

# OFFICE SPACE FOR LEASE AT GOLDEN VALLEY, MN



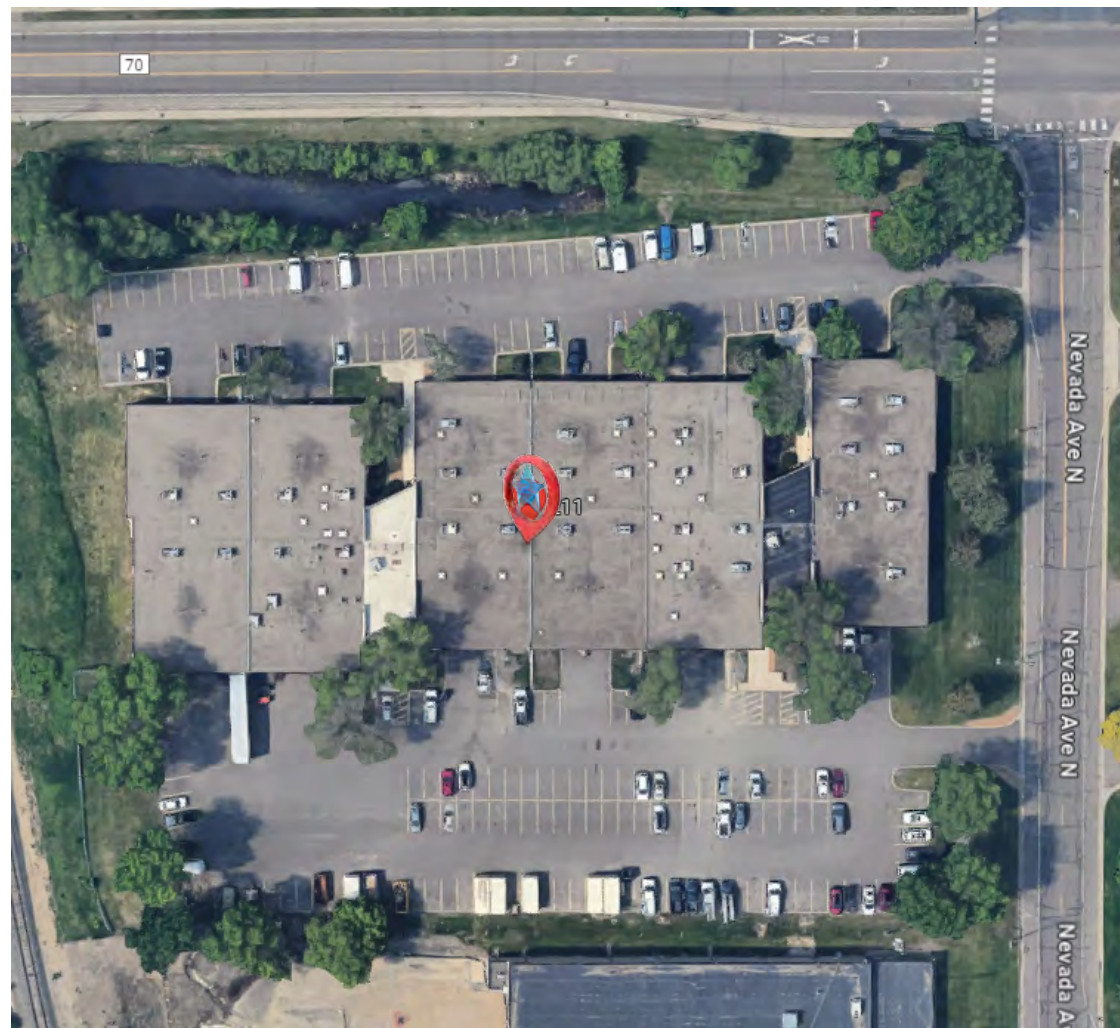
2525 Nevada Ave N Suite 211  
Golden Valley, MN 55427





This space is the premier suite in this building offering approximately a 50/50 split with office and warehouse. With 1,200 SF of office and 1,200 SF of warehouse, this space is a perfect fit for a multitude of local businesses. The building is well-maintained and located in a quiet neighborhood just down the street from Sandburg Middle School. Within walking distance of the property are a handful of parks and restaurants such as Dairy Queen and Domino's Pizza. Offering flexible lease terms the building also offers access to a common lunch room and conference room available by booking.

