

26,192 SF AVAILABLE FOR LEASE

4200 DAHLBERG DR

GOLDEN VALLEY, MN

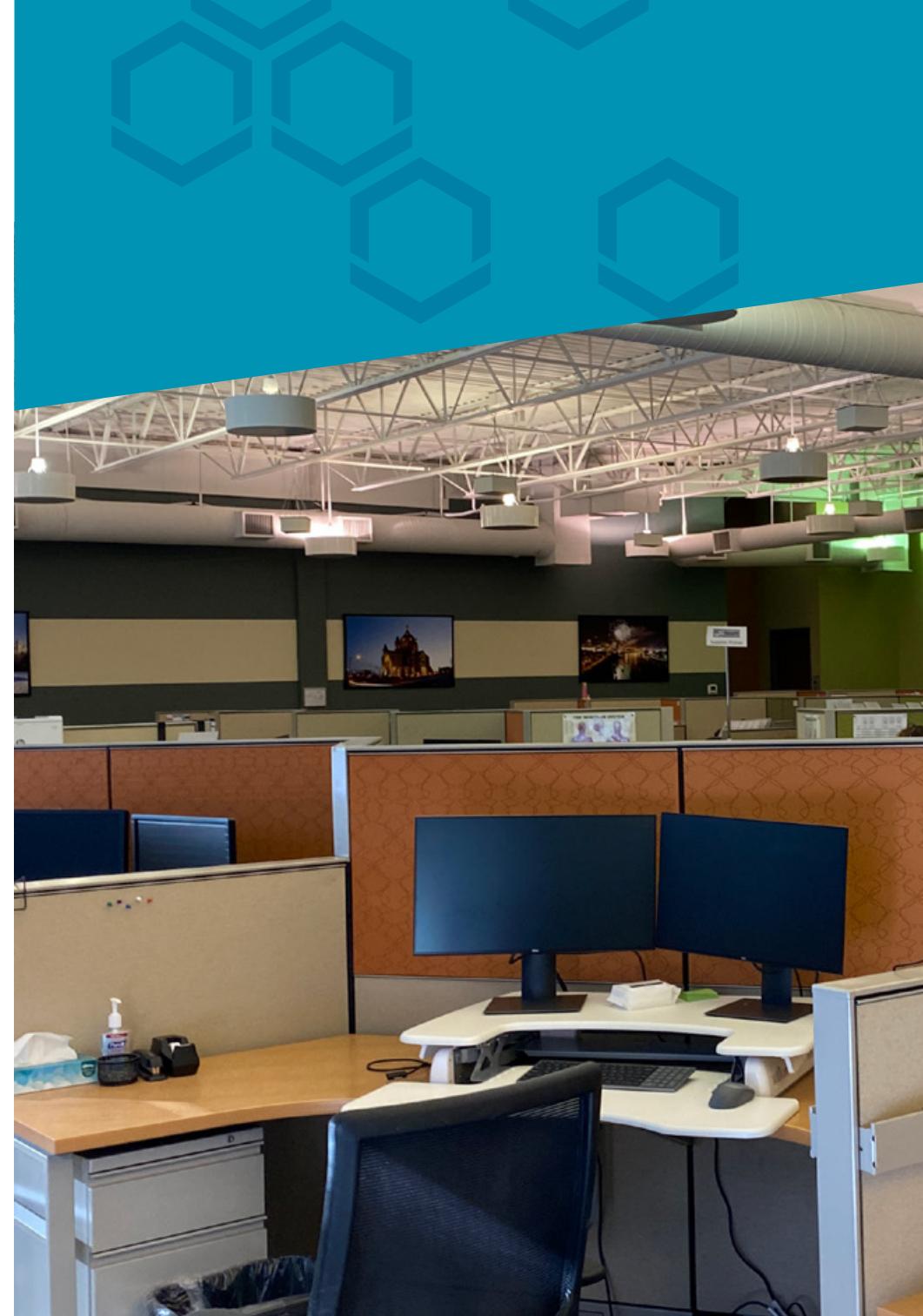


4200 DAHLBERG DR

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

PROPERTY FEATURES

