

26,192 SF AVAILABLE FOR LEASE

# 4200 DAHLBERG DR

GOLDEN VALLEY, MN



**CUSHMAN &  
WAKEFIELD**



# 4200 DAHLBERG DR

4200 Dahlberg Dr offers unparalleled access to Highway 100 and downtown Minneapolis. Great, well-maintained offices with indoor executive parking.

## PROPERTY FEATURES

<b>Building Size:</b>	47,328 SF
	7,230 SF Whse
<b>Space Available:</b>	18,962 SF Office
	26,192 SF Total
<b>Clear Height:</b>	14'10"
<b>Loading:</b>	6 garage stalls 1 dock
<b>Parking:</b>	88 surface spaces
<b>Year Built:</b>	1993
<b>HVAC:</b>	100% Air Conditioned
<b>Sprinkler:</b>	Yes
	\$3.57 PSF Tax
<b>2022 Tax &amp; CAM:</b>	\$7.35 PSF CAM (includes utilities & cleaning)
	\$10.92 PSF Total
<b>Lease Rate:</b>	\$12.00 PSF Office
	\$6.00 PSF Warehouse





# 4200 DAHLBERG DR

## VACANCY

## HIGHLIGHTS

26,192  
TOTAL SF AVAILABLE

88  
PARKING STALLS

6  
INDOOR PARKING  
STALLS

14'10"  
CLEAR HEIGHT

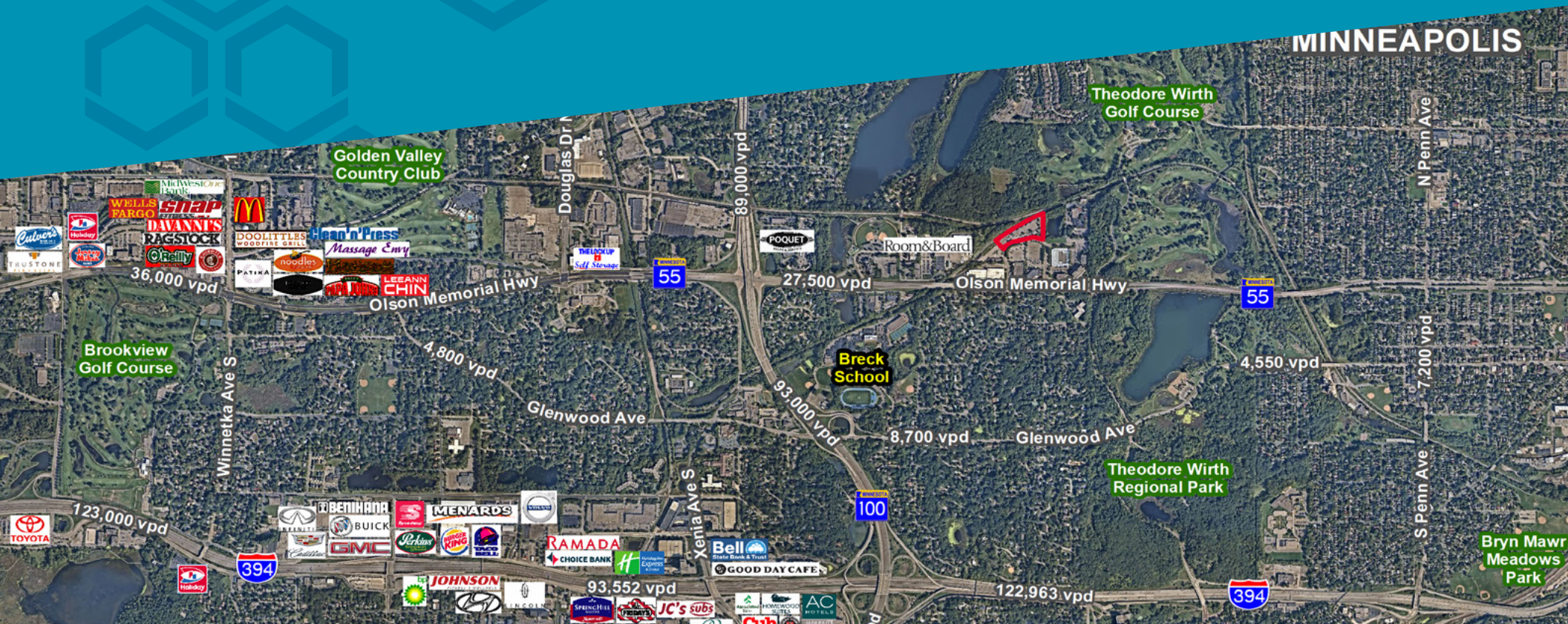




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## 4200 DAHLBERG DR

### HIGHLIGHTS

- Great access and centrally located
- Proximity to retail amenities
- Excellent office space
- Indoor parking





# FLOOR PLAN



**26,192 SF**

TOTAL SF AVAILABLE

**7,230 SF**

WAREHOUSE SPACE

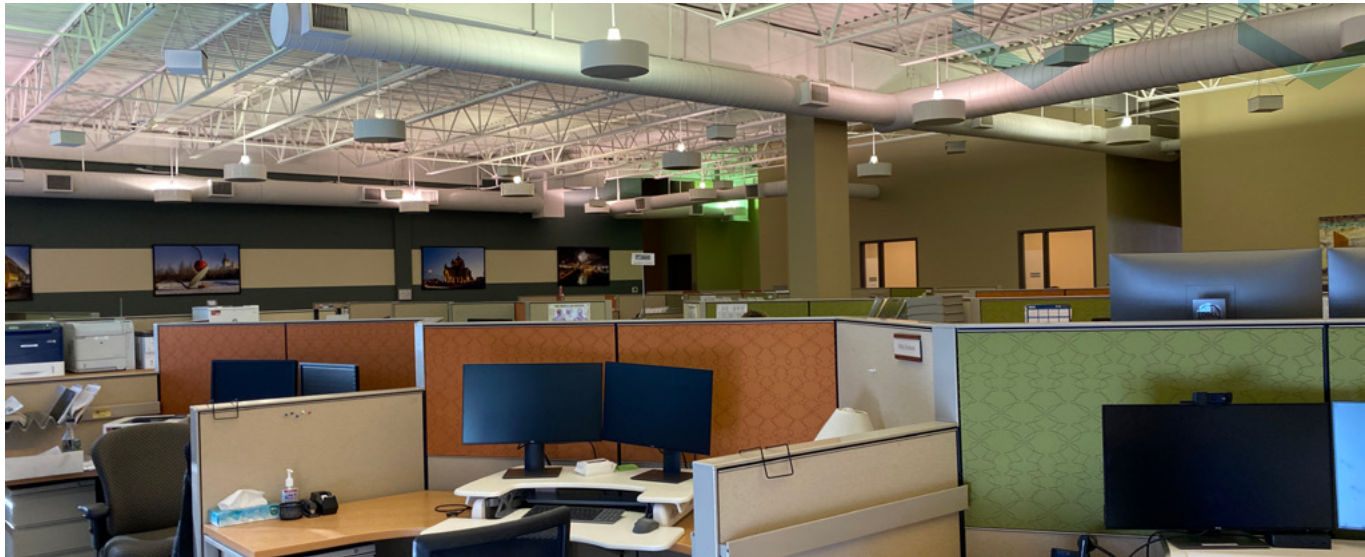
**18,962 SF**

OFFICE SPACE



# PROPERTY PHOTOS

4200 DAHLBERG DR







**HUDSON BROTHEN**

+1 952 893 8261

hudson.brothen@cushwake.com

cushmanwakefield.com



**CHRIS WEIRENS**

+1 952 893 8219

chris.weirens@transwestern.com



3500 American Blvd W  
Minneapolis, MN 55431  
+1 952 831 1000  
cushmanwakefield.com

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