- 50/50 split office/warehouse
- Drive-In door to the warehouse
- Close proximity to Hwy 55 & 100
- Well-maintained building
- Flexible lease terms & local ownership



Availability	For Lease
Property Type	Mixed Use Flex: Industrial/Office
Asking Rent	\$15 PSF (\$3,000/month)
Total Floors	1
Availability Date	2/1/2024
County	Hennepin
Lease Type	Gross
Year Renovated	2021
Class	B
Total SF	2,400 SF
Parking Spaces	6
Year Built	1982









# 2024 DEMOGRAPHIC SUMMARY

**1.27M**  
Total Population

**36.9**  
Median Age

**704,717**  
Employed Population

**230,022**  
Households

**\$85,438**  
MEDIAN HOUSEHOLD  
INCOME

**\$309,200**  
MEDIAN PROPERTY  
VALUE

**2.75%**  
Employment  
YEAR-OVER-YEAR  
GROWTH

## EMPLOYMENT

 75%

White Collar

 13%

Blue Collar

 15%

Services

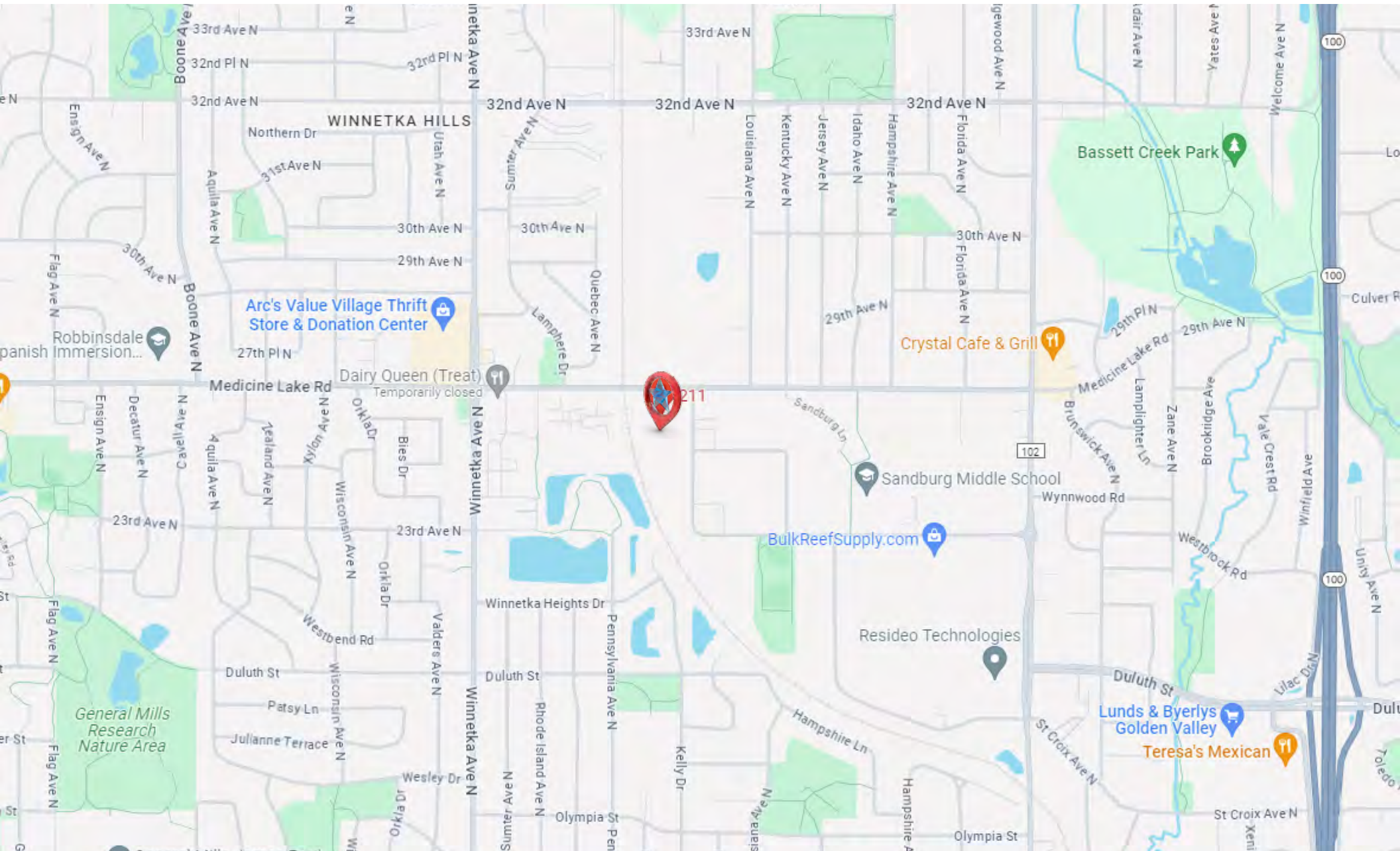


## MARKET OVERVIEW

Hennepin County has a population of nearly 1.2 million.

Cities in Hennepin County include Minneapolis, Bloomington, Plymouth, Brooklyn Park, Brooklyn Center, and Minnetonka. Hennepin County is the most populous county in the Minneapolis-St. Paul-Bloomington Metropolitan Statistical Area.





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