

Oak Park Business Center

For Lease



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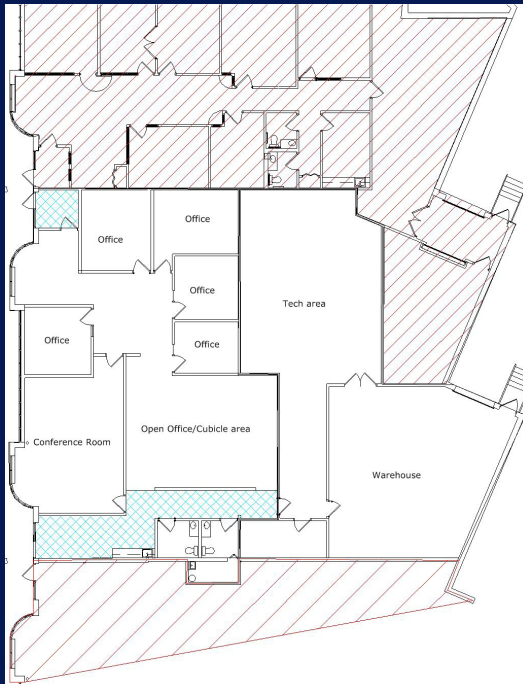
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Property Overview

- 9953-9965 Valley View Rd, Eden Prairie, MN
- Suite 9953: 5,577 SF office/warehouse: 2,989 SF office | 2,588 SF warehouse
- Suite 9957: 8,285 SF office/warehouse: 4,760 SF office | 3,525 SF warehouse
 - *One (1) shared dock door
 - *Office/warehouse ratio can be adjusted
- Suite 9965: 2,699 SF office/warehouse: 2,496 SF office | 203 SF warehouse
 - *One (1) shared dock door
- 12' clear height
- Lease rates: \$12.00 psf office | \$6.00 psf warehouse
- 2025 CAM/Tax: \$4.75 (CAM includes HVAC maintenance, repair & replacement)
- Signage available
- Ample surface parking
- Minutes to Hwy 169, 212 and I-494

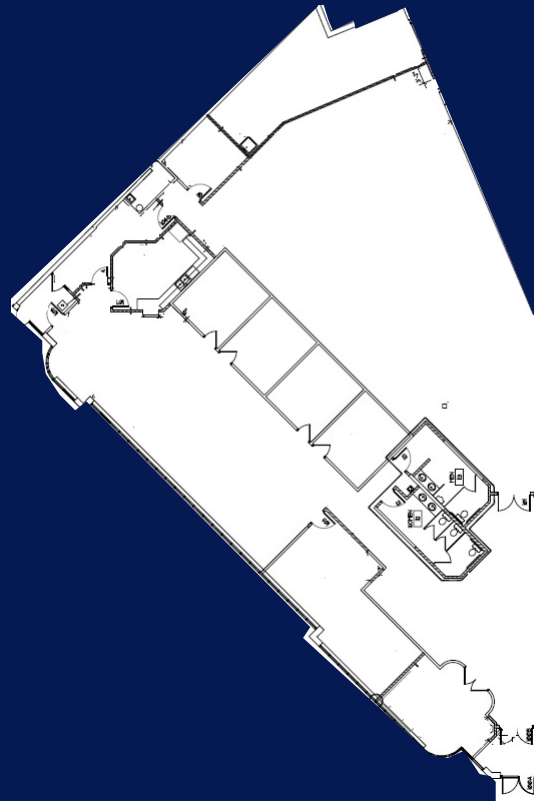


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