

FOR LEASE  
2,848 SF - 6,586 SF

125% FEE ON QUALIFYING DEALS &  
\$50 SHOWING BONUS

# LAKEVIEW BUSINESS CENTER

10901-10925 VALLEY VIEW RD  
EDEN PRAIRIE, MN



# PROPERTY INFORMATION

- NEWLY RENOVATED
- **FREE UNDERGROUND EXECUTIVE PARKING**
- LOCATED ON LAKE SMETANA
- **DIRECT ACCESS TO WALKING TRAIL AROUND LAKE**
- EXCELLENT LOCATION WITH EASY ACCESS TO RESTAURANTS, HOTELS AND SHOPPING

<b>Address</b>	10901-10925 Valley View Rd Eden Prairie, MN	
<b>Lease Rates</b>	Negotiable	
<b>Building Size</b>	50,000 SF	
<b>Available Space</b>	Suite 10907 2,419 SF Office <u>429 SF Warehouse</u> 2,848 SF Total	Suite 10921 4,611 SF Office <u>1,975 SF Tech</u> 6,586 SF Total
<b>Year Built</b>	1988	
<b>Clear Height</b>	9' - 14'	
<b>HVAC</b>	Fully air-conditioned	
<b>Total Tax/CAM</b>	\$5.10	
<b>Other</b>	Furniture included - Suite 10907	

