

Westview Business Center North

678-708 Mendelssohn Ave, Golden Valley, MN

Space Available
Golden Valley



Highlights

Up to 17,000 SF of Contiguous Office/Warehouse/Tech Space

- Excellent location with easy access to Highways 169 & 55
- Abundant parking
- Dock high loading
- 14' clear height in warehouse
- Flexible floor plans
- Local ownership

Available For Lease

- Suite 680 - 9,888 SF
- Suite 686 - 3,423 SF
- Suite 692 - 8,321 SF
- Suite 694 - 5,262 SF

Combine Spaces for up to
17,000 SF of contiguous space

Tour Today!

Building Features



Building Size:
63,451 SF



Lease Rates:
\$12.50 psf Office
\$7.25 psf Warehouse



Year Built:
1981



2026 Est. Tax/CAM:
\$3.35 psf Tax
\$2.60 psf CAM
\$5.95 psf Total



Clear Height:
14'

Leasing Info

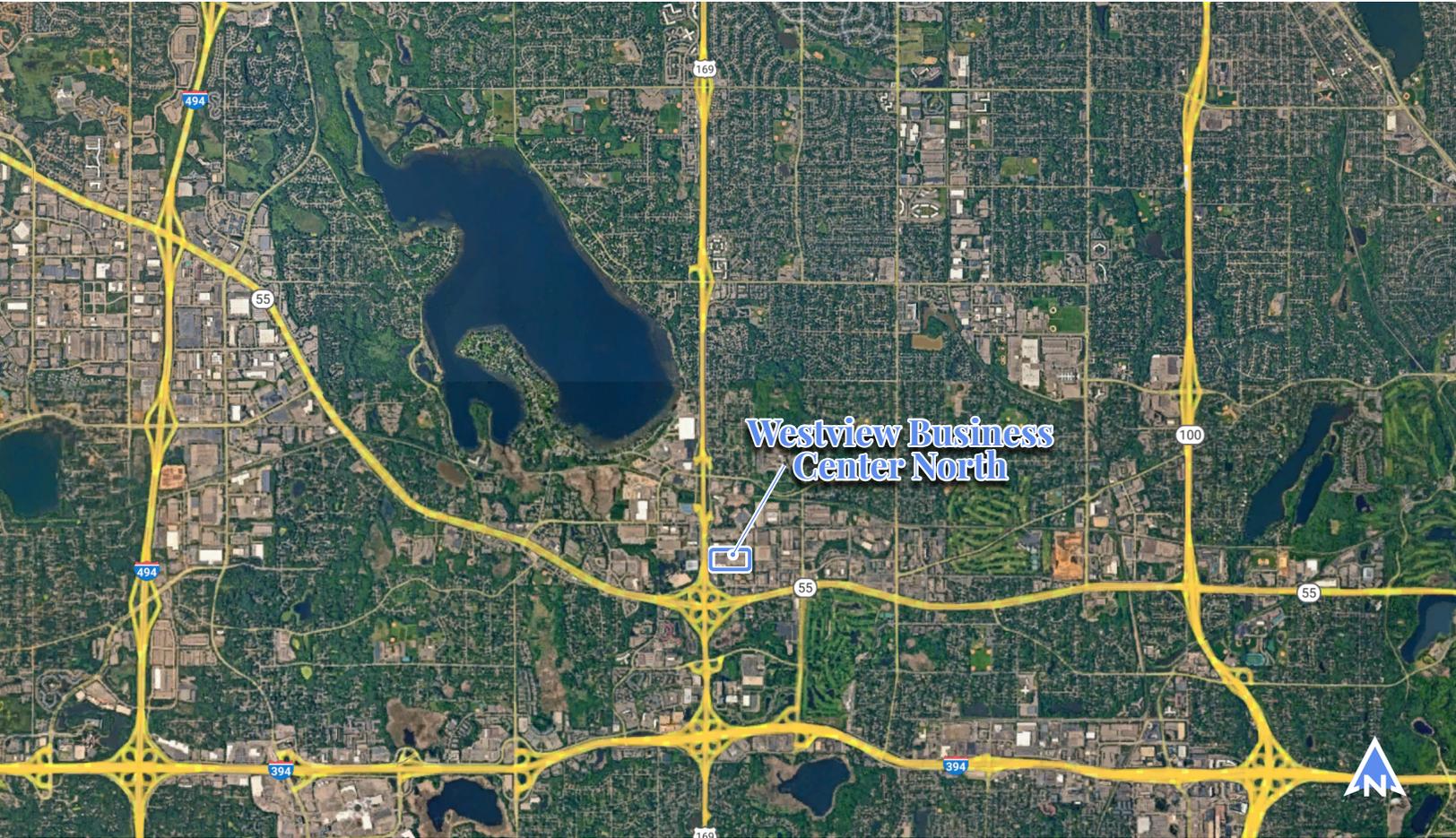
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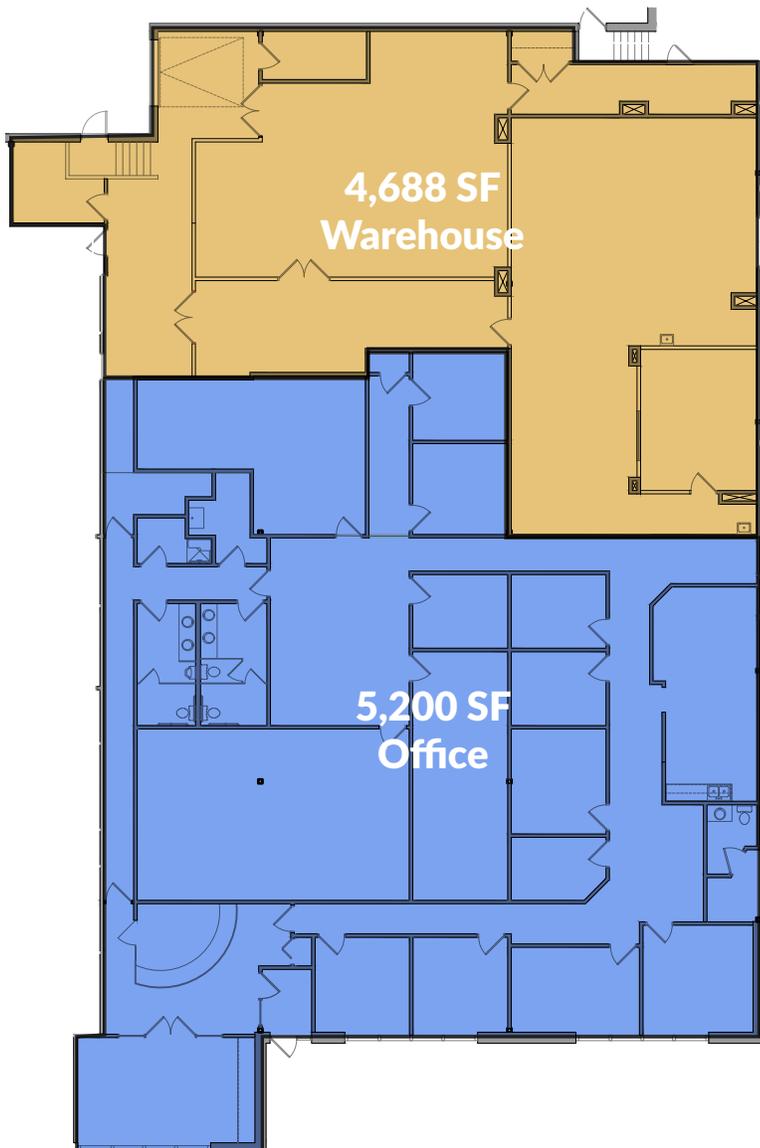


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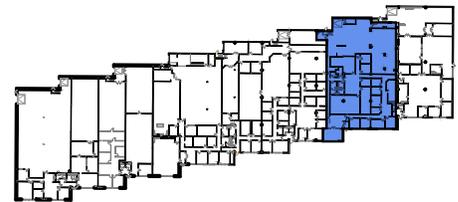


