

651 DOUGLAS DRIVE N

GOLDEN VALLEY, MN

8,000 -
16,000 SF
AVAILABLE
FOR SUBLEASE



NATE ERICKSON

612.359.1657 NATE.ERICKSON@TRANSWESTERN.COM

ALEX BARON

612.359.1658 ALEX.BARON@TRANSWESTERN.COM

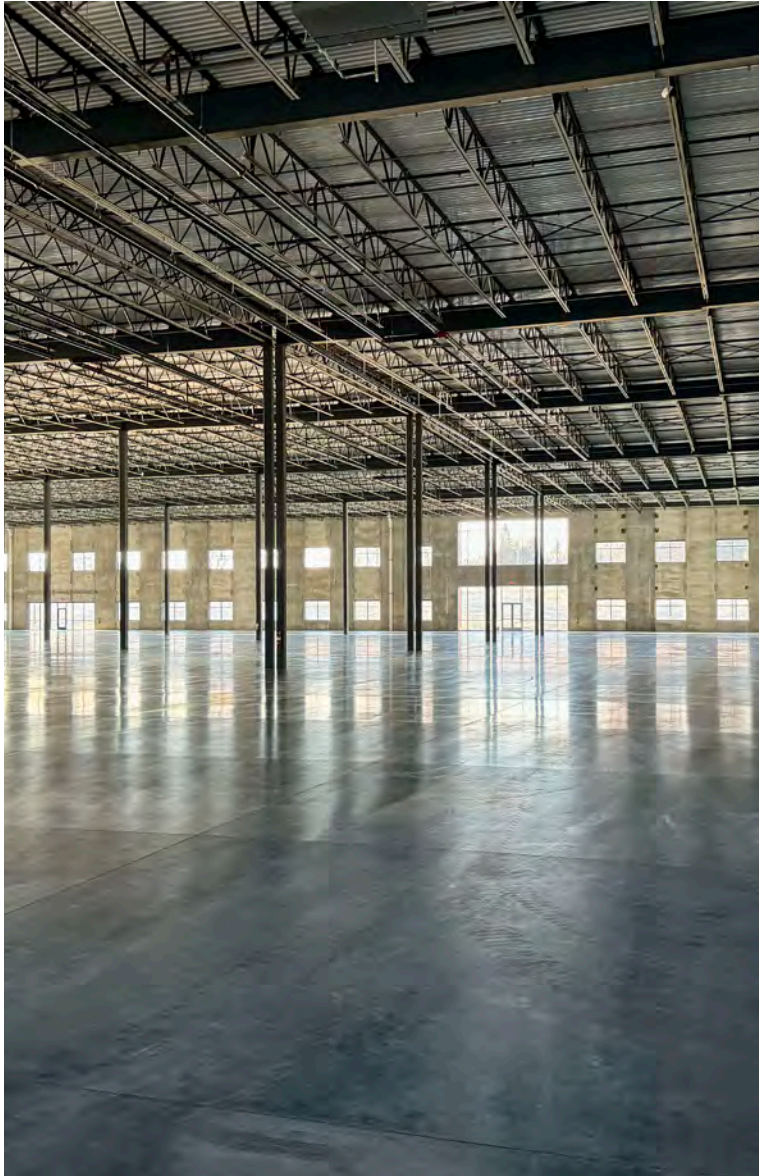


TRANSWESTERN

REAL ESTATE
SERVICES

SPACE THAT FITS YOUR NEEDS

651 DOUGLAS DRIVE NORTH



ROCK-SOLID INFRASTRUCTURE

651 DOUGLAS DRIVE NORTH

AVAILABLE
NOW

LOADING
1 DOCK DOOR

CONCRETE SLAB
7" UNREINFORCED

BUILT
2024

PARKING
CAR: 17 SPACES (1.11 STALLS/1,000 SF)

TELECOMMUNICATION
COMCAST

PROPERTY TYPE
BULK DISTRIBUTION
ZONING: LIGHT INDUSTRIAL

TRUCK COURT
180'

LEASE RATES
\$13.00 PSF GROSS

AVAILABILITY
8,000 - 16,000 SF

FIRE PROTECTION
ESFR SPRINKLERS

SUBLEASE TERM
MTM UP TO 24 MONTHS

COLUMN SPACING
OFFICE: 50' X 50'
SPEEDBAY: 60'

