

**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 along Valley View Road, the property gives easy 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 organization.

### 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
- \$5.81 psf estimated Tax & CAM (2026)

### Contact Us

**ERIC DUEHOLM**

Partner

 651.621.2550  
 [eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

**BEN BRUNO**

Brokerage Services

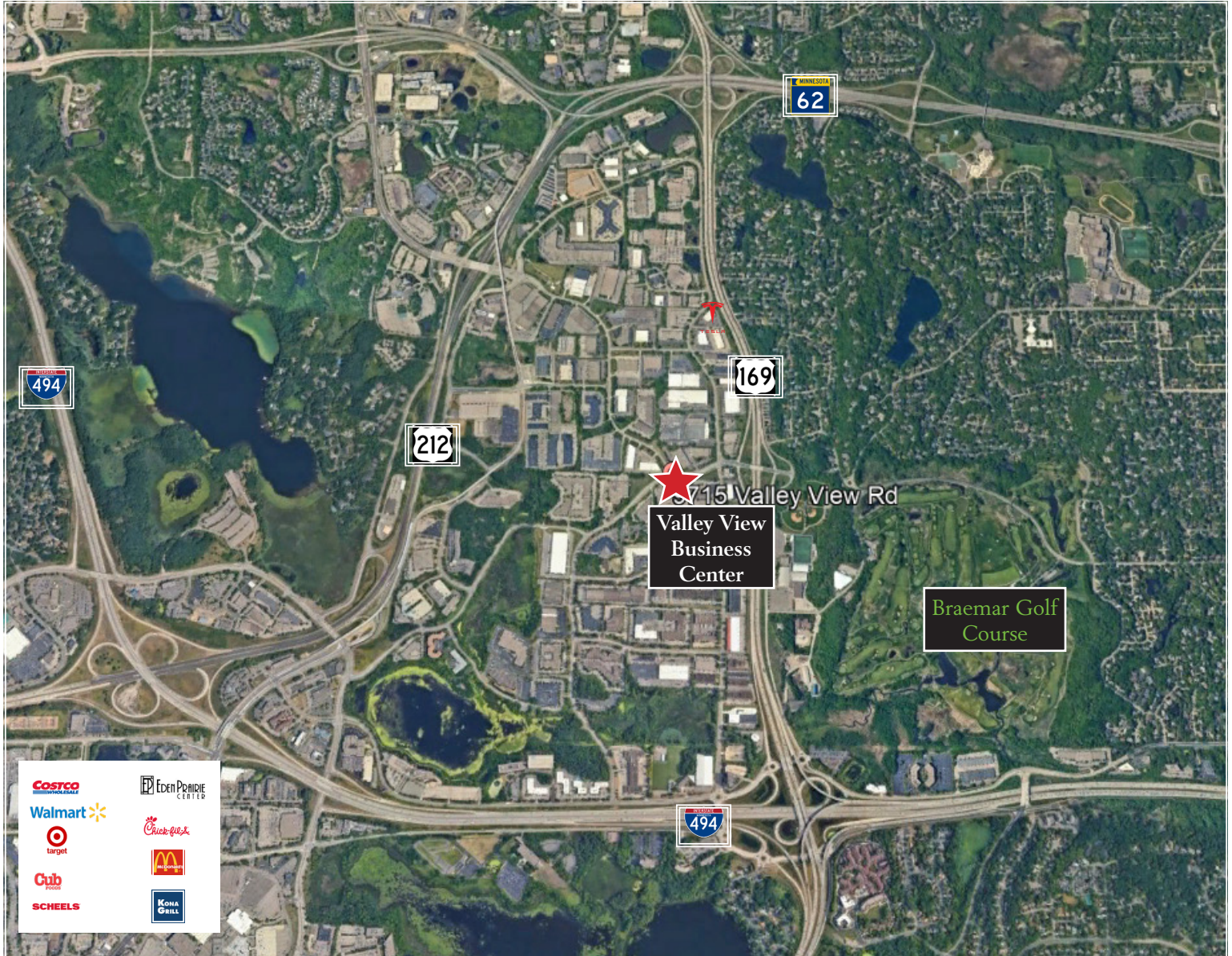
 651.621.2563  
 [ben@terracegroupllc.com](mailto:ben@terracegroupllc.com)