Suite 680 9,888 SF | 5,200 SF Office | 4,688 SF Tech/Warehouse

Suite	Total SF	Office SF	Warehouse SF	Tech SF	Loading
680	9,888	5,200	4,688		1 dock
686 (A)	3,423	2,755	668		1 dock
692 (B)	8,321	2,620	2,476	3,225	1 dock
694 (C)	5,262	2,008	1,887	1,367	1 dock
686/692 (AB)	11,744	5,375	3,144	3,225	2 docks
692/694 (BC)	13,583	4,628	4,363	4,592	2 docks
686/692/694 (ABC)	17,006	7,383	5,031	4,592	3 docks



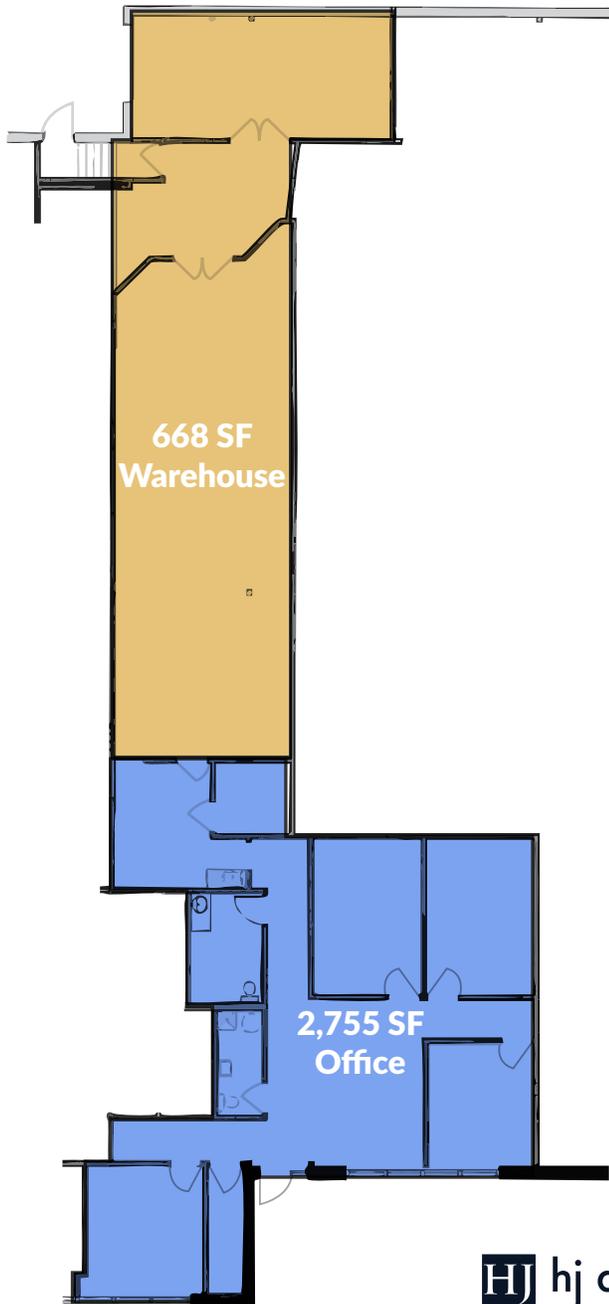
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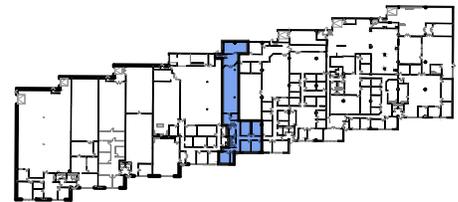