HVAC + HUMIDITY CONTROL
WAREHOUSE: HEAT

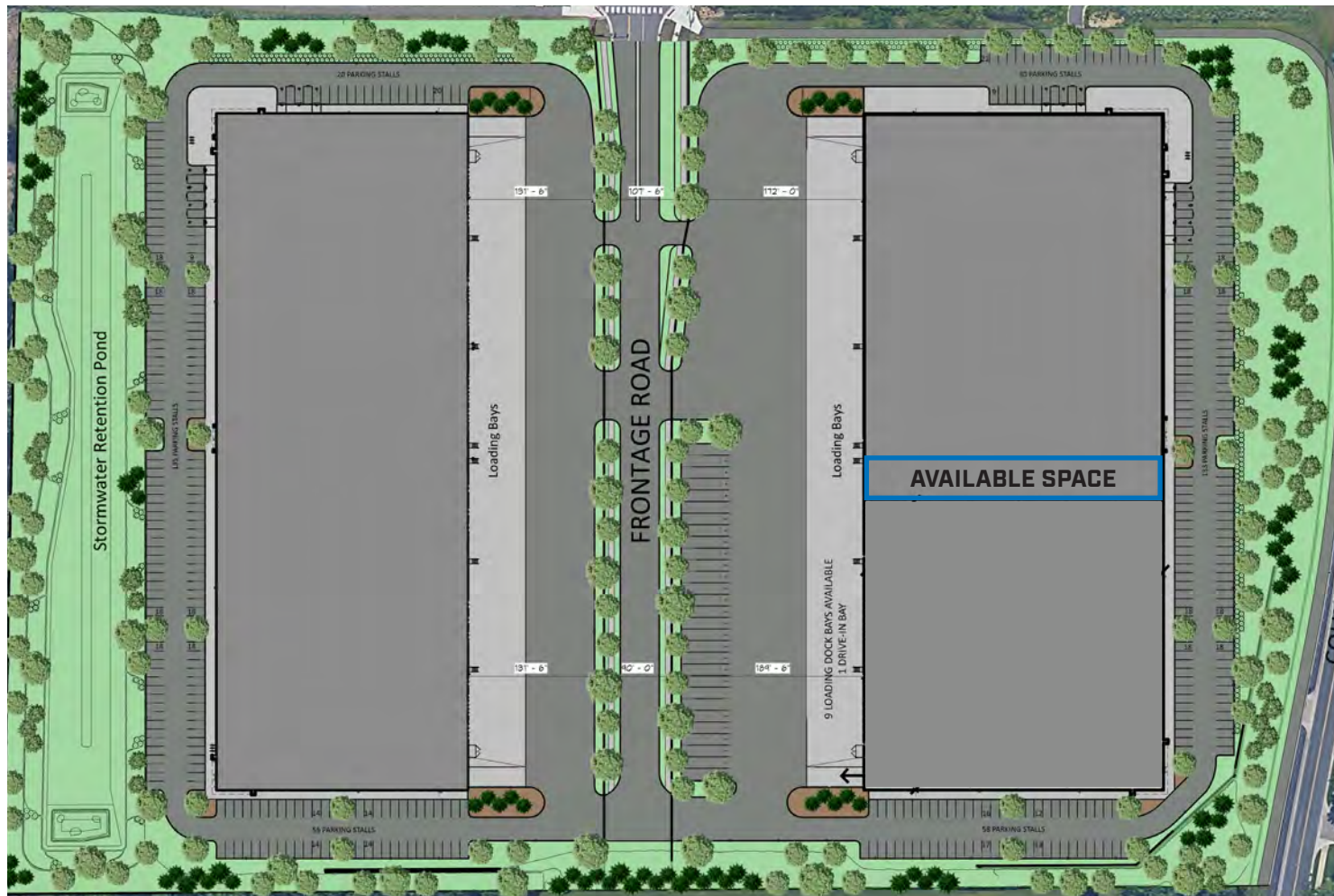
CLEAR HEIGHT
WAREHOUSE: 32'

