



SUMMERHILL
Commercial Real Estate, LLC

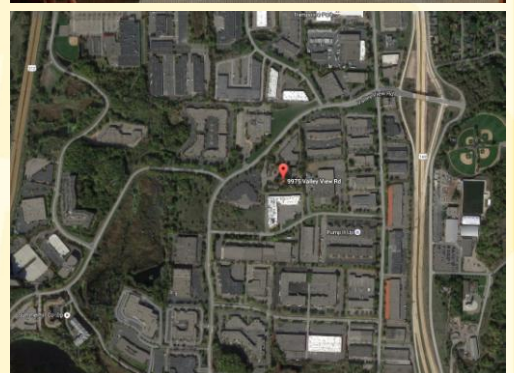
FOR LEASE
9975 Valley View Road Bldg
9975 Valley View Road
Eden Prairie, MN 55344



OFFICE SPACE FOR LEASE:

Suite A	887 rentable sf, \$1,765/month total
Suite D	214 rentable sf, \$425/month total
Suite F	223 rentable sf, \$444/month total
Suite G	196 rentable sf, \$389/month total
Suite H	158 rentable sf, \$315/month total
Suite J	132 rentable sf, \$263/month total
Suite L	312 rentable sf, \$621/month total
Suite M	456 rentable sf, \$907/month total
All Suites (Incl. C & E)	3,179 rentable sf, \$6,218/month total

- The whole building consists of approx. 5,051 sf w/ample common area.
- 3,179 rentable square feet (sf) office space.
- Gross rate includes real estate taxes, insurance, outside maintenance, electrical, inside maintenance, & gas.
- Great office Class C office space for lease in excellent quiet location in high wooded area right off of Highway 169 & Valley View Road.
- Option to sublet out executive office suites, w/2 MTM tenants in place.
- Great exterior grounds with a small deck. 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.



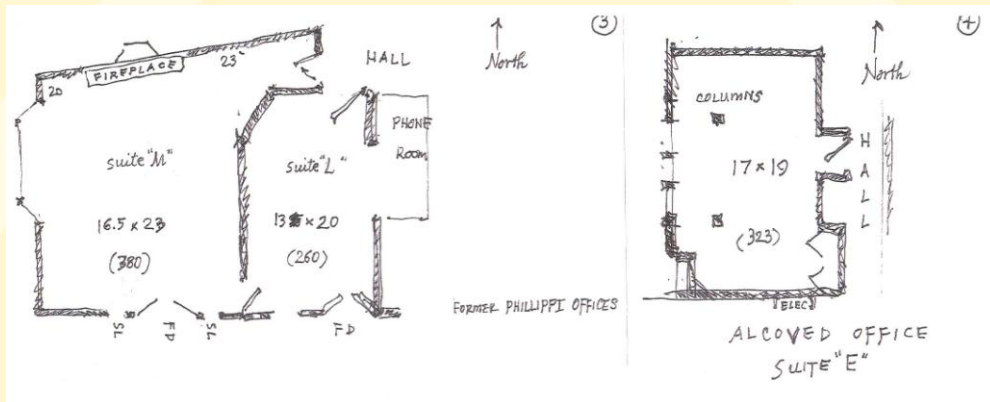
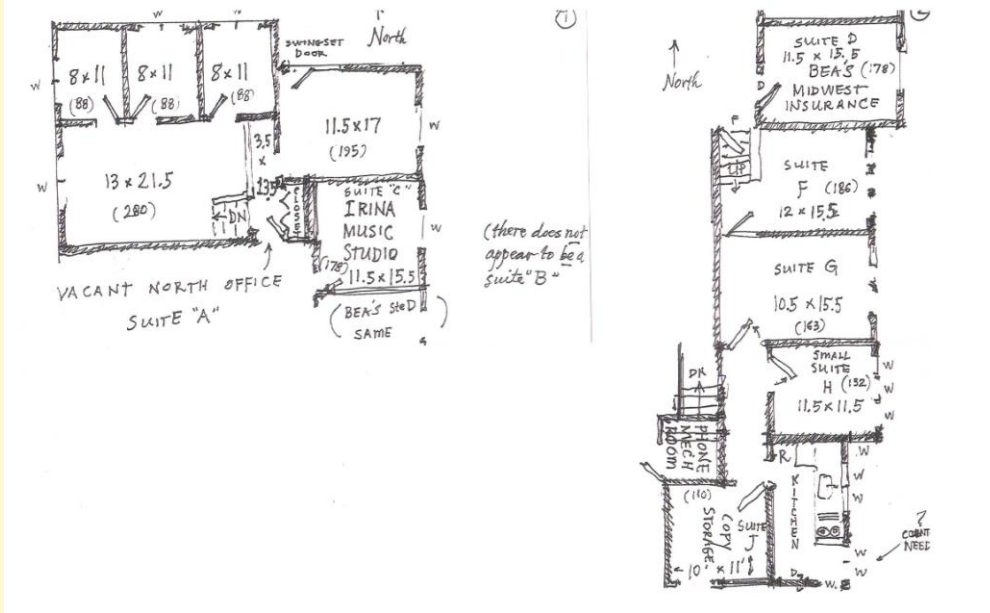
For more information call:
Peter Kordonowy, CCIM
952.556.5151

or visit our website at:
www.summerhillcommercial.com



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