



# 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,<br>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 11487

|            |          |
|------------|----------|
| Office:    | 5,487 SF |
| Warehouse: | BTS      |
| Total:     | 5,487 SF |

### Suite 11495

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

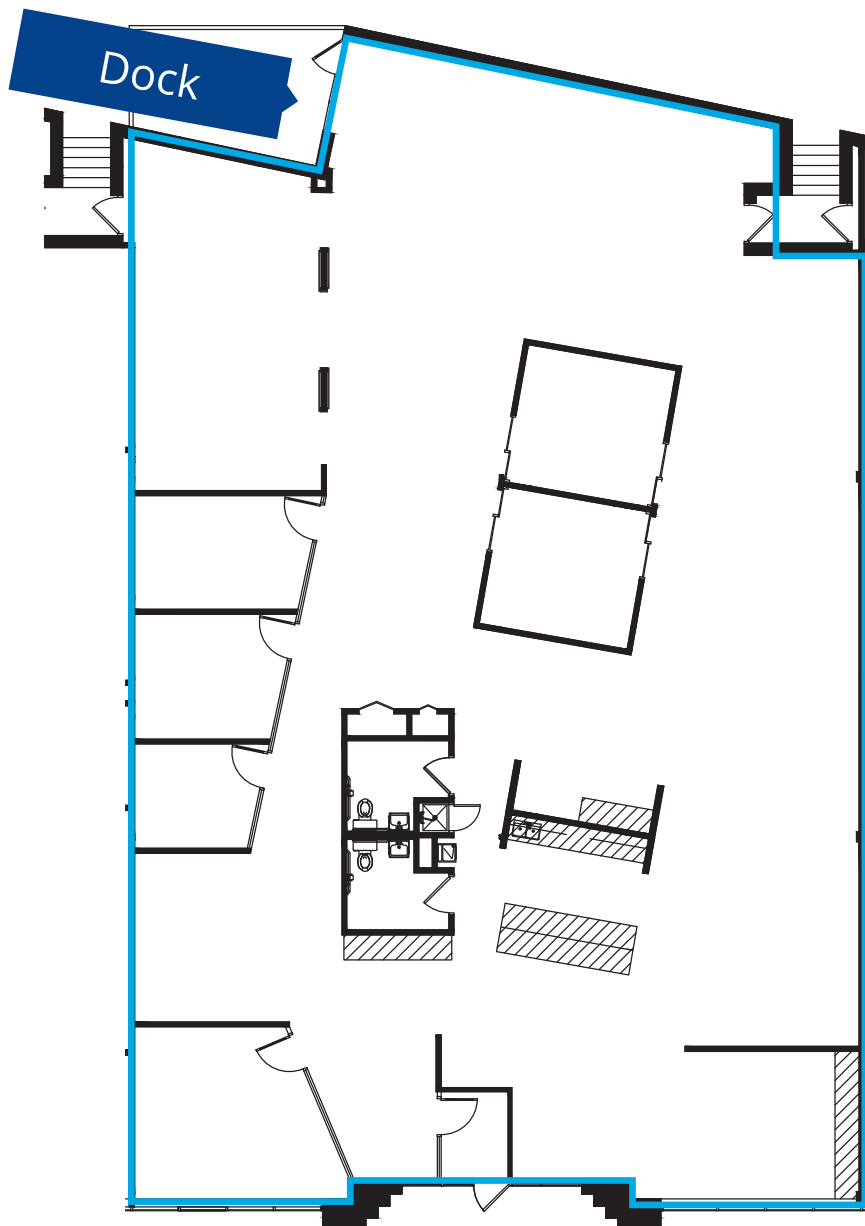
# Floor Plans

Suite 11487

5,487 SF

 5,487 SF Office

 BTS Warehouse



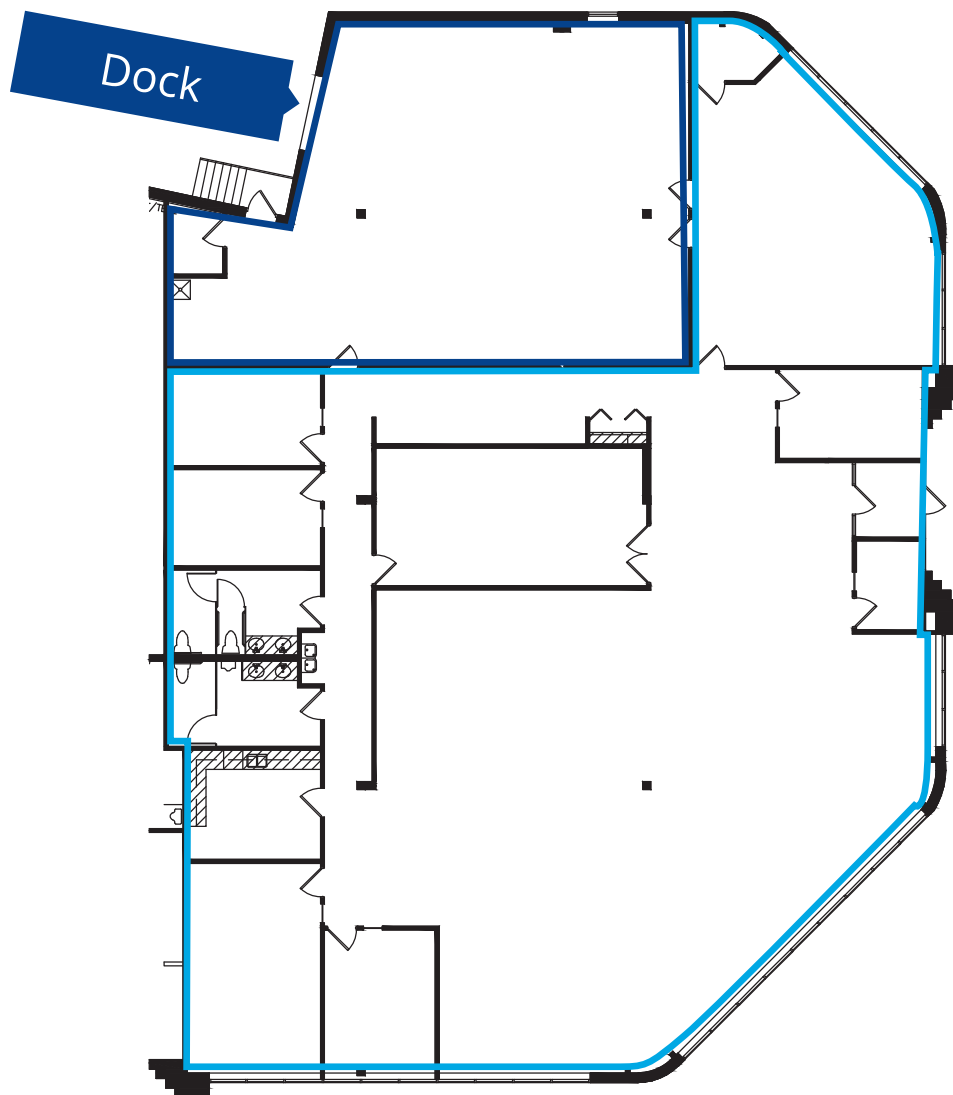
# Floor Plans

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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