

651 DOUGLAS DRIVE N

GOLDEN VALLEY, MN

8,000 -
16,000 SF
AVAILABLE
FOR SUBLEASE



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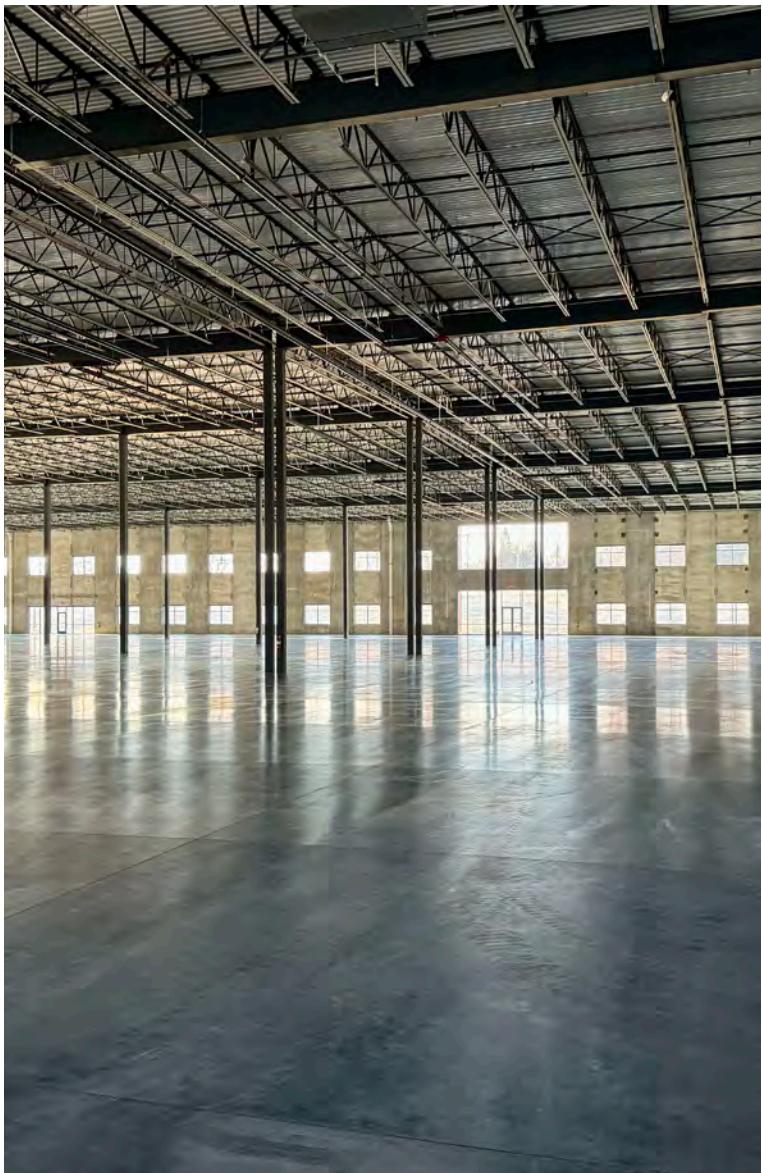
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 TRANSWESTERN
REAL ESTATE
SERVICES

SPACE THAT FITS
YOUR NEEDS

651 DOUGLAS DRIVE NORTH



ROCK-SOLID INFRASTRUCTURE

651 DOUGLAS DRIVE NORTH

AVAILABLE
NOW

BUILT
2024

PROPERTY TYPE
BULK DISTRIBUTION
ZONING: LIGHT INDUSTRIAL

AVAILABILITY
8,000 - 16,000 SF

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

CLEAR HEIGHT
WAREHOUSE: 32'

LOADING
1 DOCK DOOR

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

TRUCK COURT
180'

