

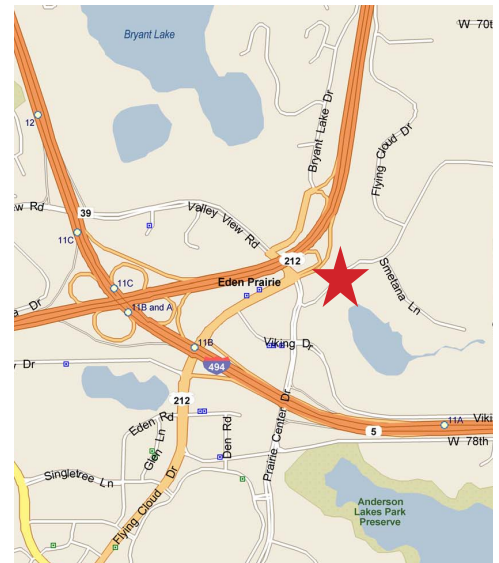
OFFICE/INDUSTRIAL SPACE FOR LEASE >

Lakeview Business Center

10901-10925 Valley View Road | Eden Prairie, MN 55344



Accelerating success.



OFFICE/WAREHOUSE SPACE FOR LEASE

Quality 50,000 square foot office/warehouse building overlooking Lake Smetana in Eden Prairie. Excellent access to I-494 and Hwys 169 & 62. Conveniently located to many area amenities.

BUILDING AMENITIES

- > 50,000 SF, contemporary office/showroom facility
- > Great views overlooking Lake Smetana
- > Inexpensive underground parking available
- > Excellent Eden Prairie location with convenient access to restaurants, hotels and shopping

CONTACT US

Chad Anvary
952 897 7719
chad.anvary@colliers.com

Colin Quinn
952 897 7768
colin.quinn@colliers.com

Joe Owen
952 897 7888
joe.owen@colliers.com

LAKEVIEW BUSINESS CENTER

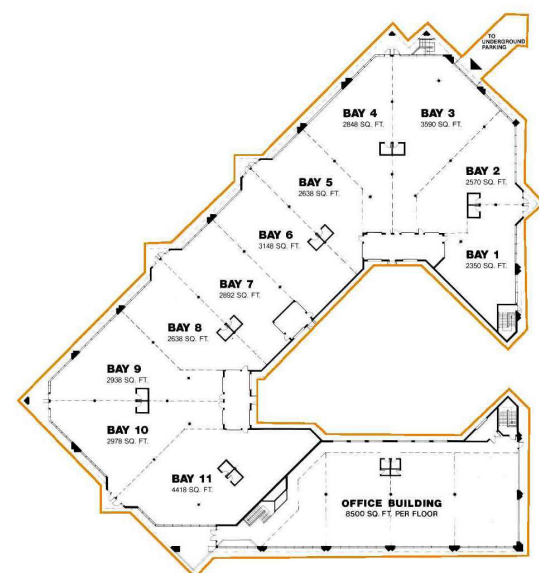
THE DEVELOPER

GSB Developments has been successfully involved with the planning and development of several projects in the Eden Prairie area. Lakeview Business Center offers us a unique opportunity to provide a versatile and flexible building complex to meet the expanding needs of growth-oriented companies as well as individual businesses. With each project we have been involved in every step, from land acquisition to building design and construction. We are committed to a quality business environment. Occupancy at Lakeview Business Center means a solid investment in the future of your company and an expression of your corporate distinction.

**Lakeview Business Center was awarded NAIOP's Best Office/Showroom of the Year

THE BUILDING

- Brick and tinted glass exterior provides distinctive appearance and expansive vistas
- Energy efficient design with wide window set-backs minimizes heating and cooling costs
- Fireproof construction with sprinklers throughout
- 33,000 sf office/showroom space; 17,000 sf office suite space (8,500 sf per floor)
- Centrally located service area
- Truck-height loading docks for maximum service flexibility
- 9' clear ceiling height in office areas
- 12' clear ceiling height in warehouse areas
- Attractive sky-lighted office building exemplifies architectural excellence and quality construction
- Custom space planning for office/service needs
- Thoughtful design provides for individual entries in showroom areas
- Quality interior finishing



CONTACT US

Chad Anvary
952 897 7719
chad.anvary@colliers.com

Colin Quinn
952 897 7768
colin.quinn@colliers.com

Joe Owen
952 897 7888
joe.owen@colliers.com



Lakeview Business Center

PROPERTY ADDRESS:

