

FOR LEASE

55 Professional Building

4825 Olson Memorial Hwy
Golden Valley, MN 55422

Avison Young | 1665 Utica Avenue South, Suite 300-E | Minneapolis, MN 55416 | 612 913 5640

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Erik Heltne

Executive Vice President
D 612 351 4139

erik.heltne@avisonyoung.com

Brian Helmken

Executive Vice President
D 612 351 4138

brian.helmken@avisonyoung.com

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Office building for lease

4825 Olson Memorial Hwy

Lease Rate **\$15.00 SF/yr**

Location Information

| | |
|------------------|--------------------------|
| Building Name | 55 Professional Building |
| Street Address | 4825 Olson Memorial Hwy |
| City, State, Zip | Golden Valley, MN 55422 |
| County | Hennepin |
| Market | 394 |
| Sub-market | West |

Building Information

| | |
|--------------------|-----------|
| Building Size | 20,500 SF |
| Building Class | B |
| Occupancy % | 75.0% |
| Tenancy | Multiple |
| Number of Floors | 2 |
| Average Floor Size | 10,250 SF |
| Year Built | 1982 |



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Available Spaces

| Suite | Tenant | Size | Type | Rate |
|-----------|-----------|----------|------|---------------|
| Suite 100 | Available | 4,257 SF | NNN | \$12.00 SF/yr |

