

Colliers

For Lease

colliers.com/msp

[View Online](#)



Bryant Lake Business Center

Valley View Road &
Market Place Drive,
Eden Prairie, MN

**Excellent Golden Triangle
location with highway access**



Zoned and
configured for a
multitude of uses



Unparalleled access
to highways, walking
trails and amenities



Flexible office/
warehouse
layouts

Accelerating success.

Bryant Lake Business Center

Locally owned and managed



Locally owned by Carlson Real Estate Company, Bryant Lake Business Center is a six-building mixed-use office and showroom complex containing over 171,000 square feet.

The property features truck-high loading docks and drive-in doors and 14' clear heights. Located in Eden Prairie, Bryant Lake Business Center provides easy access to Highway 169, Highway 212, Highway 62 and Interstate 494.

Amenities

Class A flex/light industrial/showroom space

14' clear height

Truck-high docks and drive-ins

Abundant parking for employees and guests

Exterior gathering areas with picnic tables

Professionally maintained landscaping

On-site maintenance

Locally owned and managed

Location Highlights

- Convenient access to major highways
- Close proximity to dining and retail amenities
- Access to running and walking paths and trails
- View of Bryant Lake

5

minutes to Eden
Prairie Center

20

minutes to
downtown
Minneapolis



Building Information

Address	11471-11495 Valley View Road, Eden Prairie, MN
Building SF	38,575 SF
Year Built	1985
Lease Rates	Negotiable
2025 CAM & Tax	\$6.14 PSF
Clear Height	14'
Sprinkler Systems	ESFR System

Availabilities

Suite 11471

Office:	2,049 SF
Warehouse:	751 SF
Total:	2,800 SF

Suite 11477

Office:	2,496 SF
Warehouse:	450 SF
Total:	2,946 SF

Suite 11495 (Available 9/1/2025)

