

7570 WAYZATA BLVD.
GOLDEN VALLEY, MN 55426



Prime Golden Valley Location
Direct Exposure to I-394

2,454 sq ft Available
Commercial • Medical • Office • Service • Retail

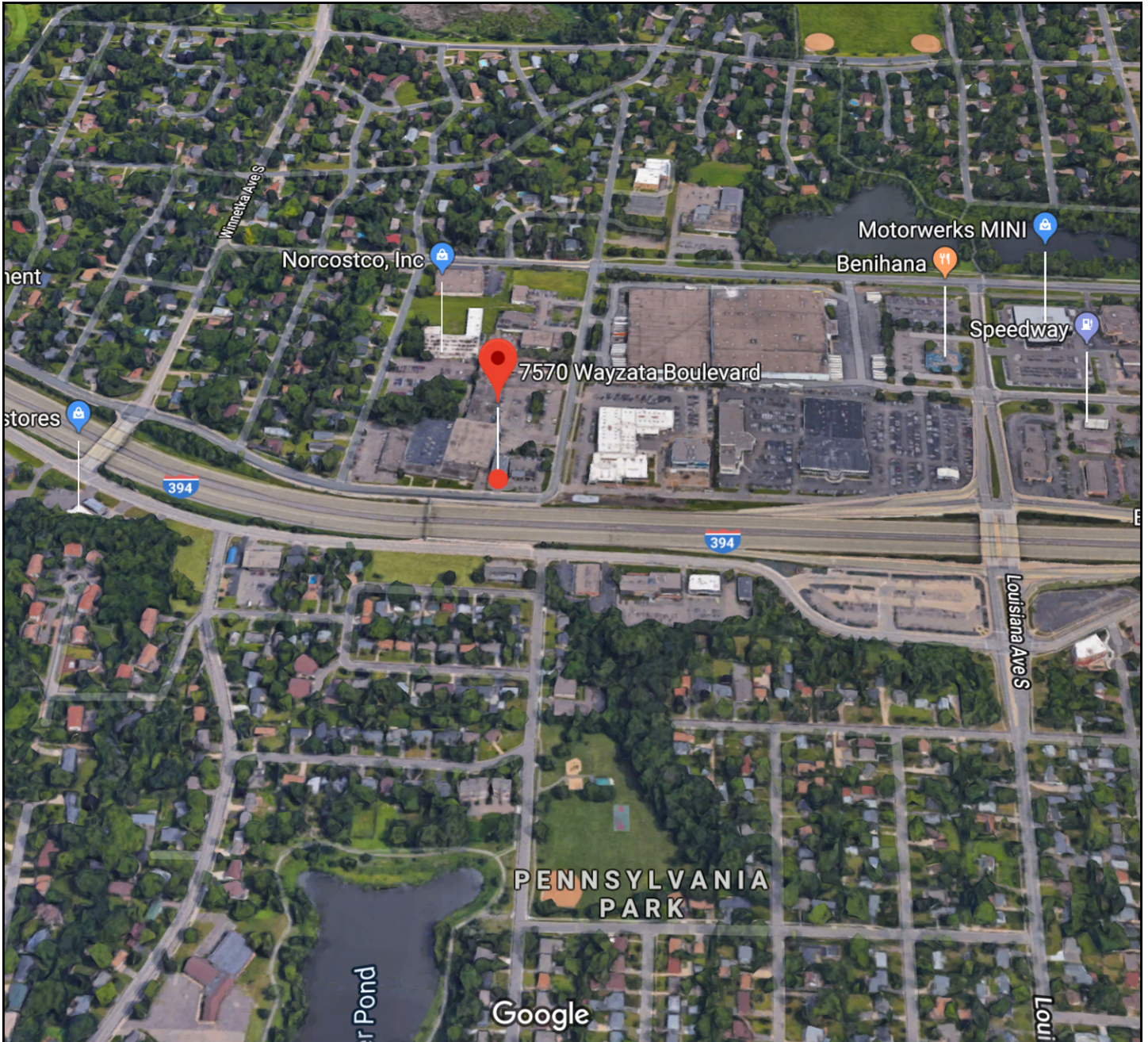
SPACENETEQUITIES

Commercial Real Estate Solutions

JORDAN GREENBERG • 952-746-9600 • jordan@spaceneteq.com
SpaceNet Equities, LLC • 8100 Wayzata Blvd. • Golden Valley, MN 55426

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SITE MAP



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BUILDING INFORMATION

Total Building SqFt: 2,454 total (single level)
Year Built: 1950/remodeled in 2016
Construction: Steel frame masonry
Total Acres: .39 acres
Available Sq Ft: 2,454 sq ft on one level
HVAC: Gas forced air/central A/C
Parking: Ample - front and rear of building
Bathrooms: One uni-sex
Lease Rate: \$17.00 net psf



- Hard to find free standing commercial building
- Single level, 100% A/C
- Light & bright space
- Good mix of open area and offices
- Good glass line
- Immediate access/exposure to I-394 and Wayzata Blvd.
- Perfect for office/service/retail/medical uses
- Near restaurants, retail, bus line and lodging
- Well lit, safe Golden Valley location



Comments:

Rare 2,454 sq ft free-standing building opportunity for lease with direct exposure and signage to I-394. Perfect for any commercial, medical, office, service and other retail uses.

Net Rate: \$17.00 net psf • Real estate taxes and operating expense: \$8.04

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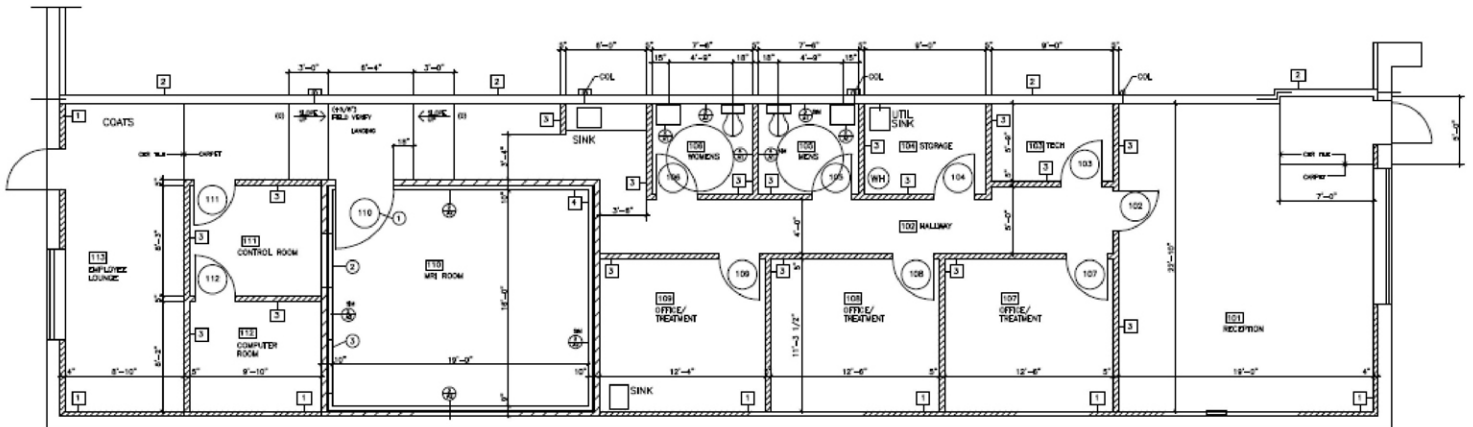
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FLOORPLAN

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2,454 Sq Ft



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