Suite 686 3,423 SF | 2,755 SF Office | 668 SF Warehouse

Suite	Total SF	Office SF	Warehouse SF	Tech SF	Loading
680	9,888	5,200	4,688		1 dock
686 (A)	3,423	2,755	668		1 dock
692 (B)	8,321	2,620	2,476	3,225	1 dock
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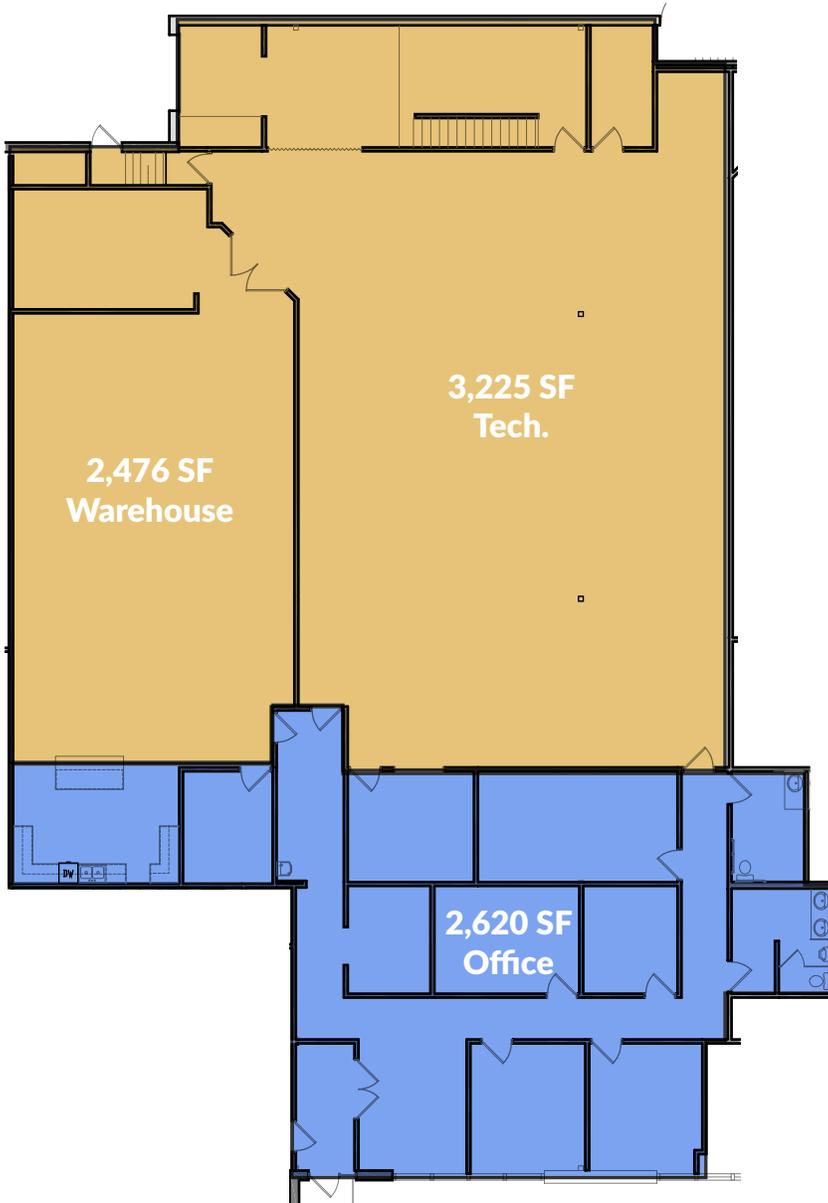
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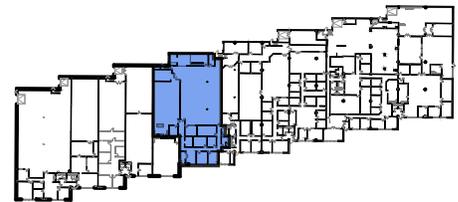
Space Available

Suite 692 8,321 SF | 2,620 SF Office | 2,476 SF Warehouse | 3,225 SF Tech.

