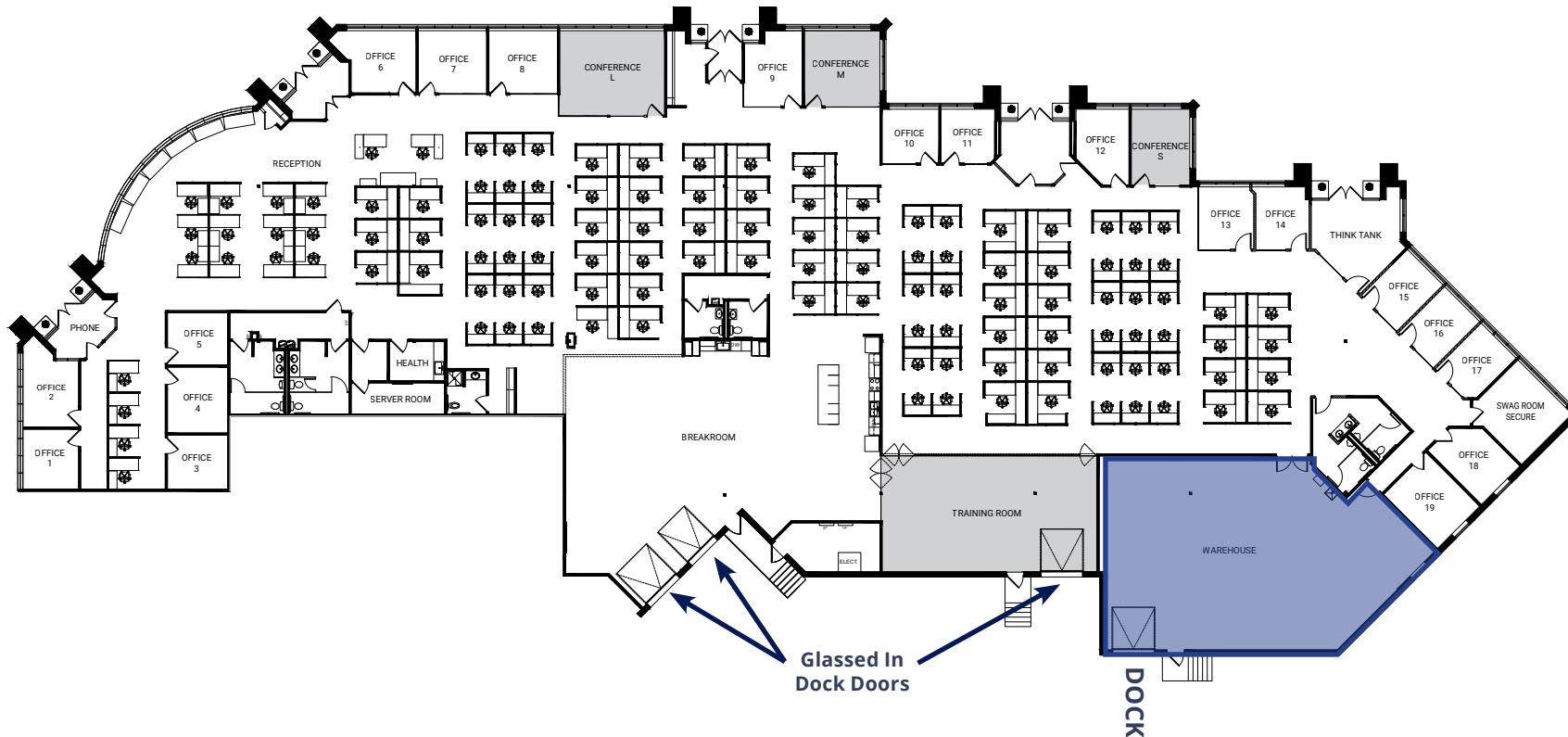
Suite 140

21,954 SF Office

■ 2,115 SF Warehouse

24,069 SF Total

- 4 dock doors
(3 glassed-in doors)