FIRE PROTECTION
ESFR SPRINKLERS

HVAC + HUMIDITY CONTROL
WAREHOUSE: HEAT

LIGHTING
LED

CONCRETE SLAB
7" UNREINFORCED

TELECOMMUNICATION
COMCAST

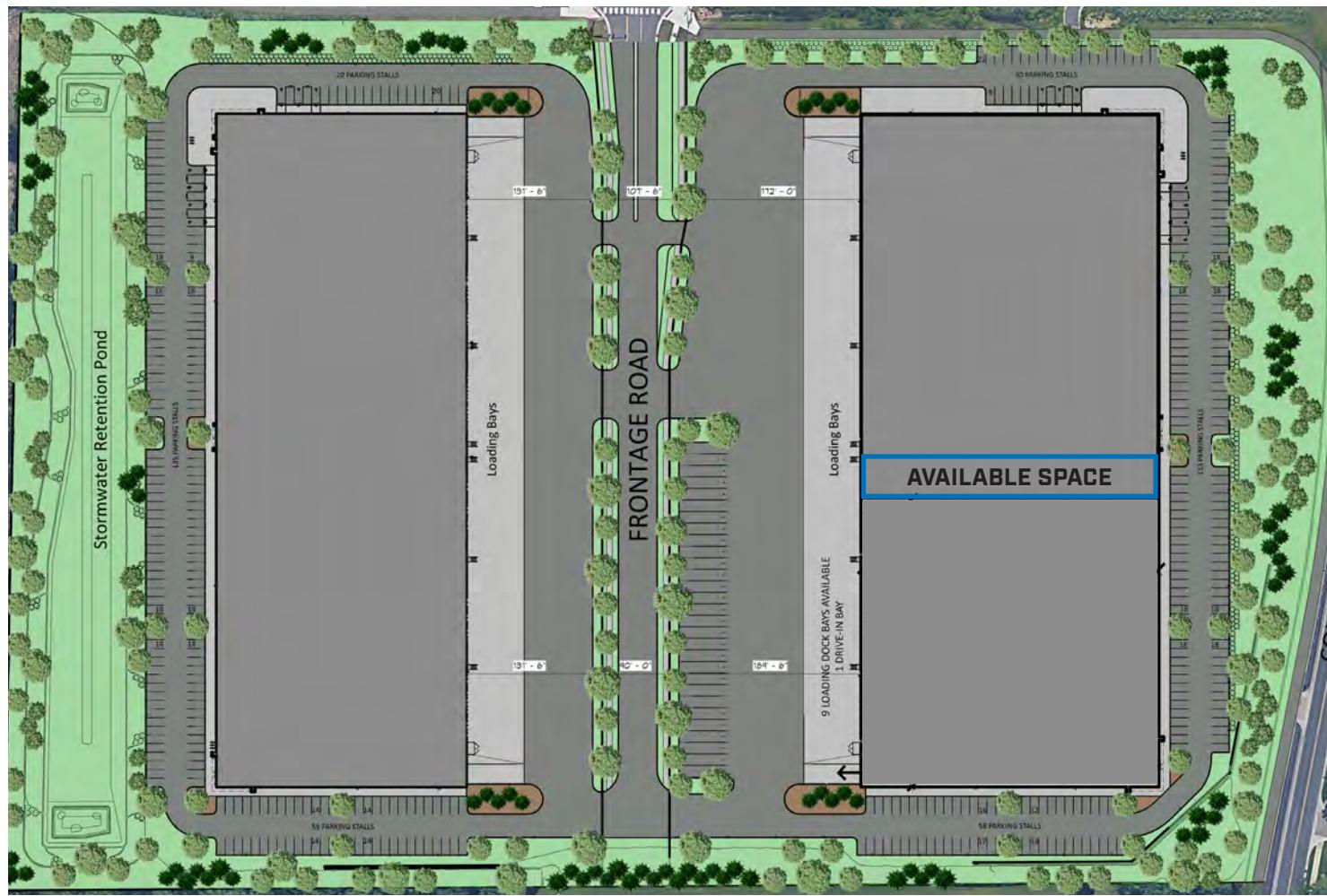
LEASE RATES