10901-10925 Valley View Road
Eden Prairie, Minnesota

BUILDING SQUARE FEET:

50,000 square feet total

CURRENTLY AVAILABLE:

10925 FULL SERVICE OFFICE

BUILDING:

SUITE 100:

6,833 square feet of office

SUITE 102:

1,747 square feet of office

SUITE 100 & 102:

8,580 square feet of office

*includes 7 underground parking spots

SUITE 200:

2,135 square feet of office

SUITE 202:

2,346 square feet of office

*Available 6/1/18

SUITE 100, 102 & 200:

10,715 square feet of office

*includes 10 underground parking spots

GROSS RENTAL RATE:

\$19.75 - \$22.00

YEAR BUILT:

1984

AMENITIES:

- Abundant underground parking available for \$50 per month
- Nestled in a park-like setting on 10 acres with views overlooking Lake Smetana
- Good access to I-494 and Hwys 169 & 212
- Conveniently located to many area amenities



CONTACT US

Chad Anvary
952 897 7719

chad.anvary@colliers.com

Colin Quinn
952 897 7768

colin.quinn@colliers.com

Joe Owen
952 897 7888

joe.owen@colliers.com

LAKEVIEW BUSINESS CENTER



Chad Anvary
952 897 7719
chad.anvary@colliers.com

Colin Quinn
952 897 7768
colin.quinn@colliers.com

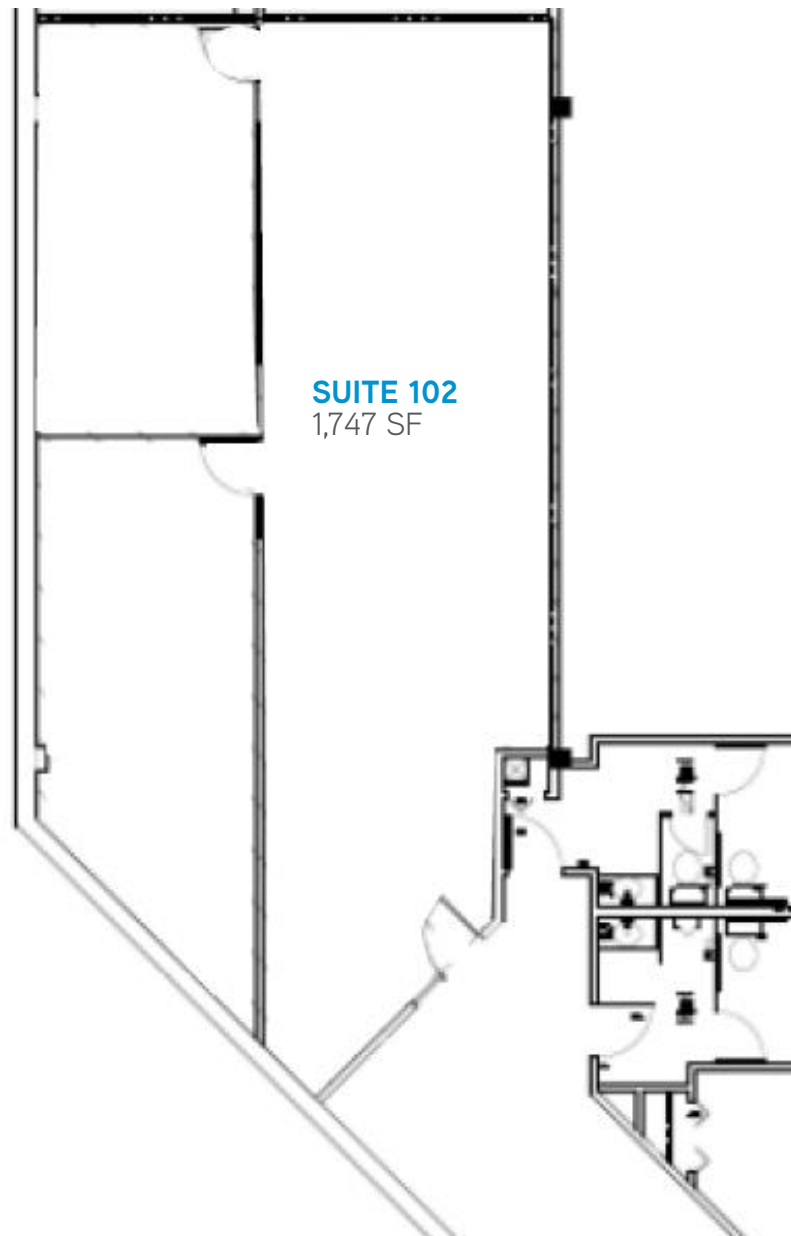
Joe Owen
952 897 7888
joe.owen@colliers.com