Suite	Total SF	Office SF	Warehouse SF	Tech SF	Loading
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686 (A)	3,423	2,755	668		1 dock
692 (B)	8,321	2,620	2,476	3,225	1 dock
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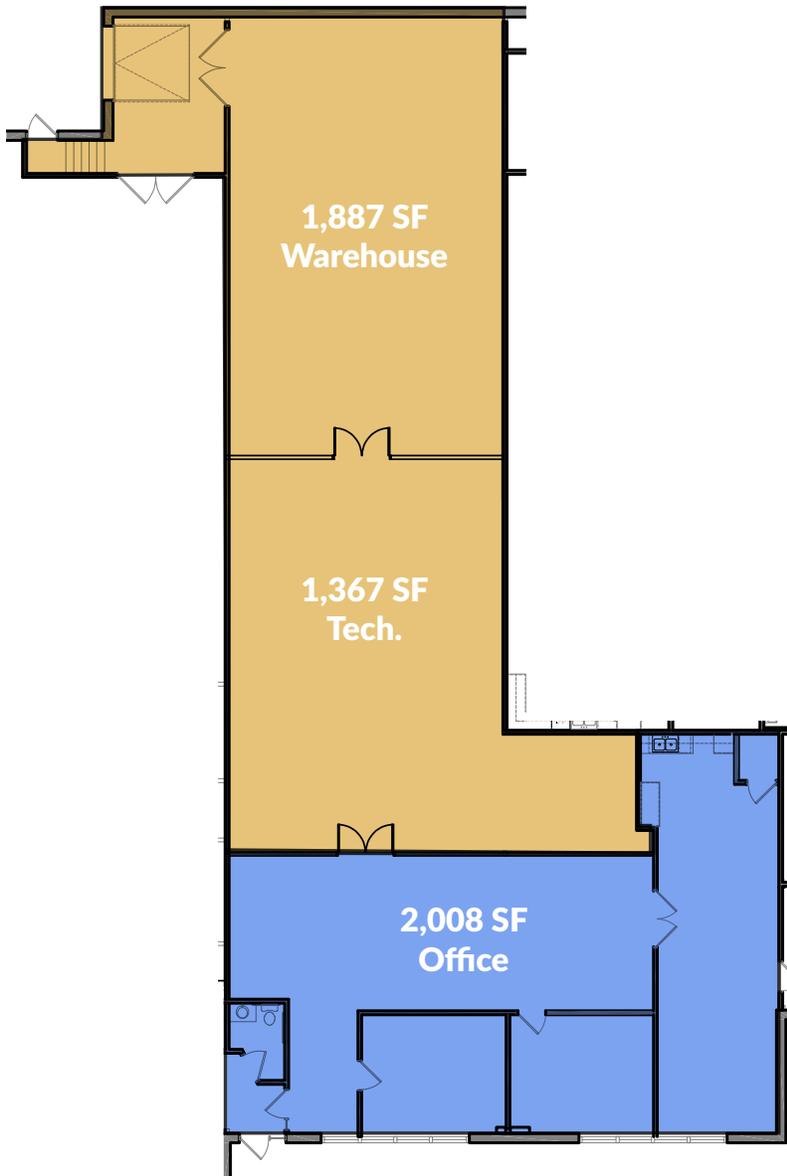


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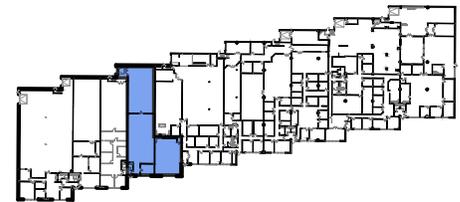


Suite 694 8,321 SF | 2,620 SF Office | 2,476 SF Warehouse | 3,225 SF Tech.