LIGHTING
LED

A SPACE THAT FITS **YOUR NEEDS**

651 DOUGLAS DRIVE NORTH

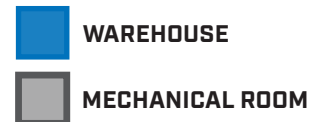
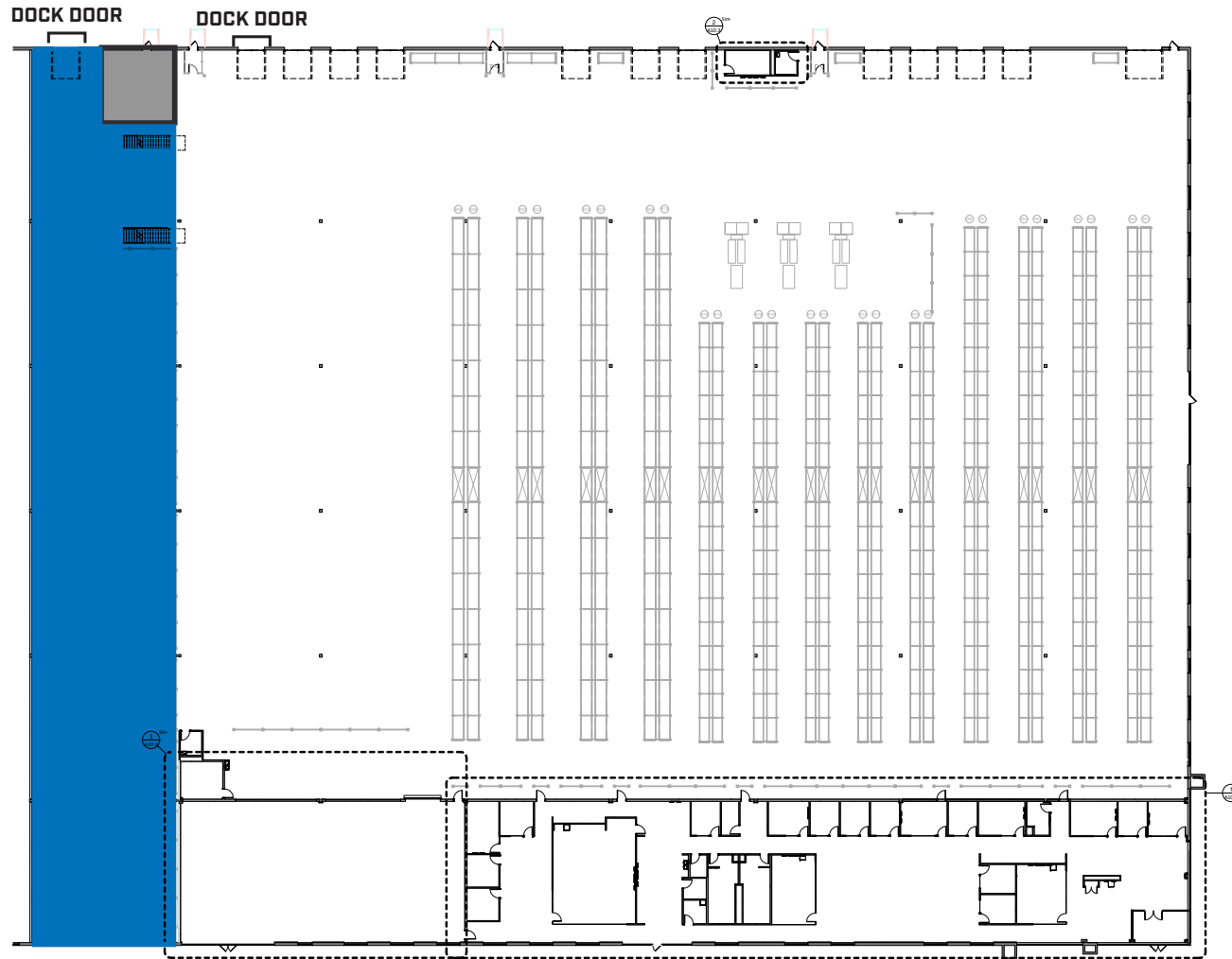
SITE PLAN



