

Oak Park Business Center For Sale or Lease



Owner-User Opportunity with In-Place Income



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Opportunity

Oak Park Business Center offers a compelling opportunity for an owner user to acquire a well located $\pm 40,158$ SF office/warehouse/showroom building with existing income and long term flexibility. The property is approximately 50% office today and is partially leased, allowing a buyer to occupy available space immediately while benefiting from in place cash flow from the remaining tenants.

Situated on 3.11 acres, the property offers ample parking, multiple dock and drive in doors, and a highly functional layout that can accommodate a wide range of industrial, showroom, and office users. Ownership provides the ability to grow into additional square footage over time or maintain the current lease structure for ongoing income.

Buildings of this size and configuration trade infrequently in the Eden Prairie market. Combined with excellent access to Highway 169, Highway 212, and I 494, and I 2 Industrial Park zoning, Oak Park Business Center presents a rare opportunity to control a scalable and well positioned asset in a premier southwest metro location.



Oak Park Business Center presents a rare opportunity to acquire office/warehouse/showroom property in a highly accessible Eden Prairie location. An owner user can occupy available space, while benefiting from existing in place leases, offering both operational flexibility and ongoing cash flow.

Features & Amenities



Rare size offering for those suited for owner-users with expansion potential



Functional layout accommodating a wide range of users



Easy access to Highway 169, 212 and I-494



Immediate occupancy for ownership and income from existing leases



Ample surface parking



Close proximity to restaurants and shopping amenities



Ability to grow into additional square footage



Flexible zoning with I-2 Industrial Park



Close access to future Light Rail



Building features

Address	9947-9965 Valley View Rd, Eden Prairie, MN
PID	12-116-22-14-0019
Building Size	± 40,158 SQ FT (approximately 50% office today)
Lot Size	± 3.11 acres (± 135,652 sq ft)
Year Built	1983
Zoning	I-2 Industrial Park
Parking	Approximately 98 surface parking stalls
Loading	3 drive-in doors 6 dock doors
Clear Height	Approximately 12'
Asking Lease Rates	\$12.00 PSF Office \$6.00 PSF Warehouse
2026 CAM/Tax	\$4.75 (Includes HVAC maintenace, repair & replacement
Sale Price	Contact broker for pricing Ideal owner-user opportunity with immediate occupancy, in-place income, and long-term flexibility

**Financials: Rent roll and additional financial details
available upon execution of a Confidentiality Agreement*

For Lease Availability

Multiple suites available; see suite breakdown below

Suite 9947

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

Suite 9951

3,659 SF: 2,321 SF office | 1,338 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 9963

6,738 SF: 4,876 SF office | 1,862 SF warehouse
One (1) shared dock door

Suite 9965

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

Vacancy Plan

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

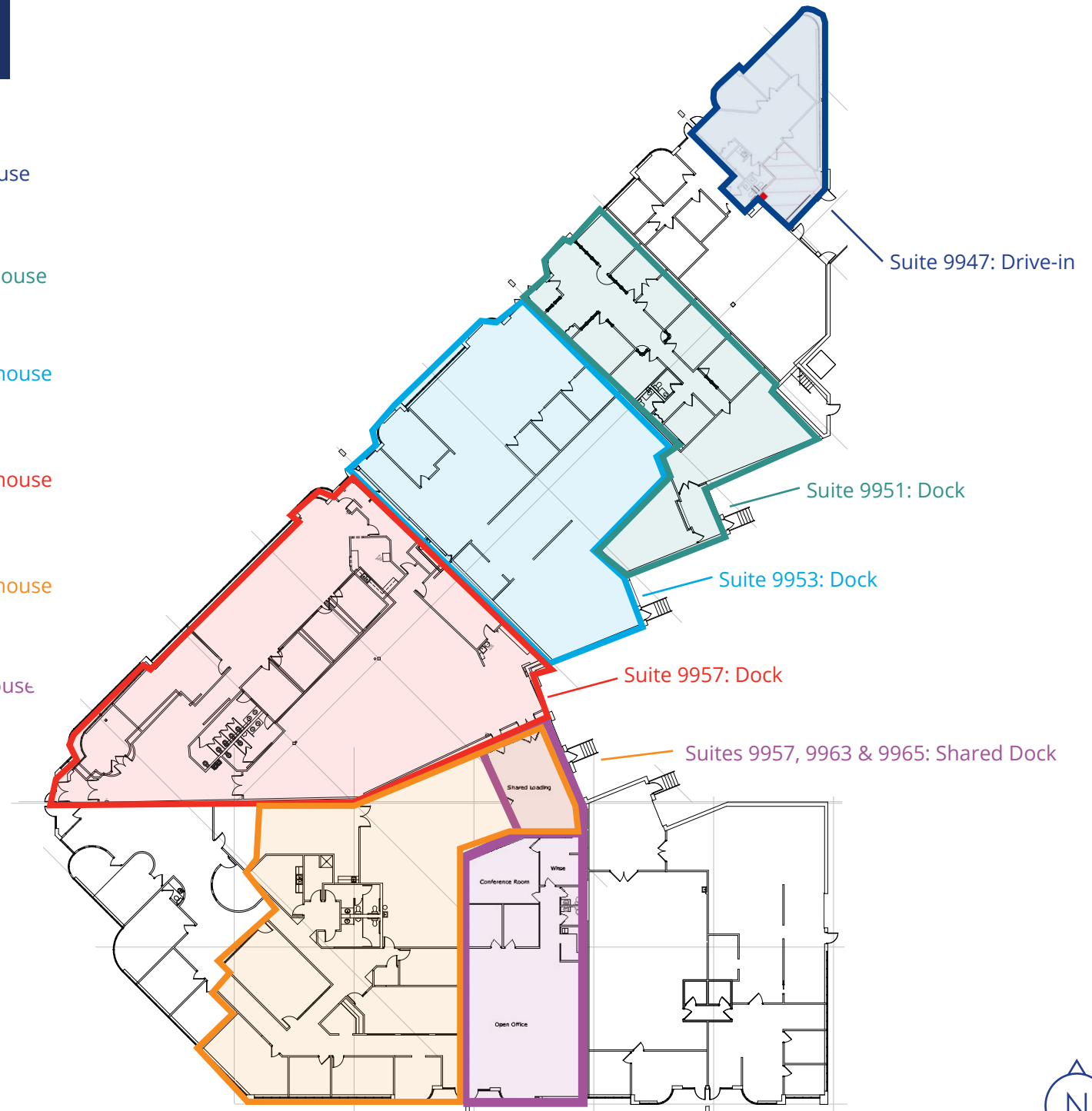
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169

