



For Lease

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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
2026 CAM & Tax	\$6.92 PSF
Clear Height	14'
Sprinkler Systems	ESFR System

Availabilities

Suite 11495

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

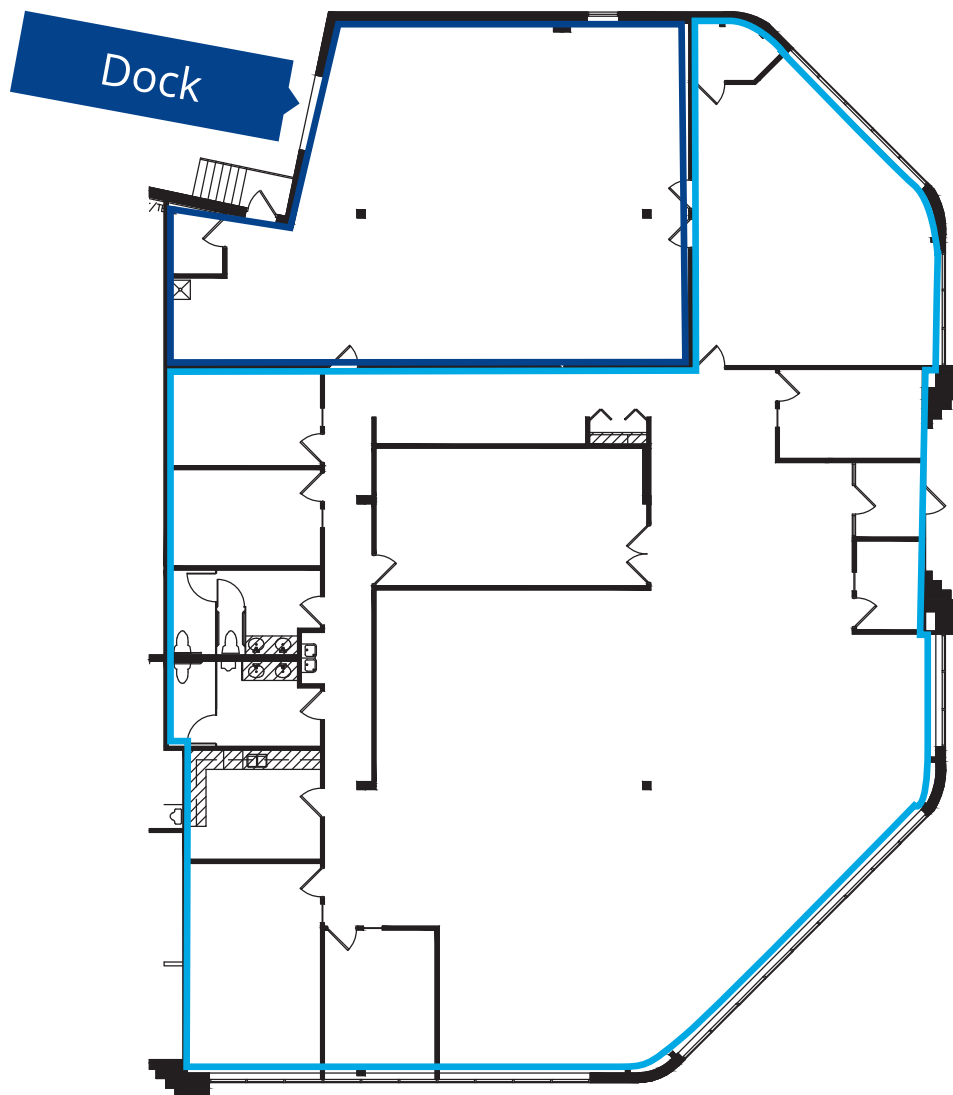
Floor Plans

Suite 11495

8,199 SF

 6,492 SF Office

 1,707 SF Warehouse



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Our mission

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



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