\$13.00 PSF GROSS

SUBLEASE TERM
MTM UP TO 24 MONTHS

A SPACE THAT FITS YOUR NEEDS

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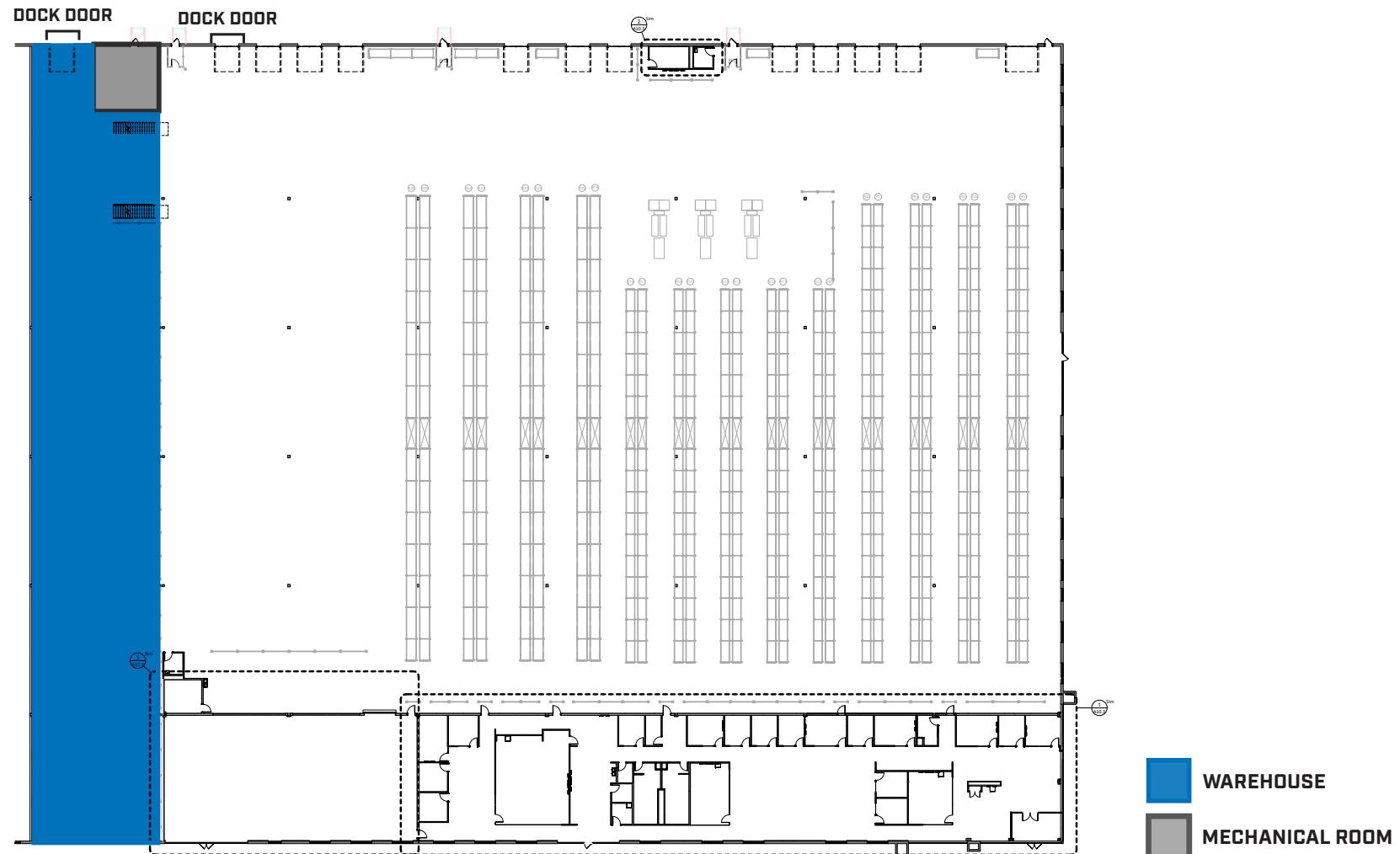
SITE PLAN