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



4200 DAHLBERG DR

VACANCY HIGHLIGHTS

26,192
TOTAL SF AVAILABLE

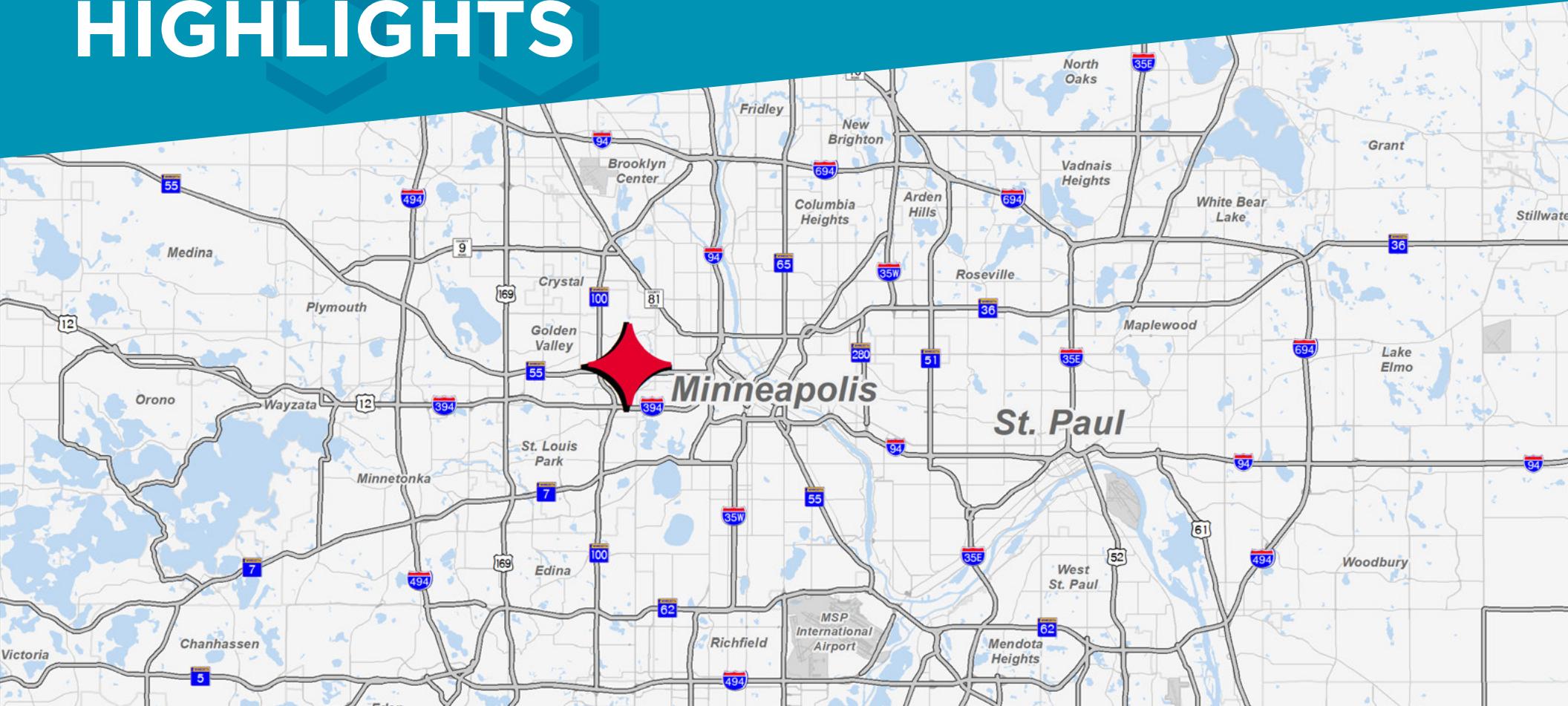
88
PARKING STALLS

6
INDOOR PARKING