[illegible]

Joe Owen
952 897 7888
joe.owen@colliers.com

Lakeview Business Center

FLOOR PLAN



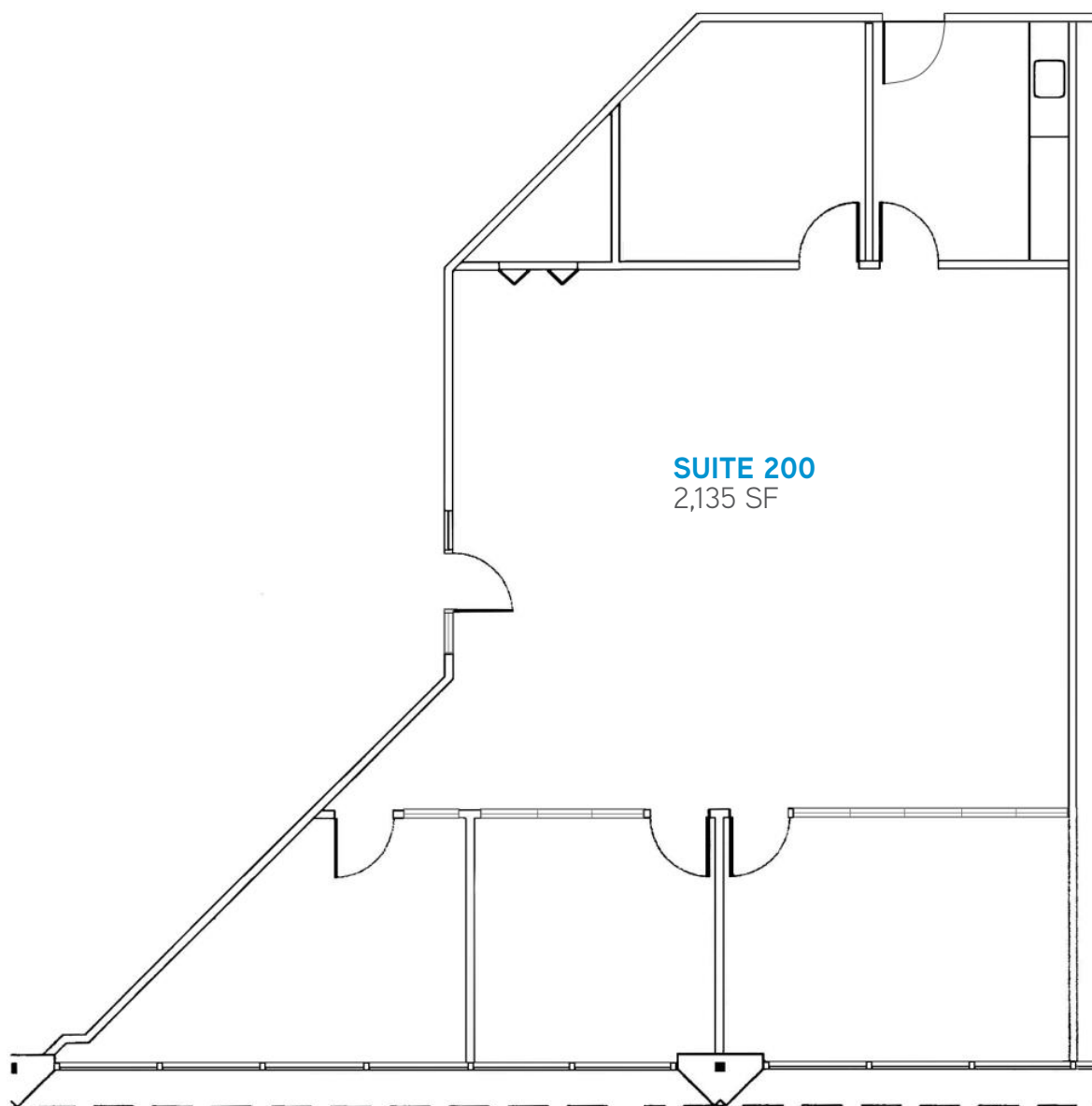
Chad Anvary
952 897 7719
chad.anvary@colliers.com