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

**FOR LEASE | OFFICE WAREHOUSE**  
**Valley View Business Center**  
9701-9927 Valley View Road, Eden Prairie, MN 55344



## Amenity Map



### Destinations

Eden Prairie Center...  
MSP International Airport...  
Downtown Minneapolis...  
Downtown St. Paul...

### Drive Time

5 minutes  
16 minutes  
17 minutes  
27 minutes

ERIC DUEHOLM  
Partner  
651.621.2550  
eric@terracegroupllc.com

BEN BRUNO  
Brokerage Services  
651.621.2563  
ben@terracegroupllc.com

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

**FOR LEASE | OFFICE WAREHOUSE**  
**Valley View Business Center**  
9701-9927 Valley View Road, Eden Prairie, MN 55344



ERIC DUEHOLM  
Partner  
651.621.2550  
[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

BEN BRUNO  
Brokerage Services  
651.621.2563  
[ben@terracegroupllc.com](mailto:ben@terracegroupllc.com)

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

**FOR LEASE | OFFICE WAREHOUSE**  
**Valley View Business Center**  
9701-9927 Valley View Road, Eden Prairie, MN 55344



## Site & Building Floor Plan



ERIC DUEHOLM  
Partner  
651.621.2550  
[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

BEN BRUNO  
Brokerage Services  
651.621.2563  
[ben@terracegroupllc.com](mailto:ben@terracegroupllc.com)

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

**FOR LEASE | OFFICE WAREHOUSE**

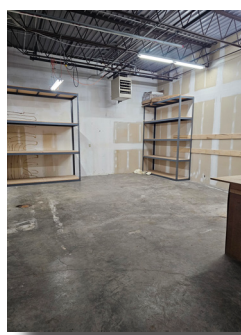
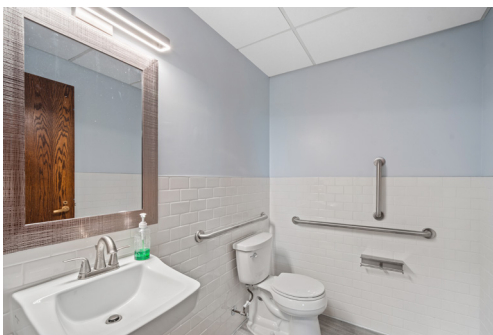
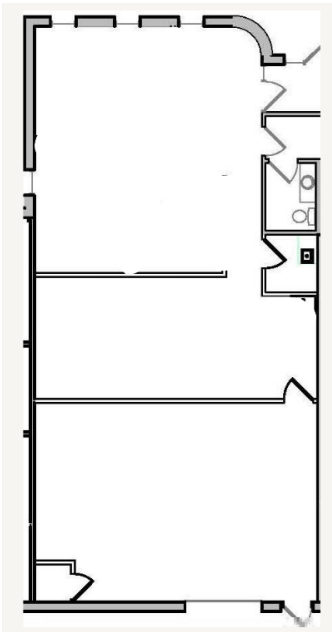
**Valley View Business Center**

9701-9927 Valley View Road, Eden Prairie, MN 55344



## Suite 9723

- 1,850 square feet total
- 8' x 10' drive-in door
- Updated landscaping
- Air-conditioned office space with a 3 ton unit replaced in 2020
- Warehouse has a unit heater
- Estimated as-is initial monthly gross rent \$2,975



*Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.*

ERIC DUEHOLM  
Partner  
651.621.2550  
[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

BEN BRUNO  
Brokerage Services  
651.621.2563  
[ben@terracegroupllc.com](mailto:ben@terracegroupllc.com)

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