STALLS

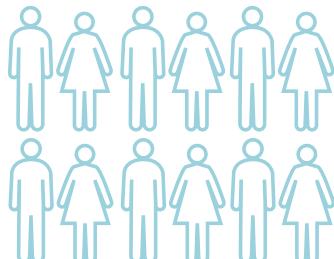
14'10"
CLEAR HEIGHT



LOCATION HIGHLIGHTS



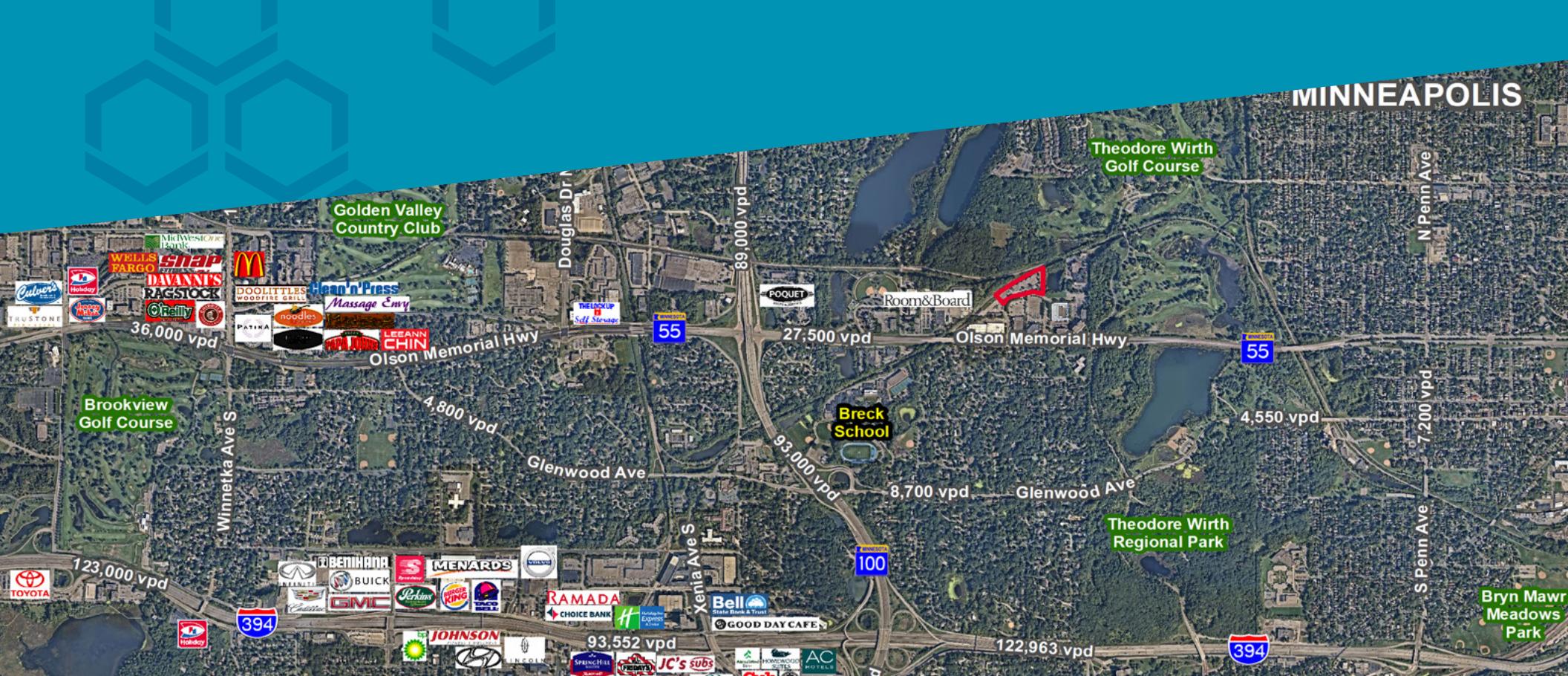
DEMOGRAPHICS - 5 MILE RADIUS



435,305
POPULATION



\$65,747