Colin Quinn
952 897 7768
colin.quinn@colliers.com

Joe Owen
952 897 7888
joe.owen@colliers.com

Lakeview Business Center

FLOOR PLAN



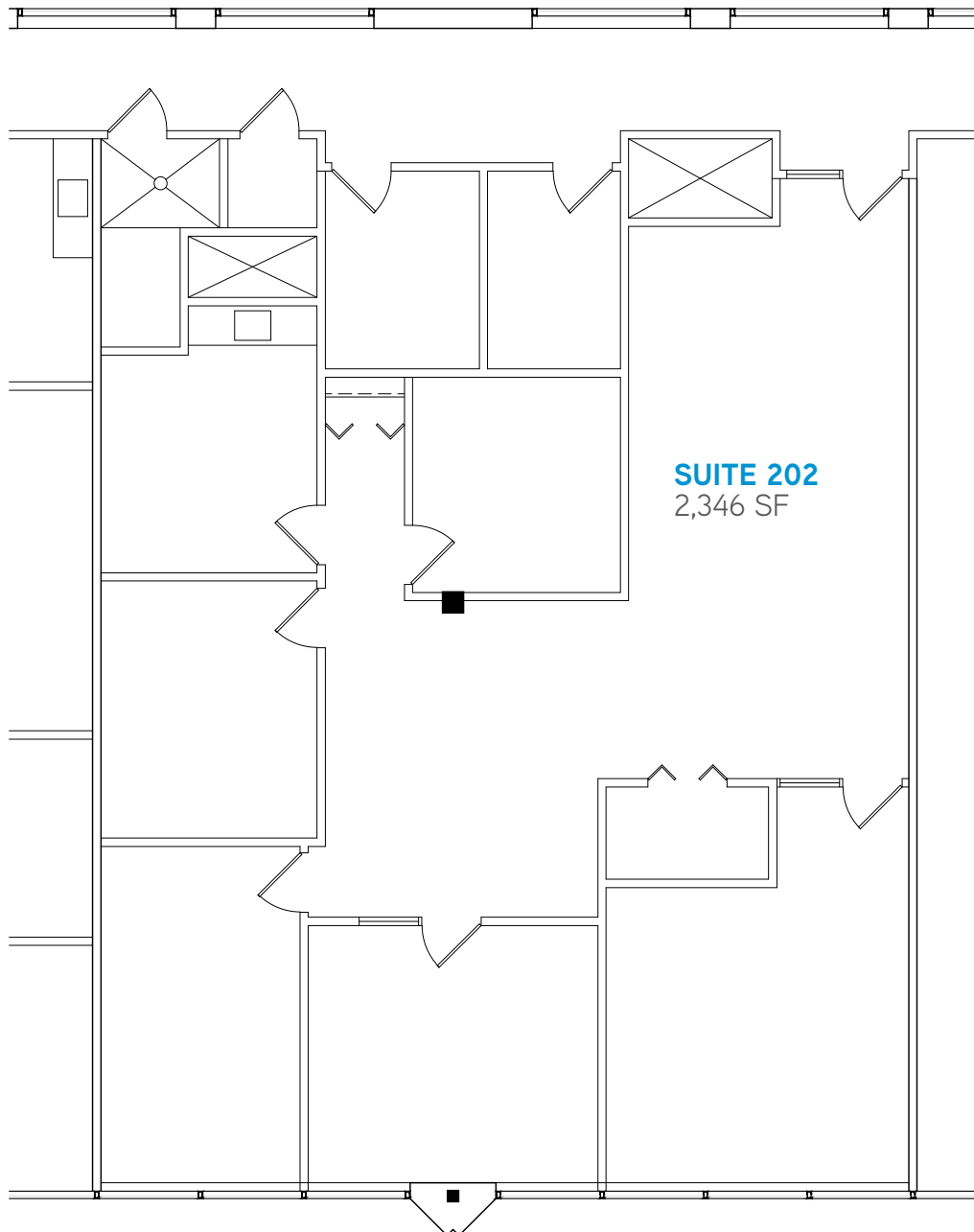
Chad Anvary
952 897 7719
chad.anvary@colliers.com

Colin Quinn
952 897 7768
colin.quinn@colliers.com

Joe Owen
952 897 7888
joe.owen@colliers.com

Lakeview Business Center

FLOOR PLAN



Chad Anvary
952 897 7719
chad.anvary@colliers.com

Colin Quinn
952 897 7768
colin.quinn@colliers.com

Joe Owen
952 897 7888
joe.owen@colliers.com