

Oak Park Business Center

For Lease



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Property Overview

- 9953-9965 Valley View Rd, Eden Prairie, MN
- 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

Available

Suite 9947

1,496 SF: 1,218 SF office | 278 SF warehouse
One (1) drive-in door

Suite 9953

5,577 SF: 2,989 SF office | 2,588 SF warehouse
One (1) dock door

Suite 9957

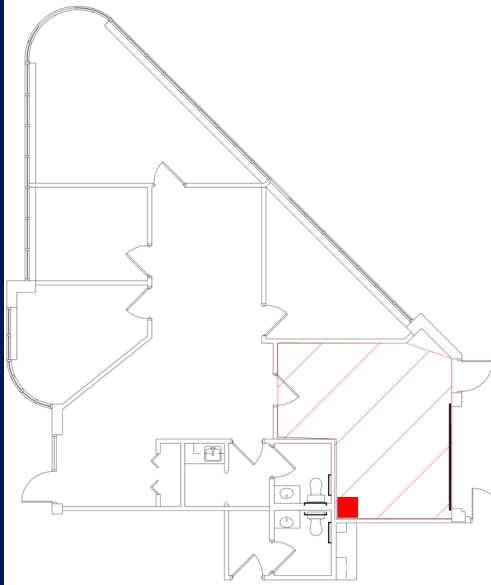
8,285 SF: 4,760 SF office | 3,525 SF warehouse
One (1) shared dock door and drive-in door
Office/warehouse ratio can be adjusted

Suite 9965

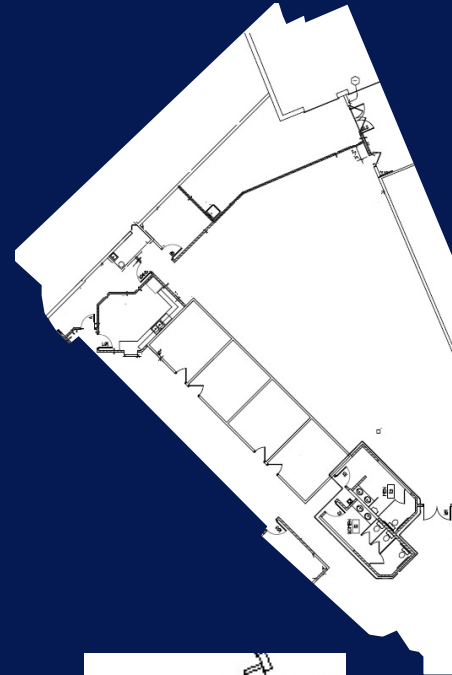
2,699 SF: 2,496 SF office | 203 SF warehouse
One (1) shared dock door



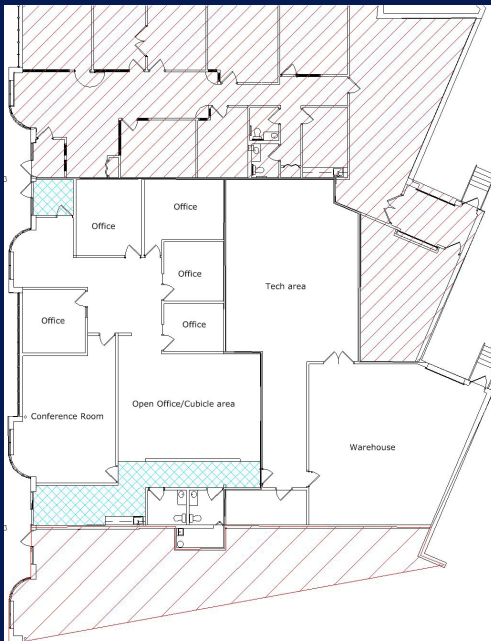
Floor Plans



Suite 9947: 1,496 SF
1,218SF office | 278 SF warehouse



Suite 9957: 8,285 SF
4,760 SF office | 3,525 SF warehouse



Suite 9953: 5,577 SF
2,989 SF office | 2,588 SF warehouse



Suite 9965: 2,699 SF
2,496 SF office | 203 SF warehouse



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