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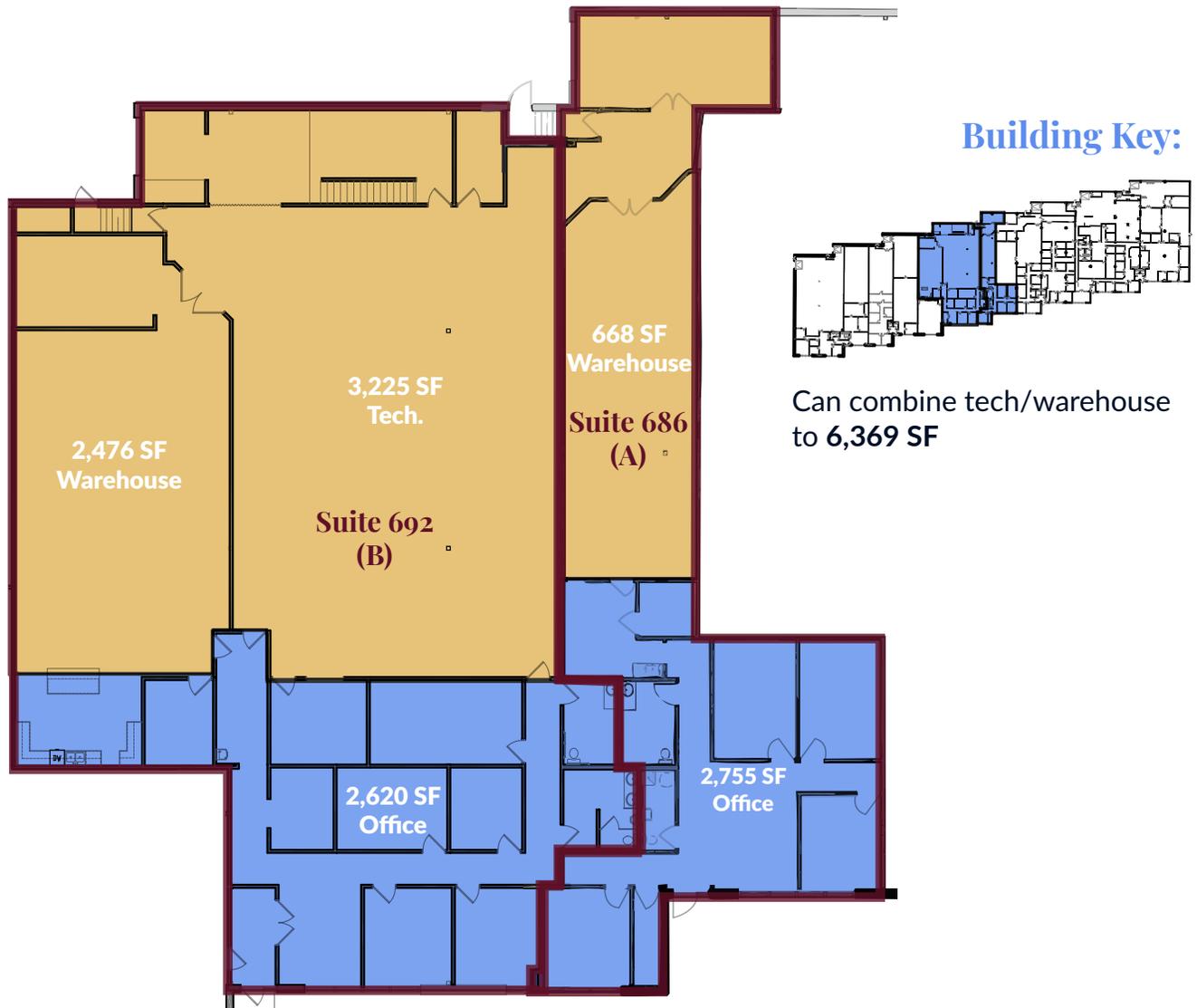


Can combine tech/warehouse to 3,254 SF



Suite 686 & 692 11,744 SF | 5,375 SF Office | 3,144 SF Warehouse | 3,225 SF Tech.