A SPACE THAT FITS **YOUR NEEDS**

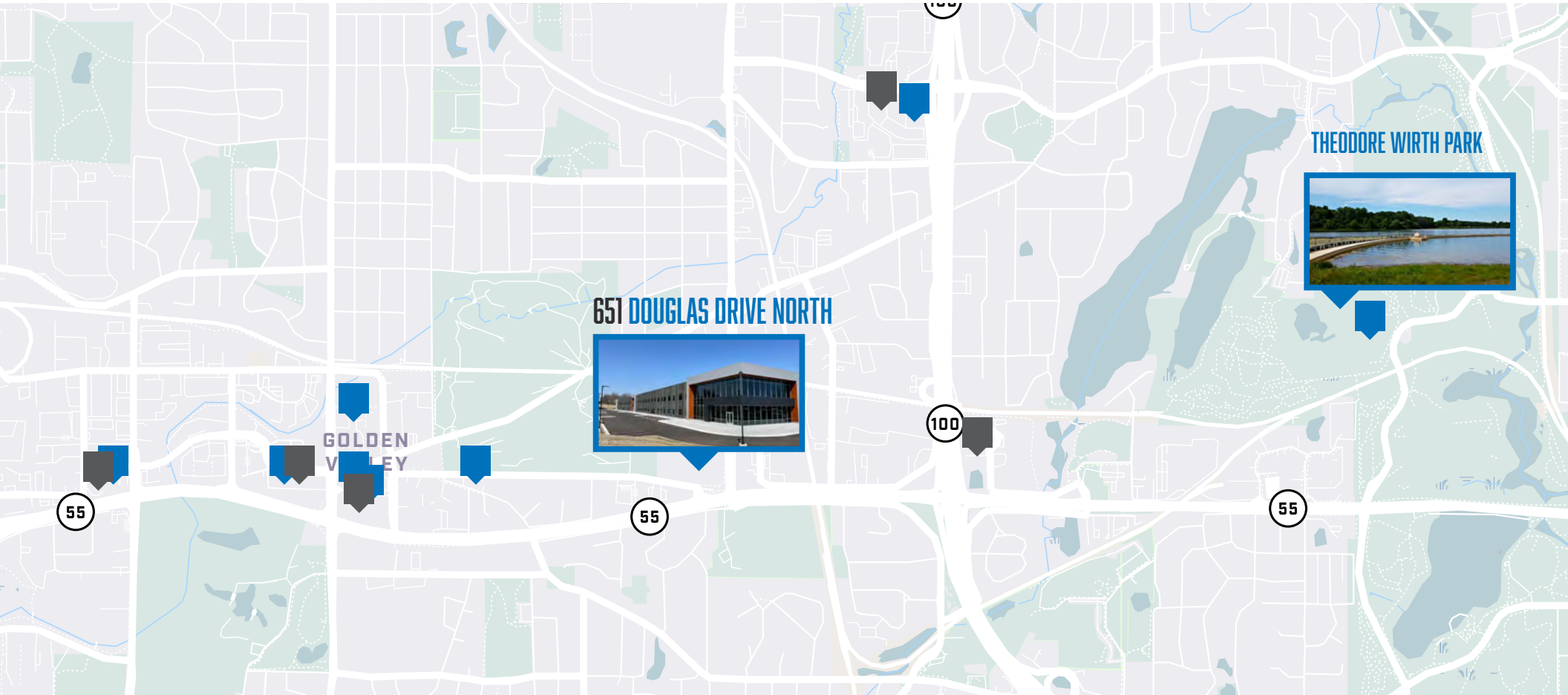
651 DOUGLAS DRIVE NORTH

FLOOR PLAN



AMENITIES

651 DOUGLAS DRIVE NORTH



FOOD FAVORITES **RETAIL HOT SPOTS**

WITHIN 5 MILES:

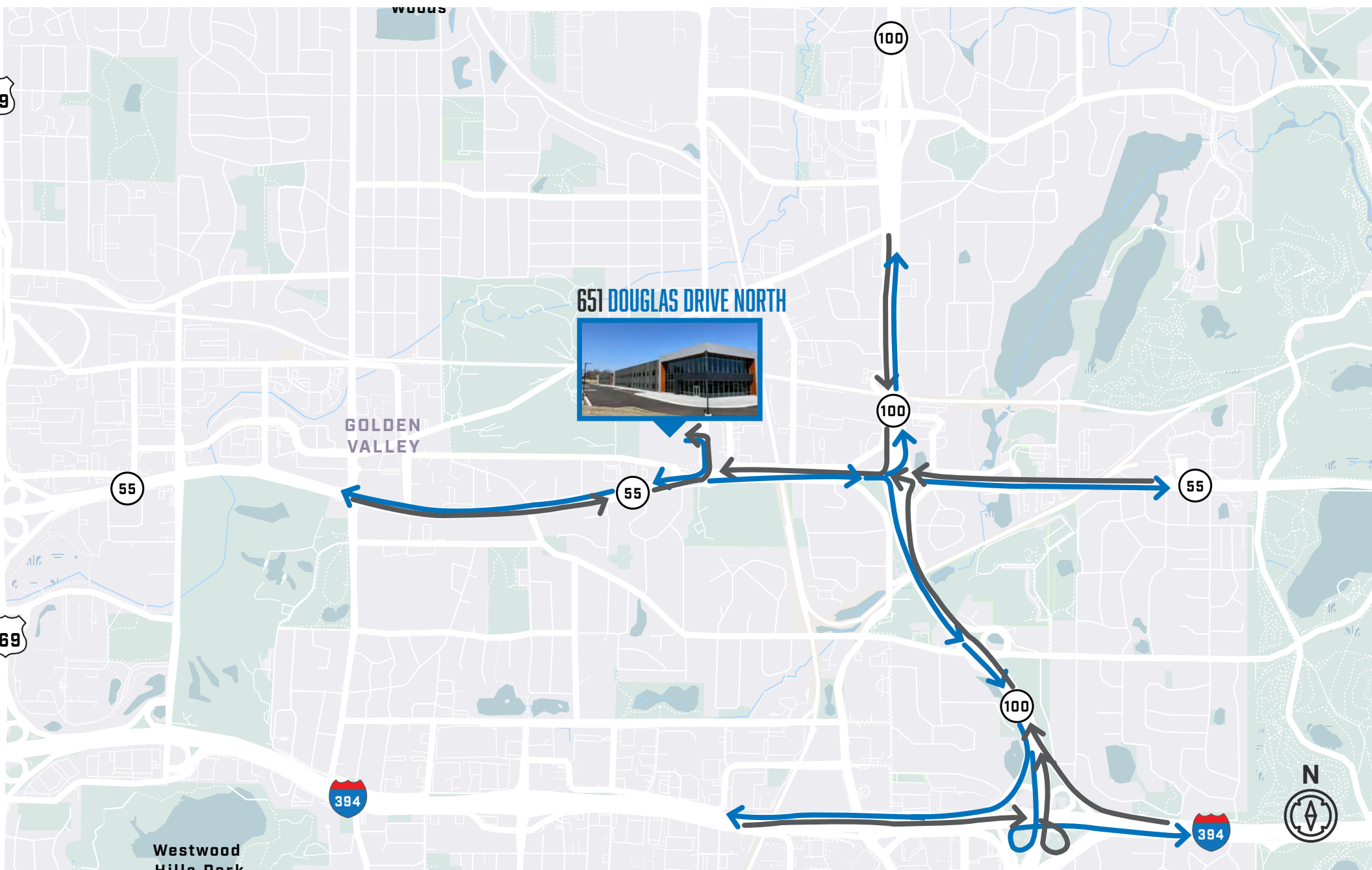
440 UNFORGETTABLE RESTAURANTS

27 CAFFEINE PACKED COFFEE SHOPS

200 CONVENIENT RETAIL SHOPS

HIGHWAY ACCESS

651 DOUGLAS DRIVE NORTH



A STRONG ECONOMY

Minnesota ranks as the #1 best state for small business owners [knuffman.org] with Minneapolis-St. Paul ranking 3rd for business startups [business.org]. Minnesota is considered in the Top 10 states with the brightest economic future (Fast Company) and the tech sector accounts for an estimated \$28 billion of the overall Minnesota economy [CompTIA Cyberstates]. Overall, Minnesota, and even more specifically, the Twin Cities, are a fantastic place to plant roots for a business, big or small.