A SPACE THAT FITS YOUR NEEDS

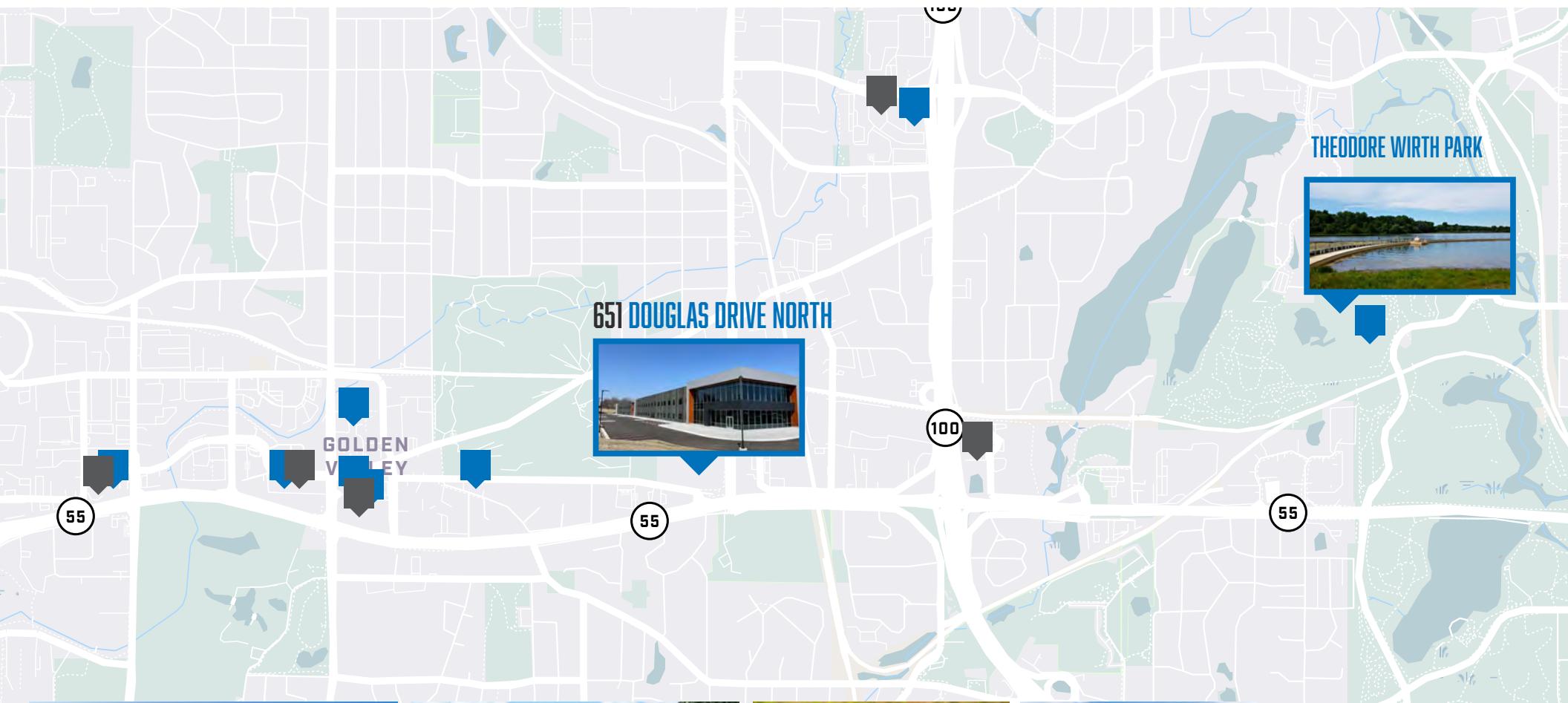
651 DOUGLAS DRIVE NORTH

FLOOR PLAN



AMENITIES

651 DOUGLAS DRIVE NORTH



FOOD FAVORITES RETAIL HOT SPOTS

WITHIN 5 MILES:

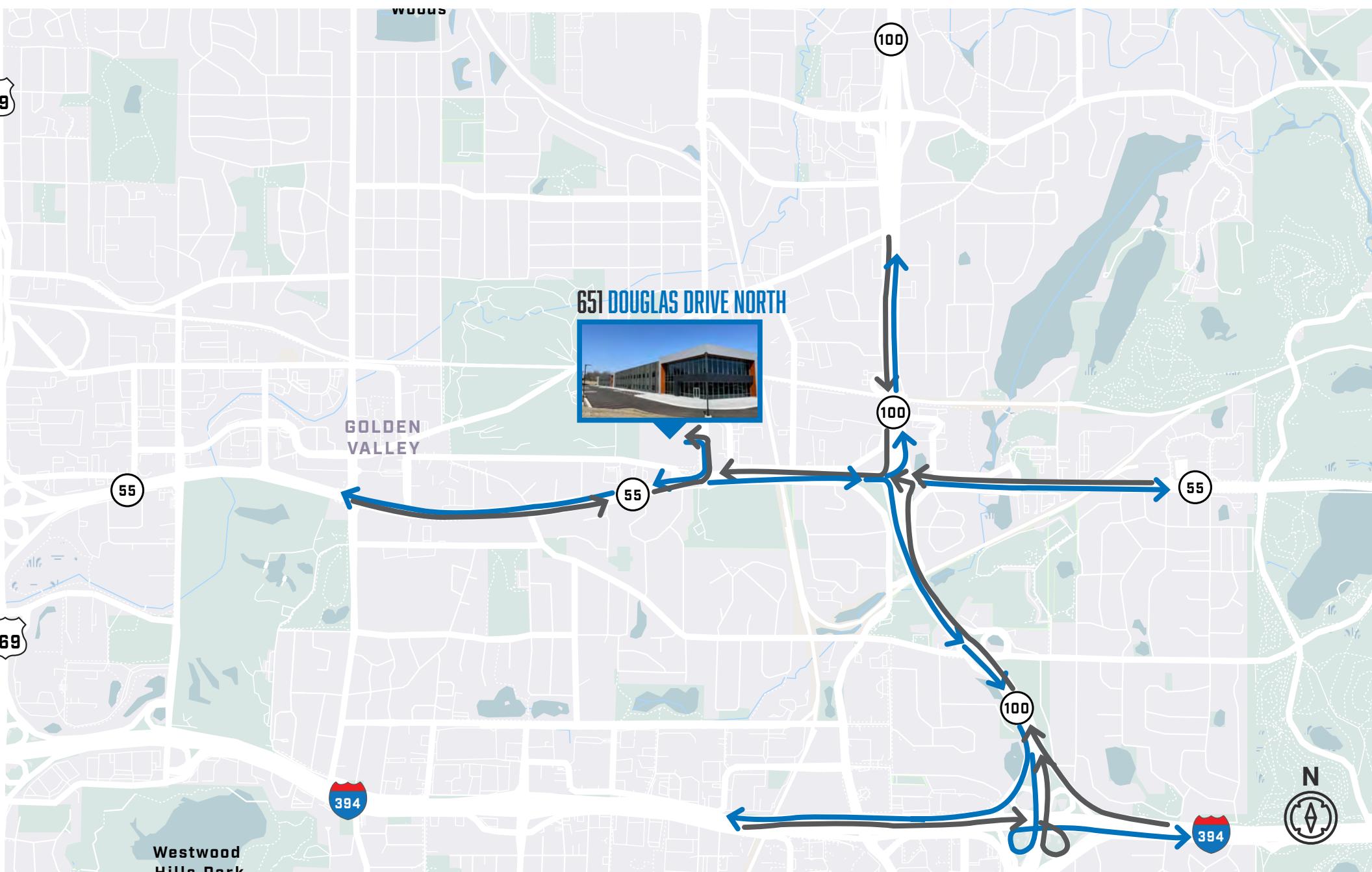
440 UNFORGETTABLE RESTAURANTS

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.