Office:	6,492 SF
Warehouse:	1,707 SF
Total:	8,199 SF

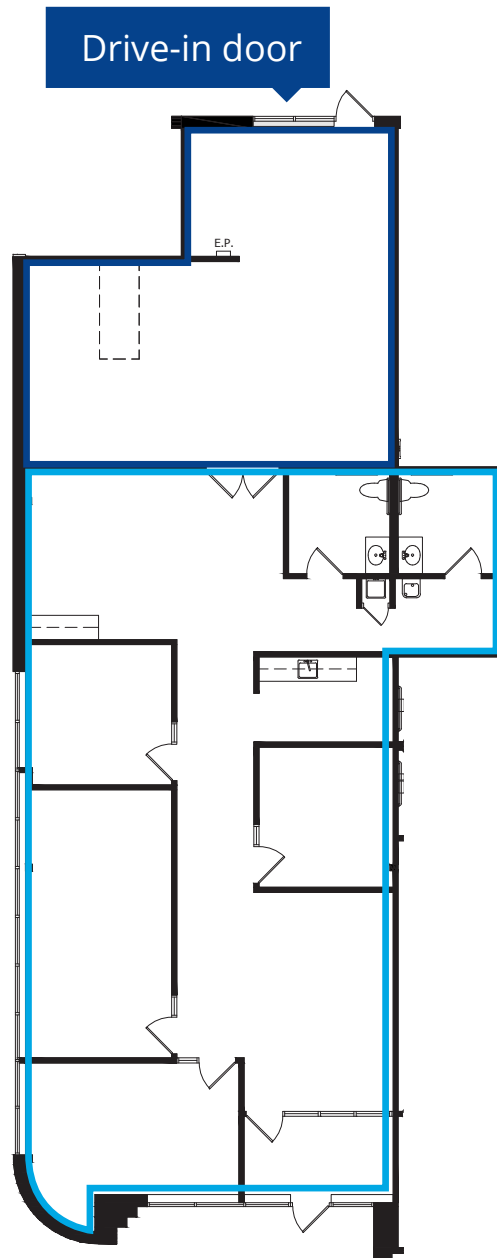
Floor Plans

Suite 11471

2,800 SF

 2,049 SF Office

 751 SF Warehouse



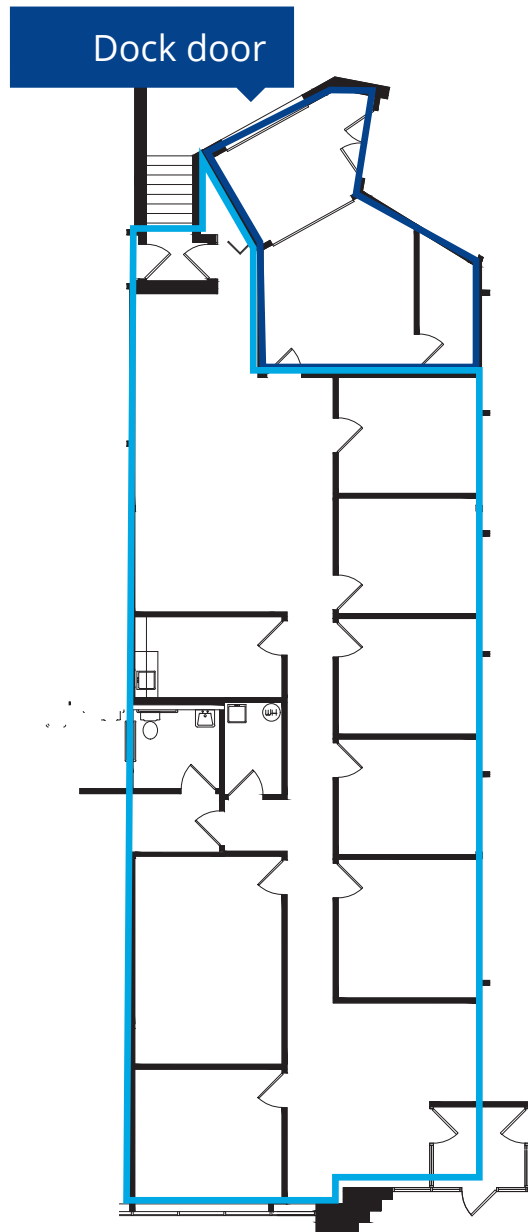
Floor Plans

Suite 11477

2,946 SF

 2,496 SF Office

 450 SF Warehouse



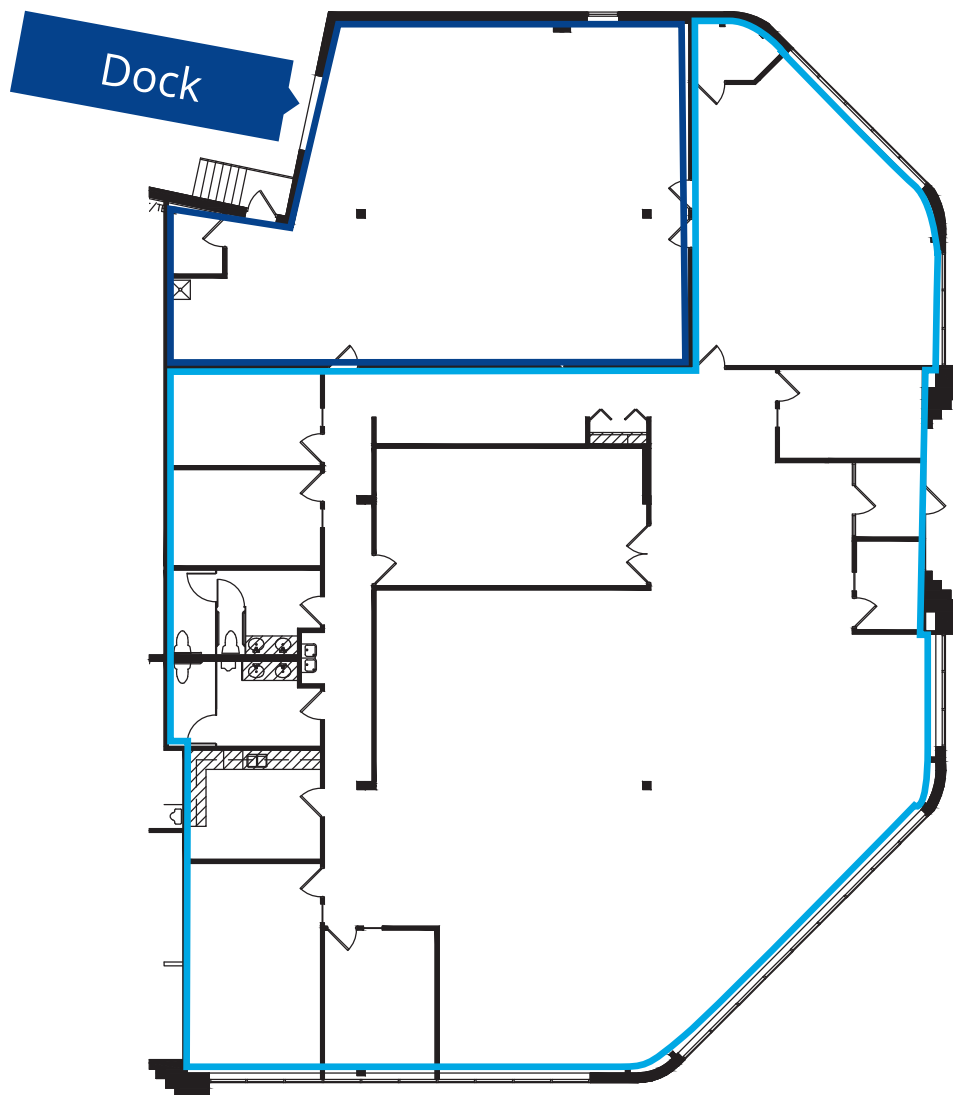
Floor Plans

Suite 11495

8,199 SF

 6,492 SF Office

 1,707 SF Warehouse



▶ View Online
colliers.com/msp



Contact



Joe Owen CCIM, SIOR
Executive Vice President
+1 952 897 7888
joe.owen@colliers.com



Corbin Chapman
Vice President
+1 952 374 5811
corbin.chapman@colliers.com

Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416
+1 952 897 7700

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.