

OFFICE/RETAIL FOR LEASE

GOLDEN VALLEY OFFICE/RETAIL BUILDING

6480 Wayzata Blvd, Golden Valley, MN 55426



OFFERING SUMMARY

AVAILABLE SF:	180 - 4274 SF
LEASE RATE RANGE:	\$300 - \$2,857 per month (Full Service)
LOT SIZE:	0.42 Acres
YEAR BUILT:	1958
BUILDING SIZE:	7,500 SF
ZONING:	I-394 Mixed Use

PROPERTY OVERVIEW

Private office spaces for lease in a very visible office building along the I-394 corridor. Heavily traveled area

PROPERTY HIGHLIGHTS

- Office space available in a variety of sizes
- 40 onsite parking stalls, 7.5/1000 parking ratio
- Full Service Gross rent
- Multi Tenant Building
- Walking distance to restaurants
- On site Property Management
- Convenient access from Louisiana and Park Place Blvd exits
- High visibility I-394, Traffic Count 141,288 VPD
- Pole signage available

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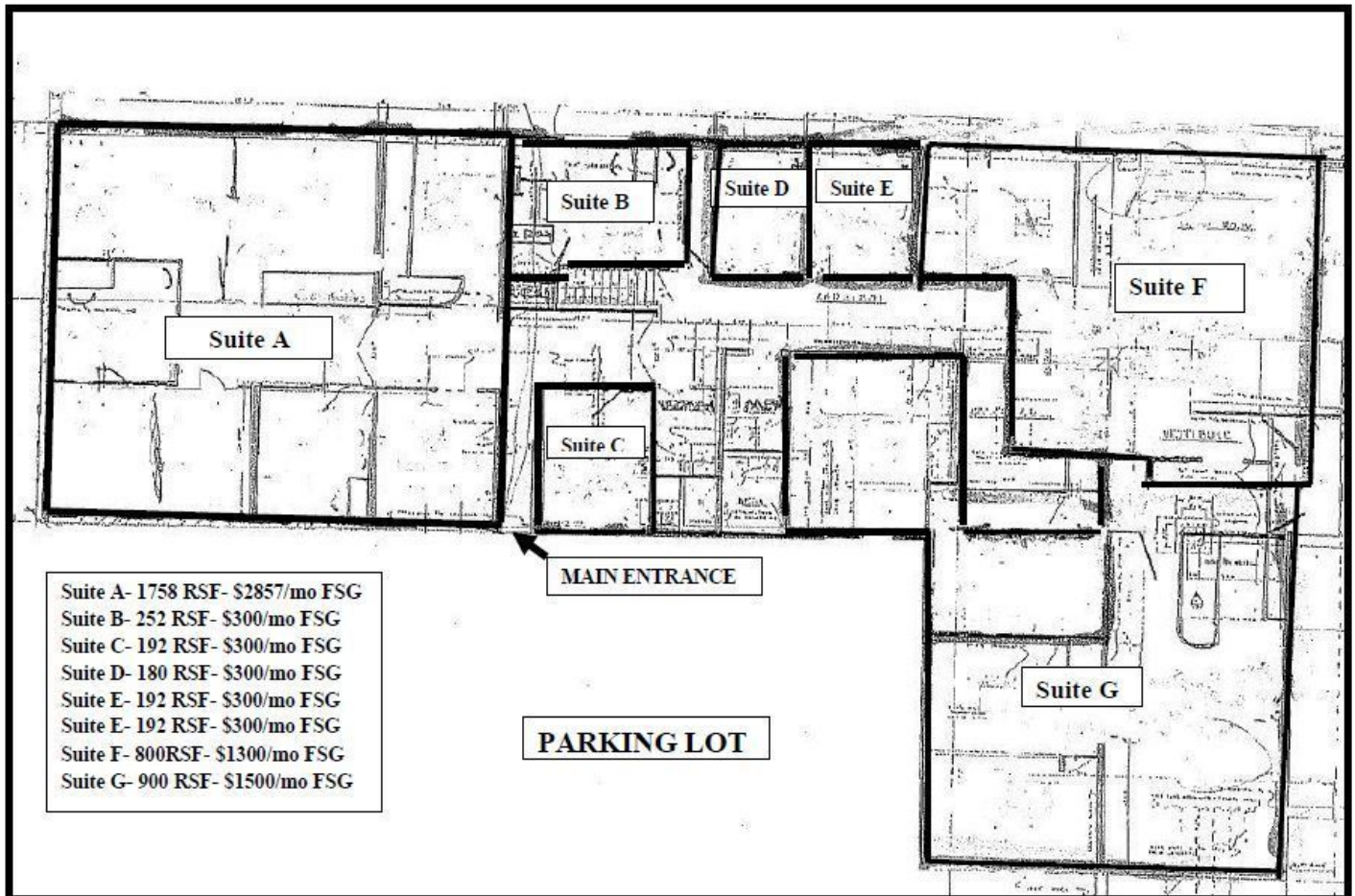
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Suite A- 1758 RSF- \$2857/mo FSG
Suite B- 252 RSF- \$300/mo FSG
Suite C- 192 RSF- \$300/mo FSG
Suite D- 180 RSF- \$300/mo FSG
Suite E- 192 RSF- \$300/mo FSG
Suite E- 192 RSF- \$300/mo FSG
Suite F- 800RSF- \$1300/mo FSG
Suite G- 900 RSF- \$1500/mo FSG

