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For more information, contact:

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200 South Sixth Street | Suite 1400
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FOR LEASE

VALLEY GATE
10025 VALLEY VIEW ROAD
EDEN PRAIRIE | MN

- ◇ 10,164 sf available
- ◇ 10,164 sf max contiguous
- ◇ 4,781 sf minimum divisible
- ◇ Great distinctive entry image
- ◇ Heart of the “Golden Triangle” location
- ◇ Many amenities in area
- ◇ Excellent labor pool
- ◇ 9’ finished ceiling
- ◇ 1 dock

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FOR LEASE

VALLEY GATE
10025 VALLEY VIEW ROAD
EDEN PRAIRIE | MN

Suite:	140
Year Built:	1986
Building SF:	52,828 SF
Available SF:	10,164 SF
Divisible:	5,038 SF
Net Rental Rate:	Office: \$10.00 PSF Warehouse: \$5.00 PSF
2009 Estimated Taxes/CAM:	\$5.30 PSF
Parking:	3.27/1,000

Comments:

- Great distinctive entry image
- Attractive ribbon glass line
- Heart of the "Golden Triangle" location
- Many amenities in area
- 9' finished ceiling
- Excellent labor pool
- 1 dock door

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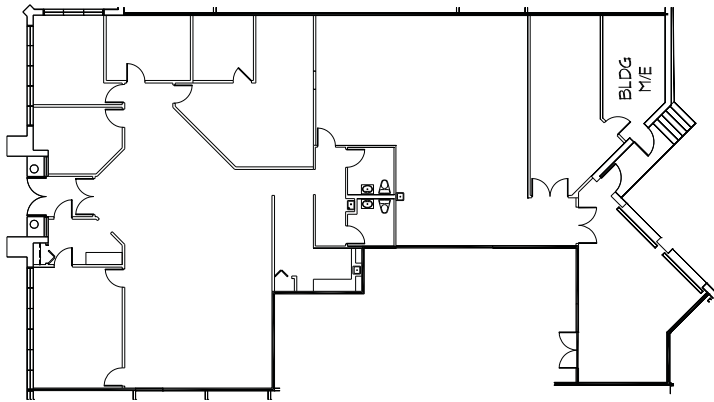
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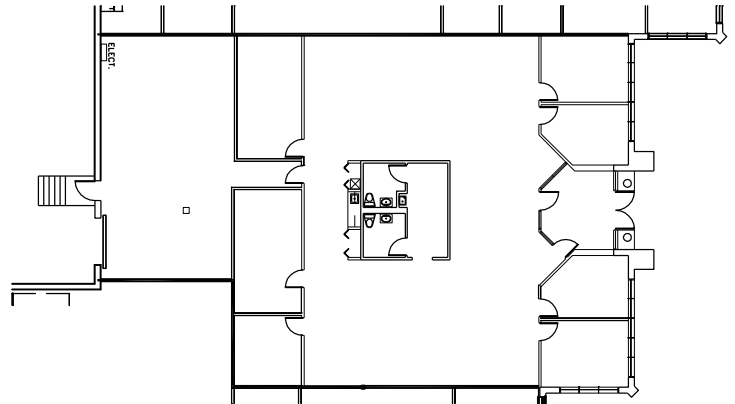
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Suite I30

Office	4,409 rsf
<u>Warehouse</u>	<u>629 rsf</u>
Total	5,038 rsf



Suite I20/I25

Office	4,071 rsf
<u>Warehouse</u>	<u>1,055 rsf</u>
Total	5,126 rsf





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