Shady Oak Rd - 4,374 vpd

Washington Ave

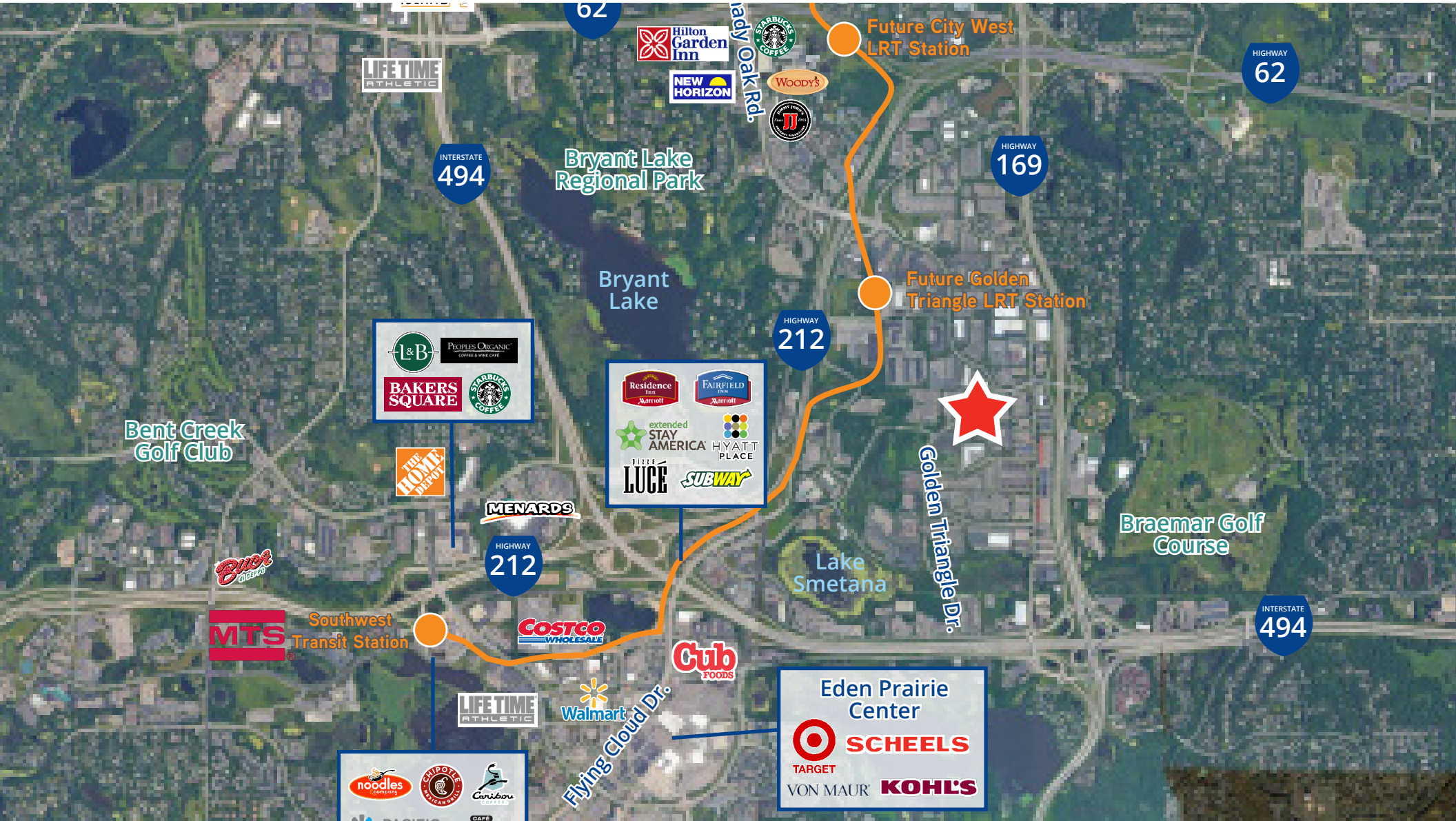
Oak Park
Business Center

Valley View Rd - 4,700 vpd



W 74th St





City of Eden Prairie

A suburban city southwest of Minneapolis known for its strong schools, parks, and high quality of life. It features a mix of residential neighborhoods, corporate headquarters, and shopping destinations like Eden Prairie Center. With extensive trails, lakes, and green spaces, it balances modern development with easy access to nature.



\$129,977

Median household income



71,164

Daytime population



2,436

Total businesses



46,855

Total employees

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