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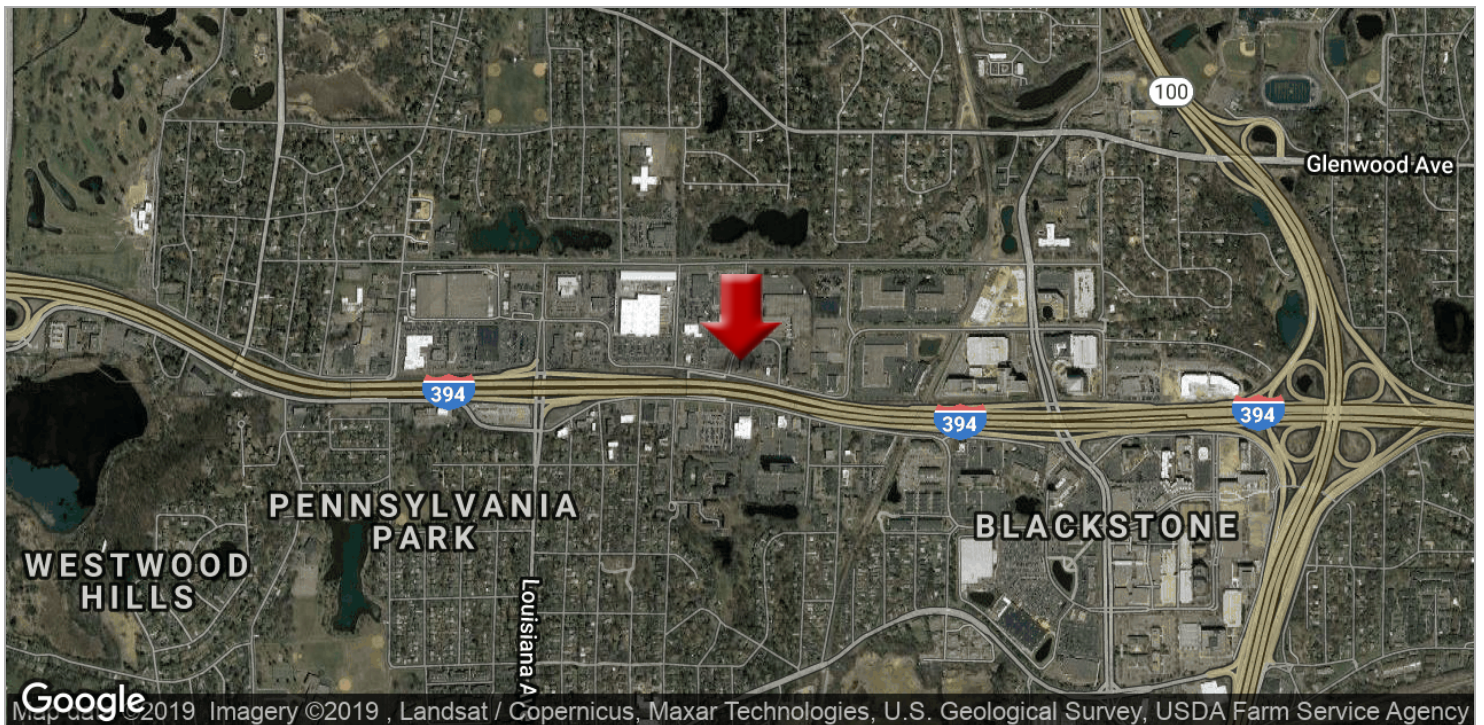
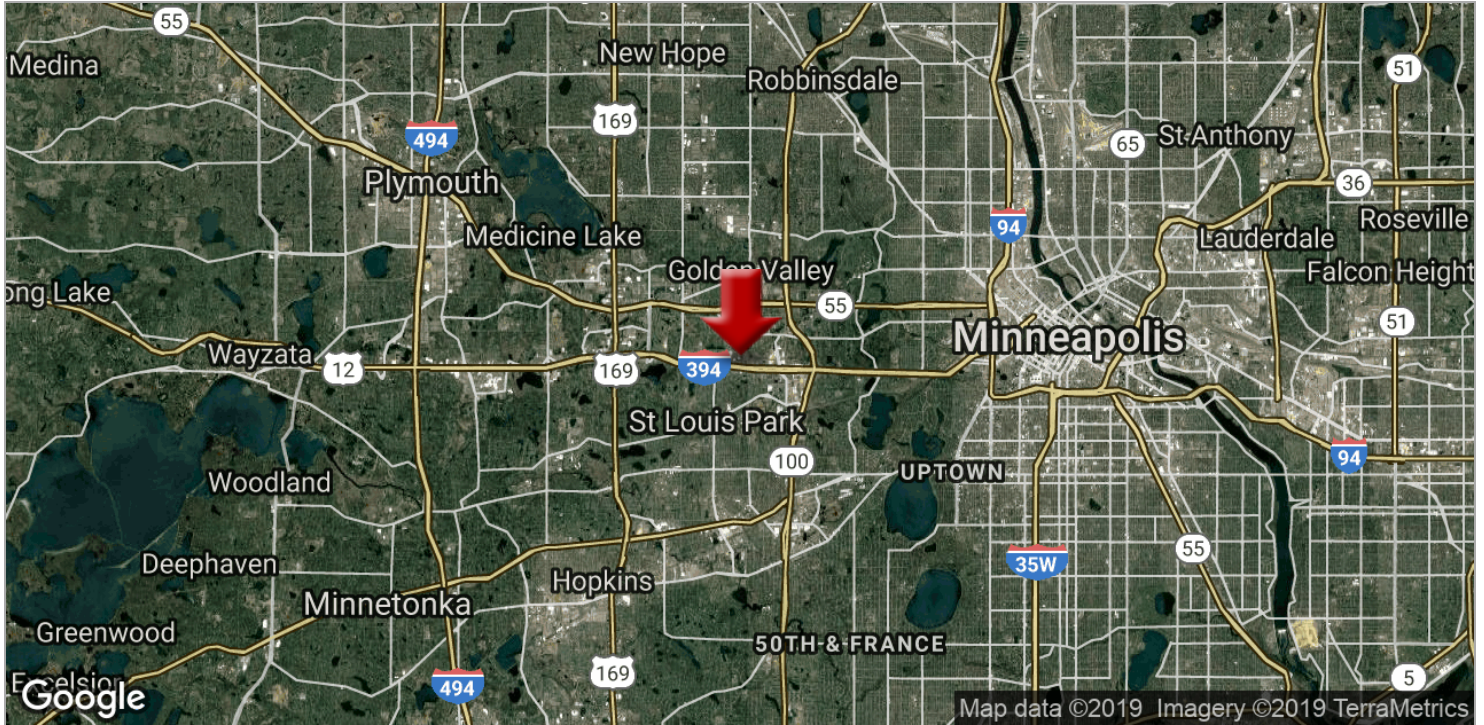
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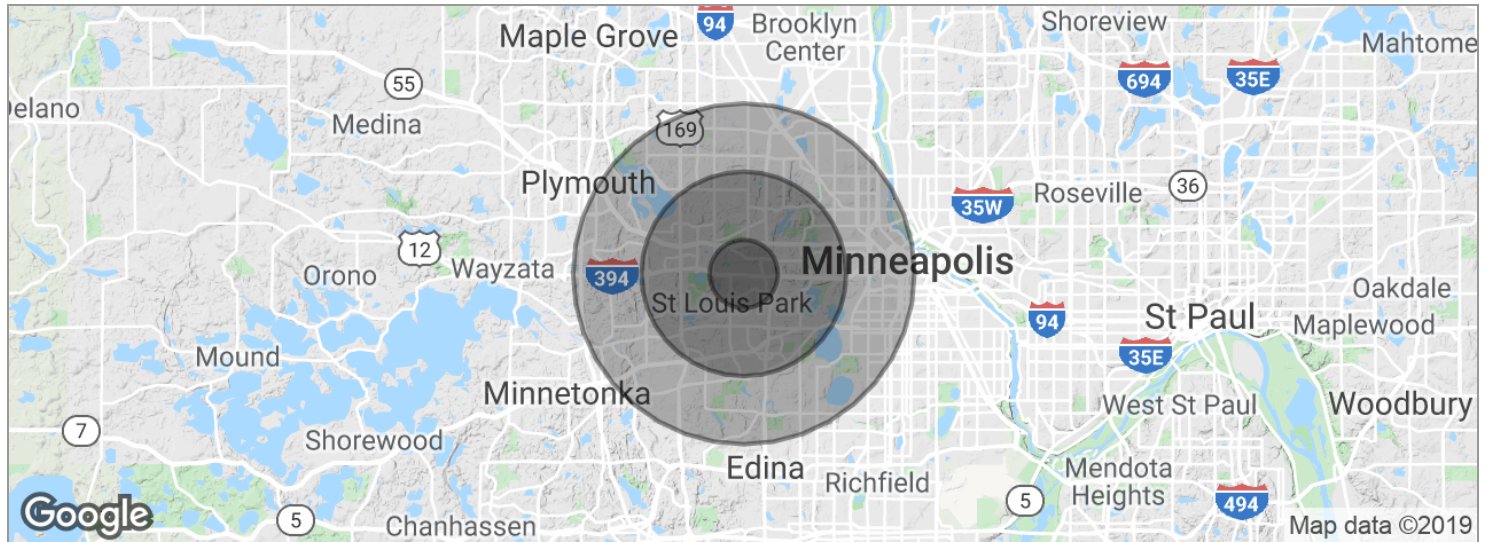
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,659	85,115	282,448
Median age	36.5	38.7	36.9
Median age (male)	35.7	37.6	35.9
Median age (Female)	37.4	40.2	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,029	39,507	126,770
# of persons per HH	2.1	2.2	2.2
Average HH income	\$74,928	\$83,716	\$86,676
Average house value	\$204,635	\$281,554	\$332,769

** Demographic data derived from 2010 US Census*

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