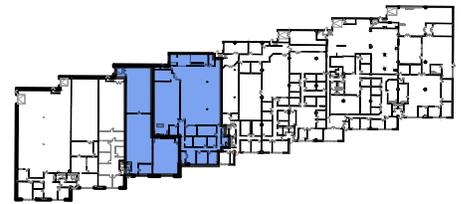
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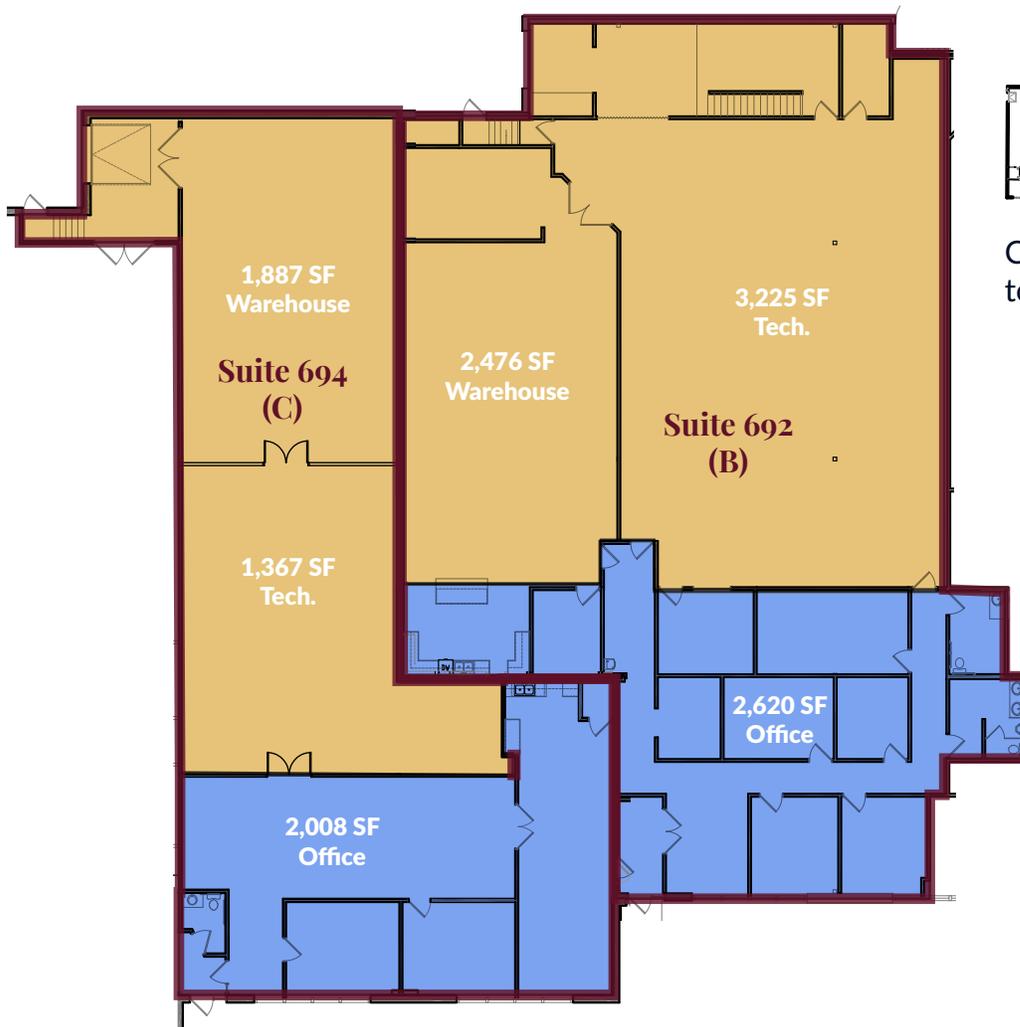
Suite 692 & 694 13,583 SF | 4,628 SF Office | 4,363 SF Warehouse | 4,592 SF Tech.

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Building Key:



Can combine tech/warehouse to 8,955 SF



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Space Available

Suite 686/692/694 17,006 SF | 7,383 SF Office | 5,031 SF Warehouse | 4,592 SF Tech.

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680	9,888	5,200	4,688		1 dock
686 (A)	3,423	2,755	668		1 dock
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