Floor Plan Suite 140

Demising Option 1

17,282 SF Office

17,282 SF Total

- 3 dock doors (glassed-in)

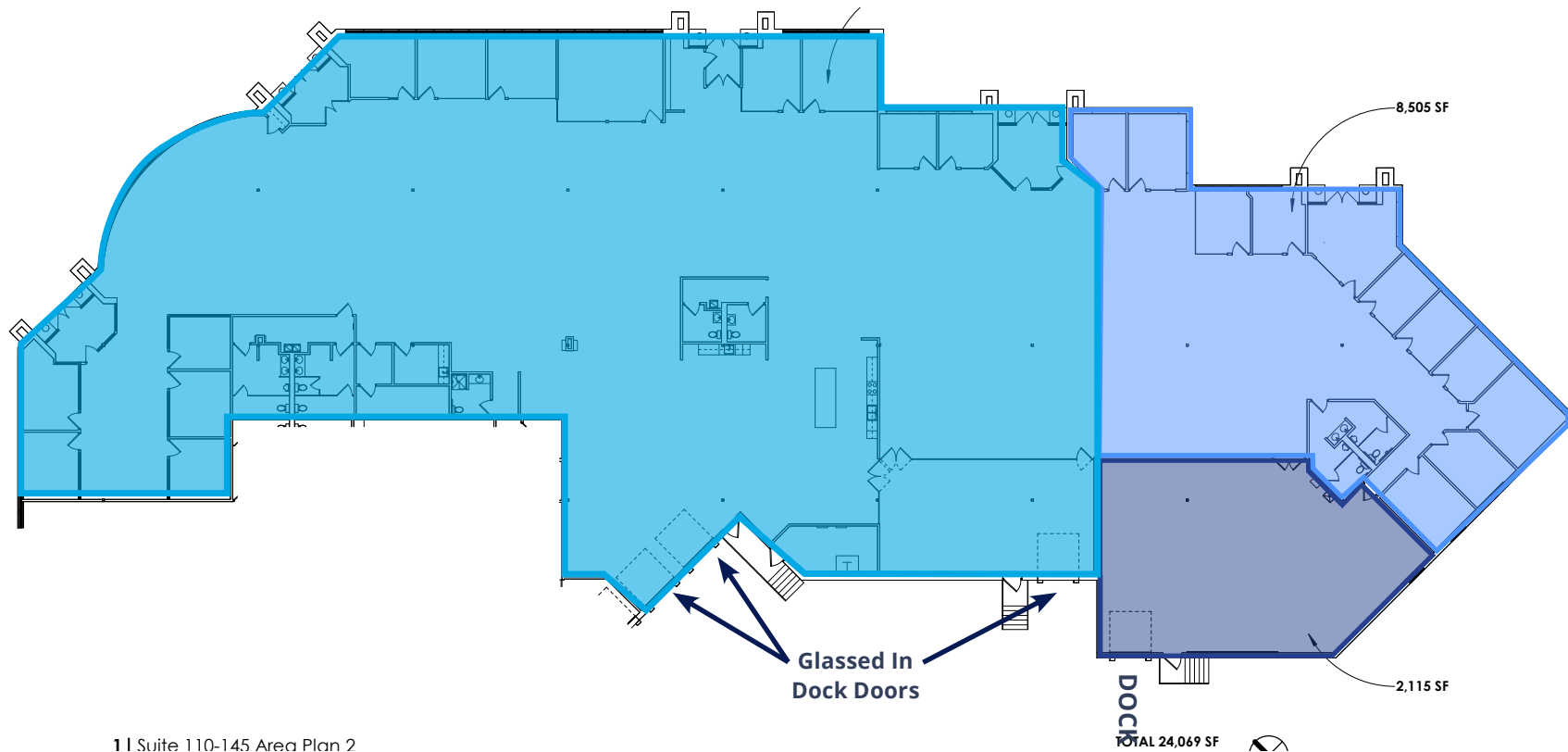
Demising Option 2

4,672 SF Office

2,115 SF Warehouse

6,787 SF Total

- 1 dock door



Floor Plan Suite 140

Demising Option 3

13,449 SF Office

13,449 SF Total

- 2 dock doors (glassed-in)