MEDIAN INCOME



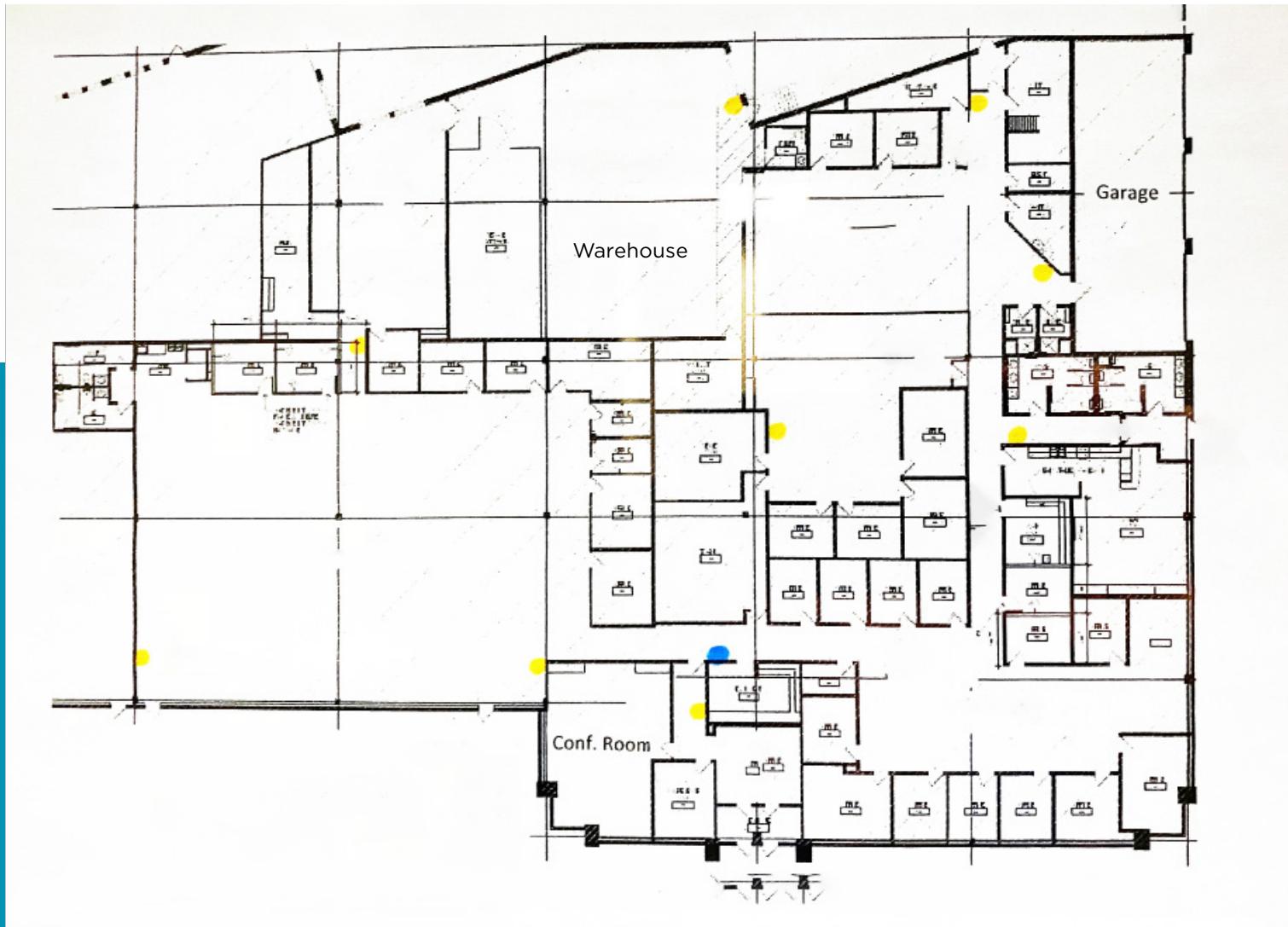
4200 DAHLBERG DR

HIGHLIGHTS

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



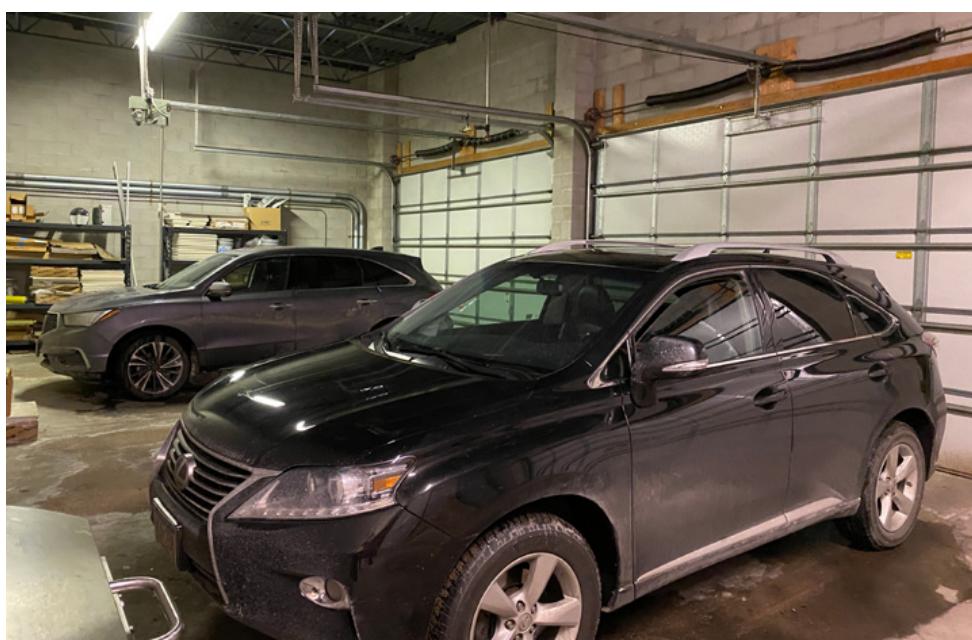
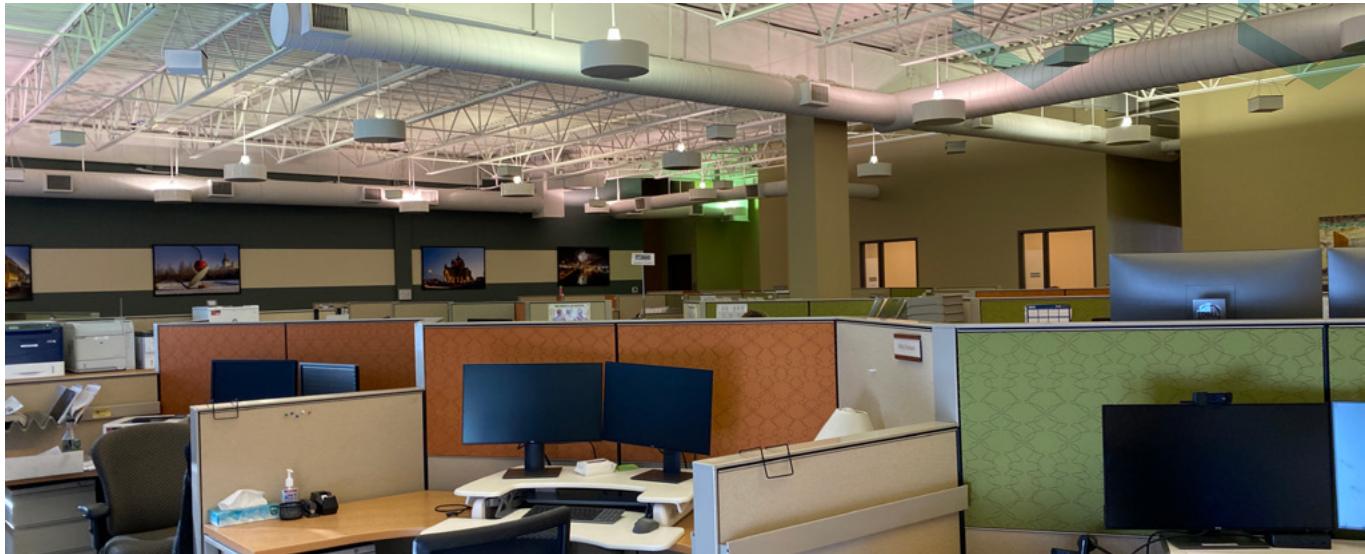
FLOOR PLAN



26,192 SF TOTAL SF AVAILABLE
7,230 SF WAREHOUSE SPACE
18,962 SF OFFICE SPACE

PROPERTY PHOTOS

4200 DAHLBERG DR





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