**JOHN MCKENNA**  
Director  
+1 612 347 9314  
john.mckenna@cushwake.com

**DANNY MCNAMARA**  
Senior Director  
+1 952 893 8895  
danny.mcnamara@cushwake.com



# PROPERTY PHOTOS

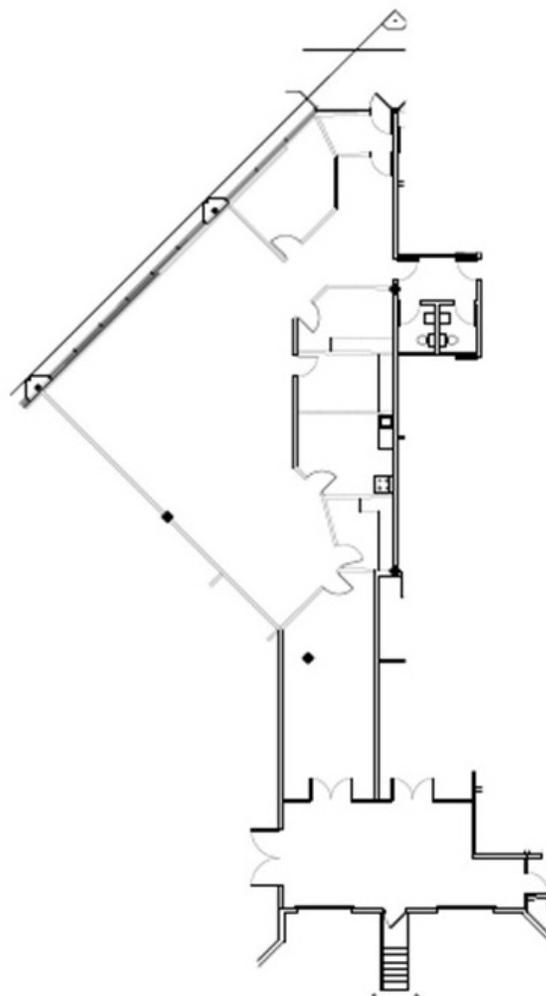


# FLOOR PLAN

## SUITE 10907

2,419 SF Office  
429 SF Warehouse  
2,848 SF Total

1 dock



KEY PLAN

NOT TO SCALE



# FLOOR PLAN

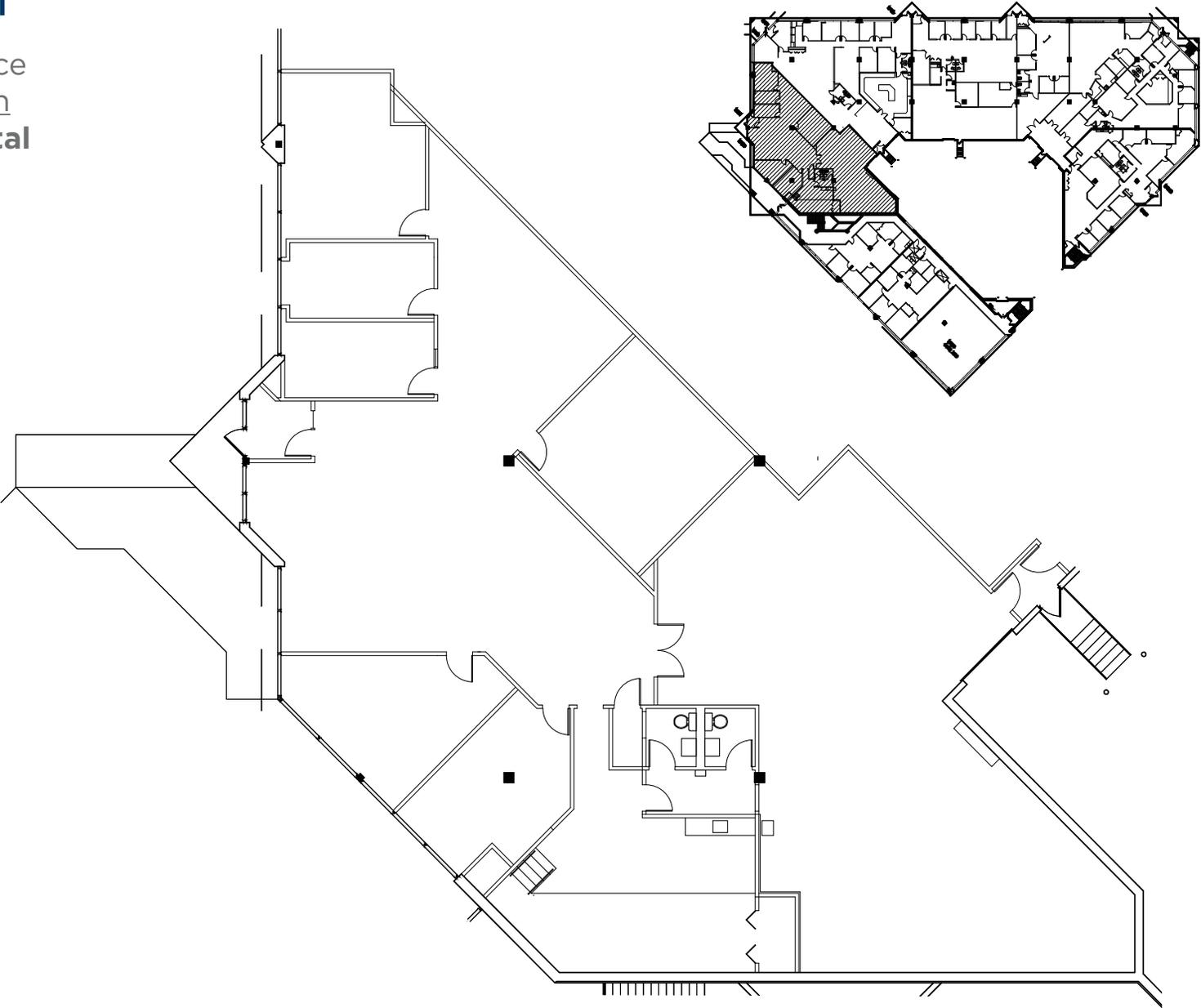
