



SUMMERHILL
Commercial Real Estate, LLC

EXECUTIVE OFFICES FOR LEASE

9975 Valley View Road Bldg

9975 Valley View Road
Eden Prairie, MN 55344

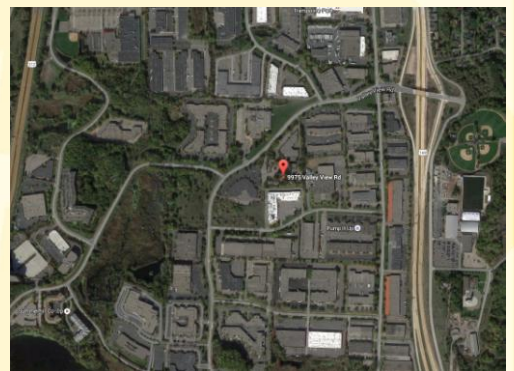


OFFICE SPACE FOR LEASE:

*****RATES REDUCED*****

Suite A		672 rentable sf, \$1,064/month total
Suite B		318 rentable sf, \$504/month total
Suite E		388 rentable sf, \$614/month total
Suite G		196 rentable sf, \$310/month total
Suite C	**LEASED**	214 rentable sf, \$339/month total
Suite D	**LEASED**	214 rentable sf, \$339/month total
Suite F	**LEASED**	223 rentable sf, \$353/month total
Suite H	**LEASED**	158 rentable sf, \$250/month total
Suite J	**LEASED**	132 rentable sf, \$209/month total
Suite L	**LEASED**	312 rentable sf, \$621/month total
Suite M		456 rentable sf, \$722/month total

- Suites A, B, & E are newly renovated and ready for occupancy!
- The bldg is 5,051 sf w/large common area & a discounted load factor.
- Gross rate includes real estate taxes, insurance, outside maintenance, electrical, inside maintenance, & gas.
- Great individual Class C office spaces for lease in excellent quiet location in high wooded area right off of Hwy 169 & Valley View Rd.
- Great exterior grounds with a small deck.
- Common area restrooms and a common updated kitchenette area.
- Good window line with extensive outside glass.
- Well maintained property with ample parking.
- Close to many great Eden Prairie, Edina, & Bloomington amenities.



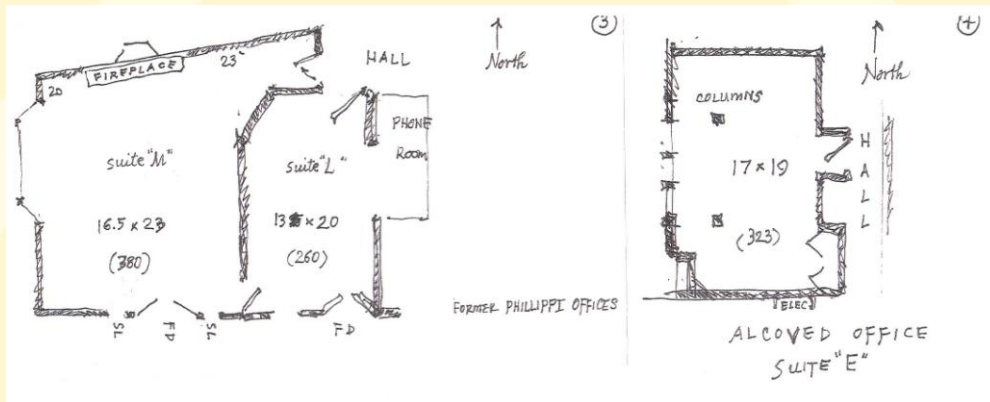
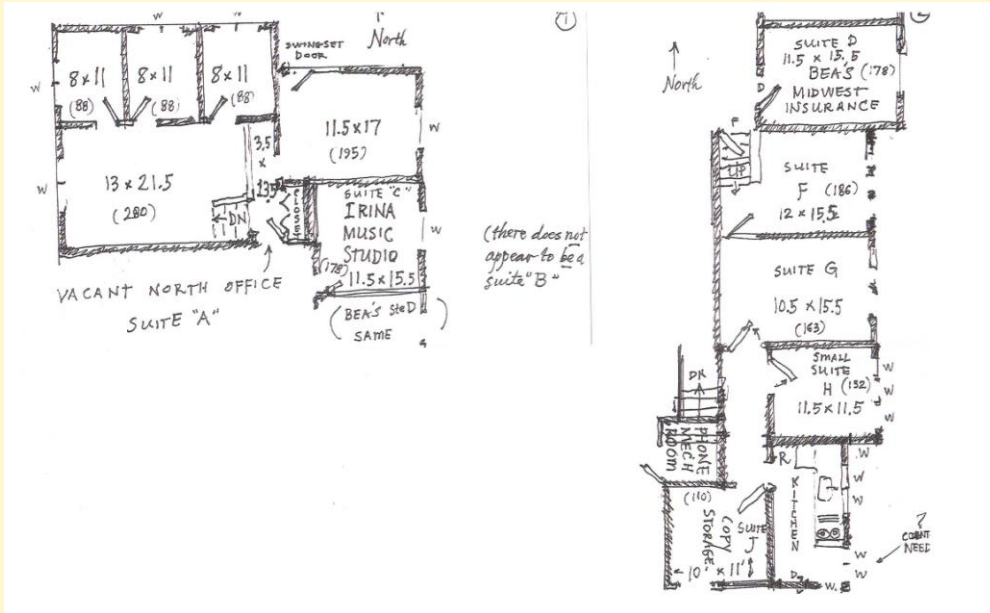
For more information call:
Peter Kordonowy, CCIM
952.556.5151

or visit our website at:
www.summerhillcommercial.com



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