



**SUMMERHILL**  
Commercial Real Estate, LLC

# EXECUTIVE OFFICES FOR LEASE

## 9975 Valley View Road Bldg

9975 Valley View Road  
Eden Prairie, MN 55344

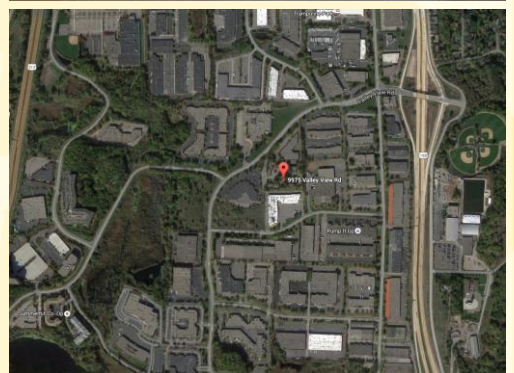


**OFFICE SPACE FOR LEASE:**

**\*\*\*RATES REDUCED\*\*\***

Suite A	**LEASED**	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 B & E are newly renovated. New common conference room.
- 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.



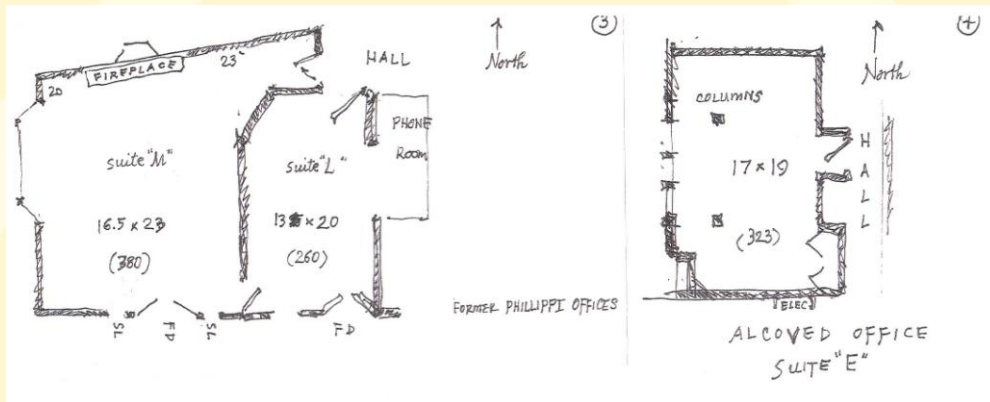
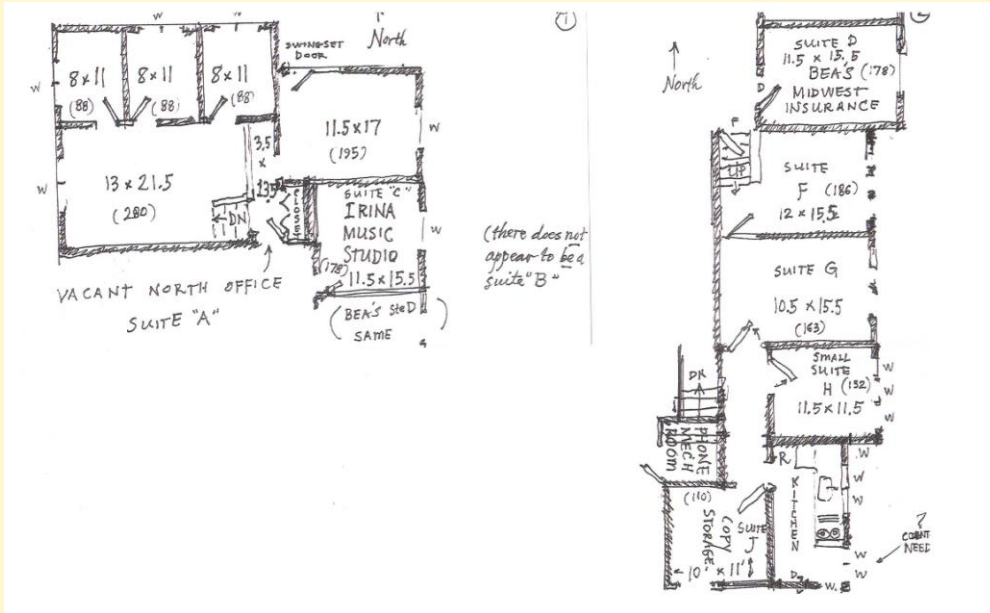
For more information call:  
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or visit our website at:  
[www.summerhillcommercial.com](http://www.summerhillcommercial.com)



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