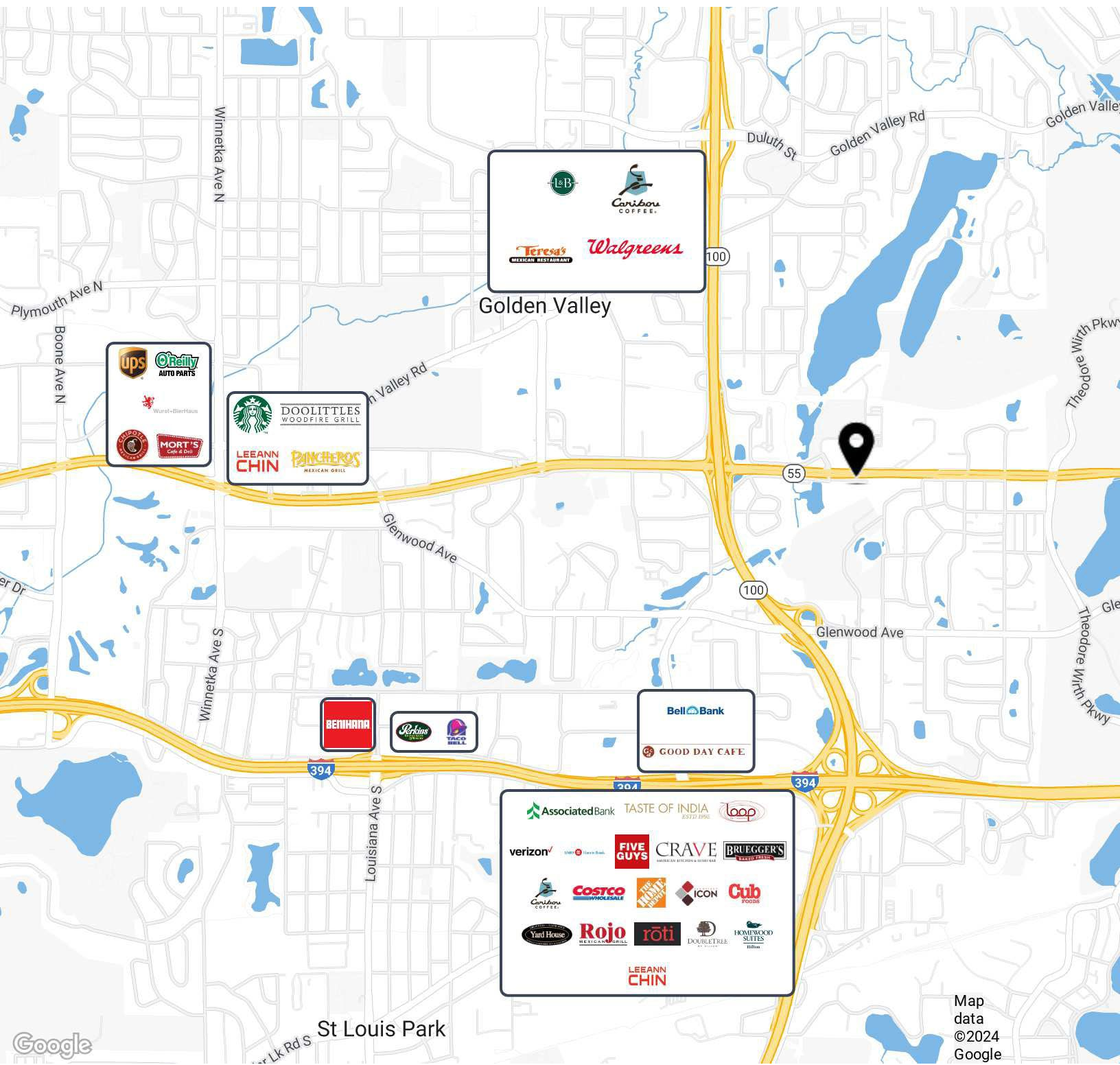


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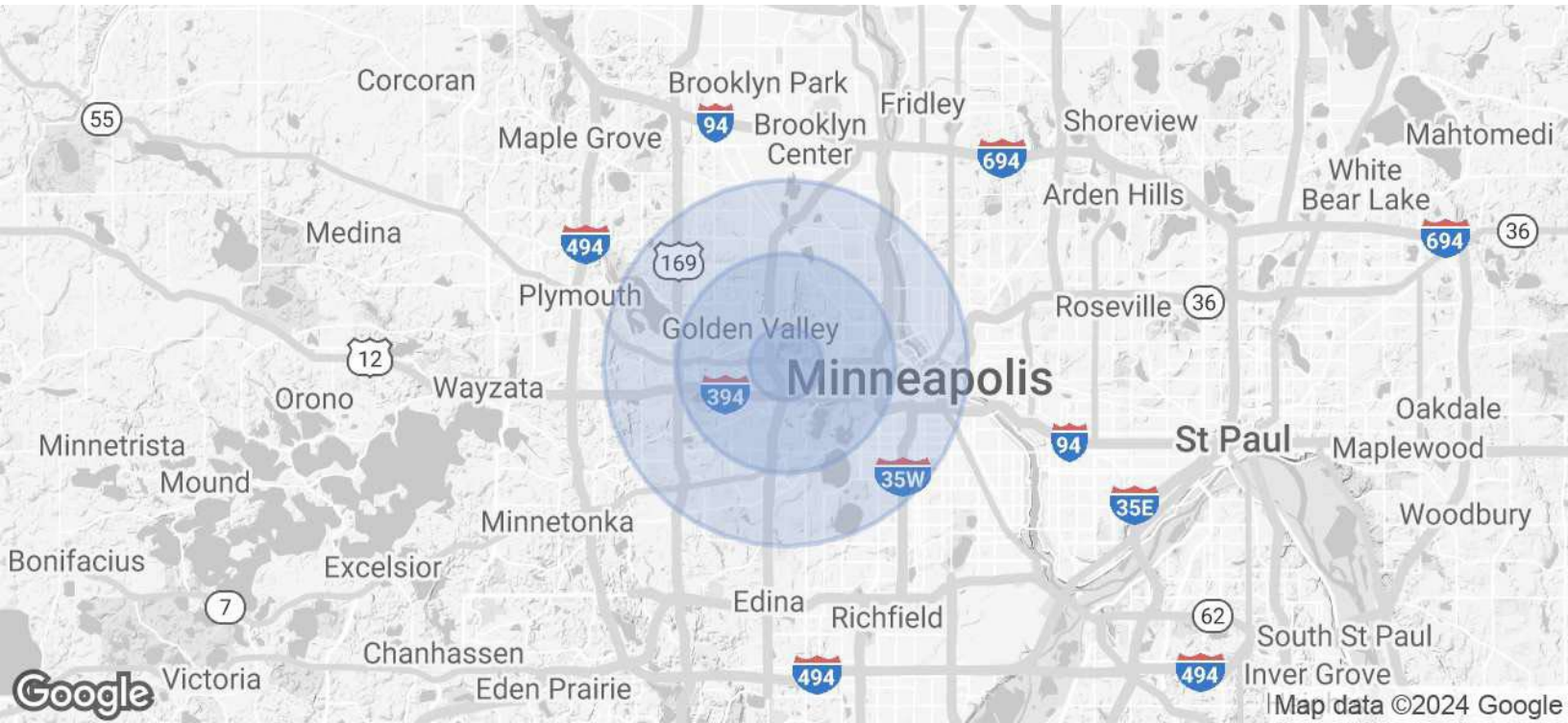
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| Population | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 4,986 | 98,181 | 355,124 |
| Average Age | 45.4 | 36.6 | 34.8 |
| Average Age (Male) | 44.2 | 35.3 | 34.3 |
| Average Age (Female) | 48.1 | 38.0 | 35.4 |
| Households & Income | 1 Mile | 3 Miles | 5 Miles |
| Total Households | 2,087 | 42,182 | 163,642 |
| # of Persons per HH | 2.4 | 2.3 | 2.2 |
| Average HH Income | \$123,207 | \$83,231 | \$73,417 |
| Average House Value | \$264,305 | \$284,606 | \$301,197 |

* Demographic data derived from 2020 ACS - US Census



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Let's talk.

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