## SUITE 10921

4,611 SF Office

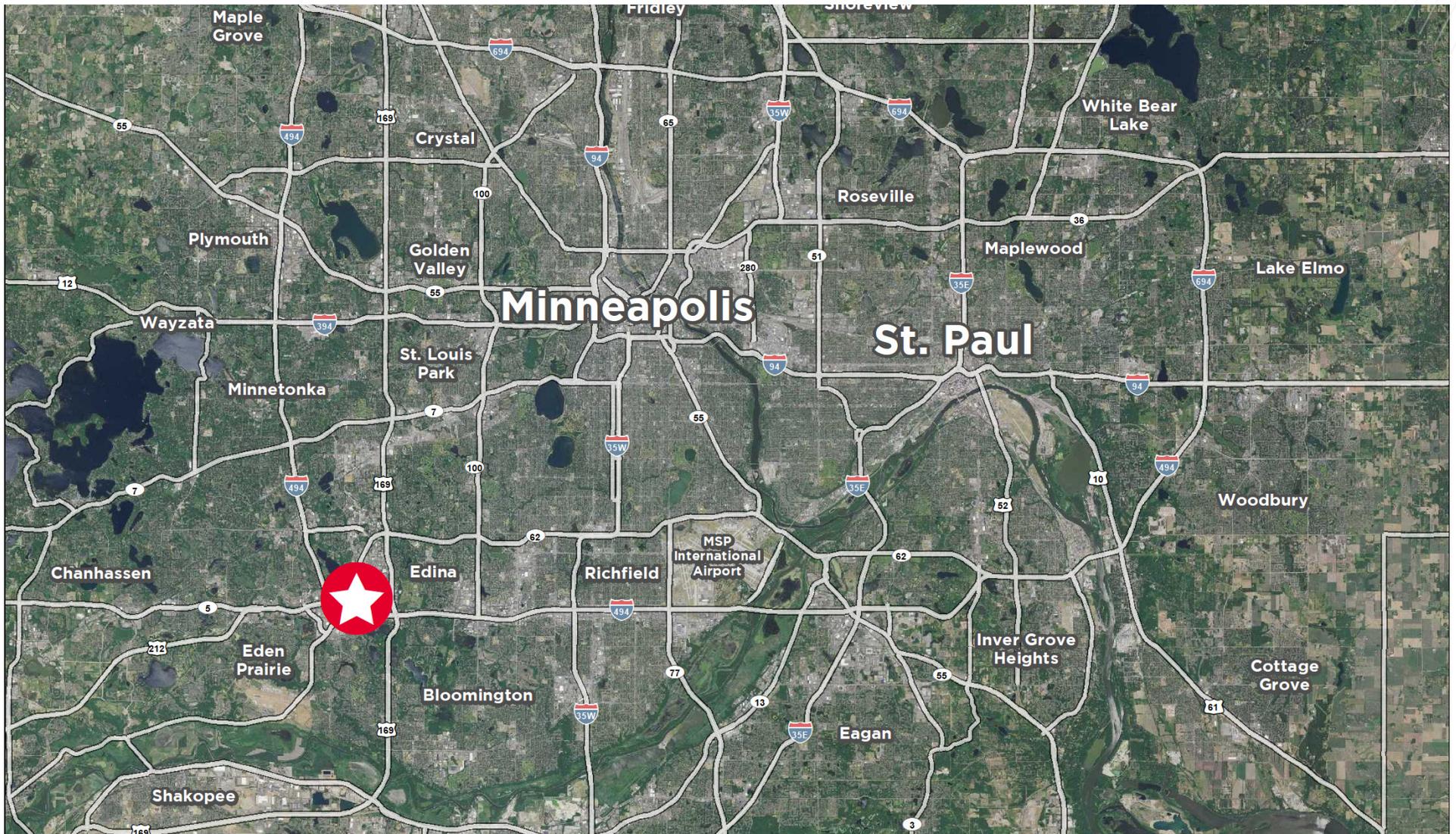
1,975 SF Tech

**6,586 SF Total**

1 dock







**JOHN MCKENNA**  
Director  
+1 612 347 9314  
john.mckenna@cushwake.com

**DANNY MCNAMARA**  
Senior Director  
+1 952 893 8895  
danny.mcnamara@cushwake.com

3500 American Blvd W, Suite 200  
Minneapolis, MN 55431  
952 831 1000  
industrialmn.com

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.