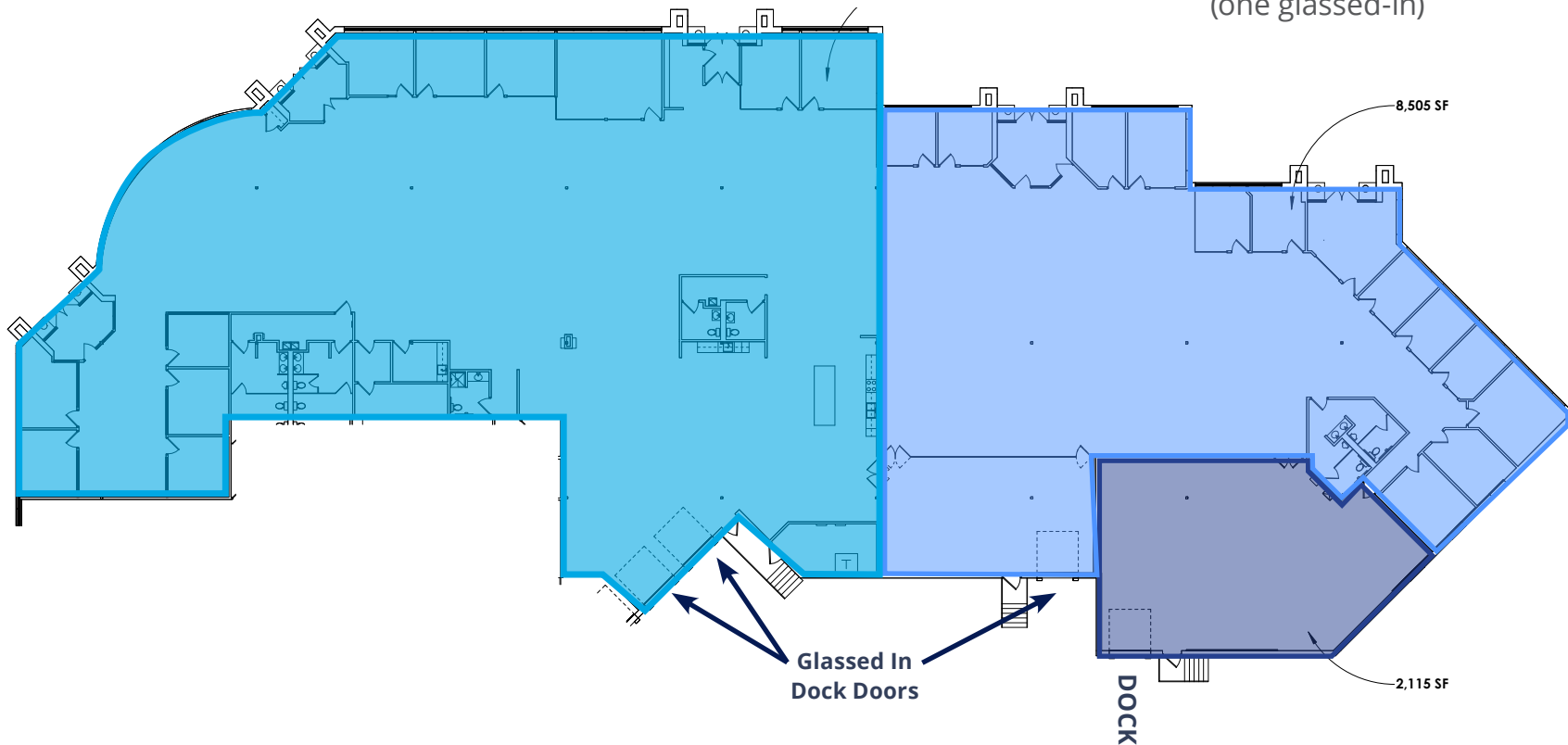
Demising Option 4

 8,505 SF Office

 2,115 SF Warehouse

10,620 SF Total

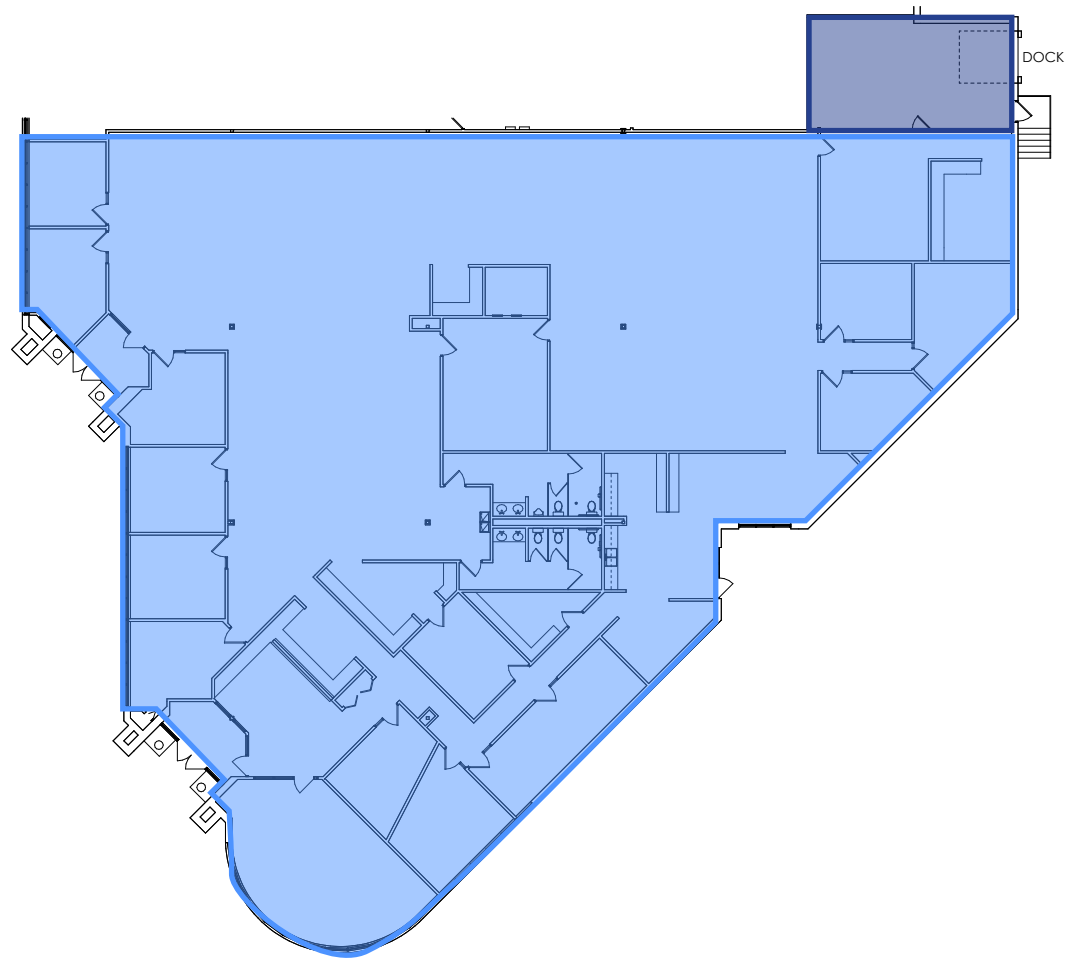
- 2 dock doors
(one glassed-in)



Floor Plan Suite 190

Suite 190

- 12,693 SF Office
 - 576 SF Warehouse
-
- 13,269 SF Total
- 1 dock door





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