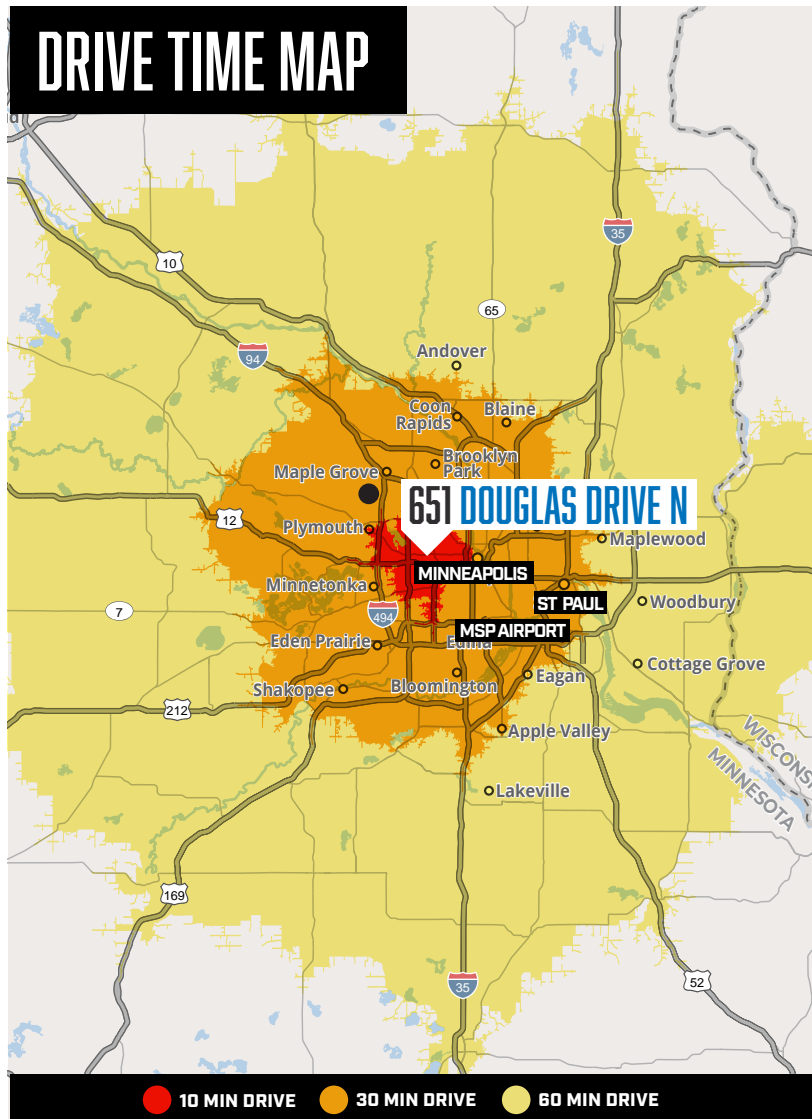


COMPARABLE MARKETS

	MINNEAPOLIS/ ST. PAUL	CHICAGO	COLUMBUS	DETROIT	ST. LOUIS	DENVER
UNEMPLOYMENT RATE	4.0%	5.7%	3.2%	5.1%	3.4%	2.5%
MEDIAN HOUSEHOLD INCOME	\$89,972	\$80,564	\$75,464	\$69,898	\$73,017	\$94,899
AVERAGE HOME VALUE	\$415,355	\$357,638	\$306,286	\$284,665	\$285,007	\$612,961
BACHELOR'S DEGREE OR HIGHER	46%	42.0%	41.0%	35.0%	38.0%	49.0%
MEAN WORK COMMUTE	25.2 min	31.3 min	24.1 min	26.7 min	25.5 min	27.7 min
EMPLOYMENT BY INDUSTRY (industrial Employment)	18.4%	20.2%	19.6%	22.7%	19.6%	17.0%

THE FASTEST GROWING LABOR POOL


651 DOUGLAS DRIVE NORTH



MARKET PROFILE


22,034
GOLDEN VALLEY
POPULATION


19.5%
GROWTH IN RESIDENT
WORKERS - NORTHWEST


17.1%
GOLDEN VALLEY
PROJECTED POPULATION
GROWTH (23-28)


21,654
RESIDENT WORKERS IN
THE NORTHWEST

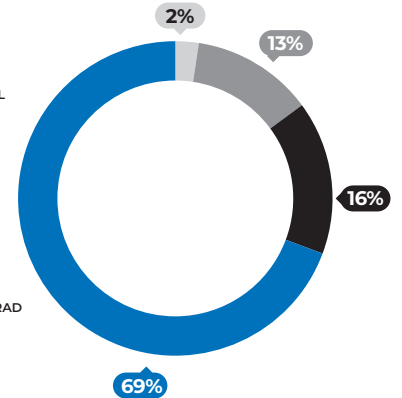
EDUCATION (EAGAN)

2% NO HIGH SCHOOL
DIPLOMA

13% HIGH SCHOOL
GRADUATE

16% SOME COLLEGE

69% BACHELOR'S / GRAD
/ PROFESSIONAL
DEGREE



INDUSTRIAL WORK FORCE

MANUFACTURING/WAREHOUSE

62%

LOGISTICS

11%

OTHER

27%

3.3%
UNEMPLOYMENT
RATE


INCOME


 **\$105,043** MEDIAN
HOUSEHOLD INCOME


 **\$66,511** PER CAPITA
INCOME

GOLDEN VALLEY HOUSING PROFILE




3,987
MULTI-FAMILY
UNITS


303
TOTAL UNITS MULTI-
FAMILY UNITS UNDER
CONSTRUCTION 2023


2.2
AVERAGE
HOUSEHOLD
SIZE



NATE ERICKSON

612.359.1657 NATE.ERICKSON@TRANSWESTERN.COM

ALEX BARON

612.359.1658 ALEX.BARON@TRANSWESTERN.COM