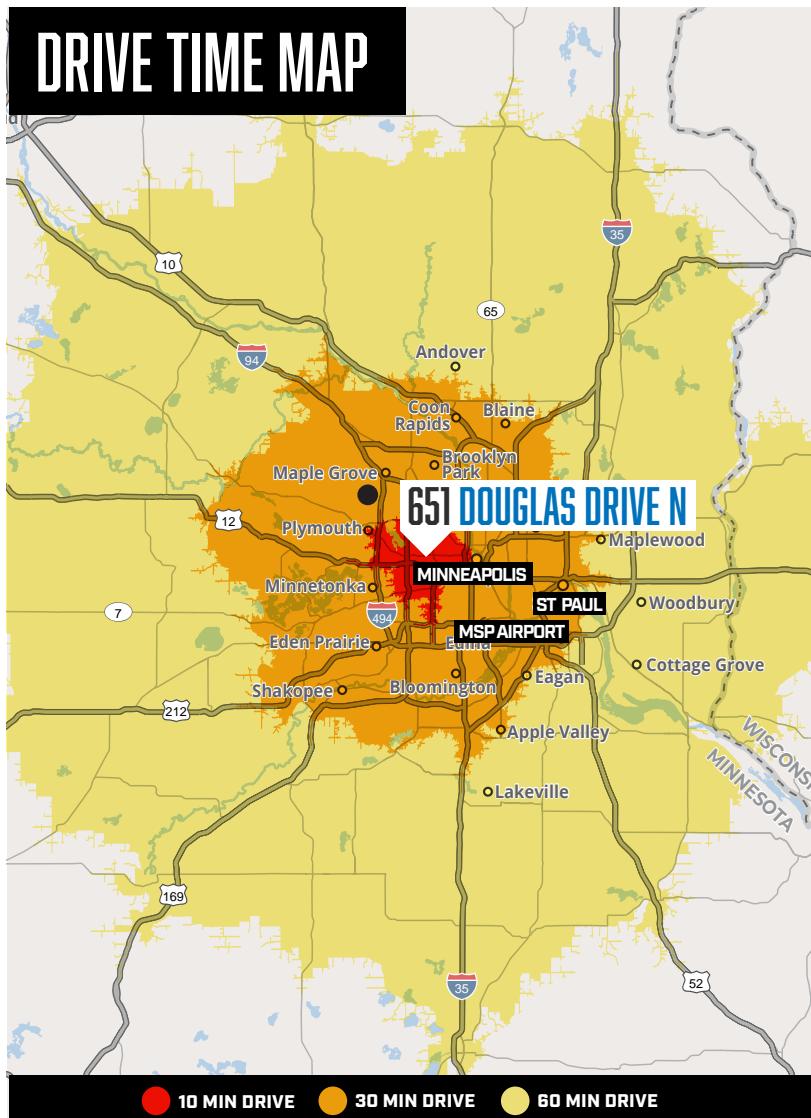
COMPARABLE MARKETS

	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

DRIVE TIME MAP



MARKET PROFILE

22,034
GOLDEN VALLEY POPULATION

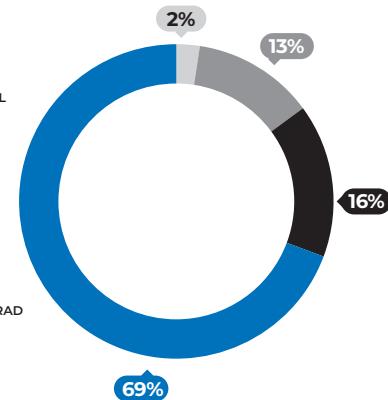
19.5%
GROWTH IN RESIDENT WORKERS - NORTHWEST

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

LOGISTICS

OTHER

62%

11%

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



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