

WELL-LOCATED 2-STORY OFFICE BUILDING  
WITH WAREHOUSE & SHOP SPACE

# GOLDEN VALLEY CORPORATE CENTER

1710 DOUGLAS DRIVE N | GOLDEN VALLEY, MN 55422



**FOR SALE: 56,027 SF**  
**OFFICE INVESTMENT OPPORTUNITY**



# INVESTMENT HIGHLIGHTS

PRICE:  
**\$4,950,000**

- ▶ Outstanding location on Douglas Drive in Golden Valley, MN just off the Duluth exit on Highway 100 in the 394 Office submarket
- ▶ Quality space for a user to buy and occupy, or considerable value-add opportunity for an investor
- ▶ Simplicity of gross leases and operates like an apartment building with extremely low-to-no releasing costs
- ▶ Currently 87% leased producing a stable NOI from a core group of tenants with many currently MTM, but have long term tenancy
- ▶ MTM leases ensure flexibility for a user or developer to take advantage of a premier location in the Twin Cities
- ▶ Mixed space types including 7 drive-in bays/shop space, traditional office spaces and executive office suites
- ▶ Steady cash flow with ~\$779,174 annual 2026 gross income (proving strong attraction from hyper local small business to the building)
- ▶ Nearby access to multiple retail, restaurant and hospitality amenities including Spring Gate Shopping Center (0.6 mi), The Club at Golden Valley (0.9 mi) and multiple dining options at Highway 55 and Boone Avenue N (1.5 mi)
- ▶ Annual 2026 expenses of ~\$365,274 or \$6.52/SF
- ▶ 4.17 acre site size currently zoned O/Office
- ▶ 1710 Douglas Drive N currently sits between a Medium Density Residential parcel (R-3) to the south and a Mixed-Use Neighborhood parcel (MU-N) to the north. Golden Valley's 2040 Plan emphasizes the importance of increasing housing density with 1710 Douglas retaining O/Office zoning, surrounded by Medium Density Residential (R-3). R-3 is defined as medium density housing (up to 10 units per acre with potential for 12 units per acre with density bonuses) along with directly related and complimentary uses, and senior and physical disability housing to a density of 20 unites per acre, or up to five stories or 60' with a Conditional Use Permit.

**CBRE** National  
Office Partners

4400 West 78th Street | Suite 200  
Bloomington, MN 55435

**HARRISON WAGENSEIL**  
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# PROPERTY OVERVIEW

## EXECUTIVE SUMMARY

Golden Valley Corporate Center is an extremely well-located, 56,027 square foot, two-story office building with warehouse/shop space. The property is currently 81% occupied, all warehouse space is month-to-month and can accommodate an owner-user. 2026 NOI was \$413,900. Many tenants have been there for years, but most tenants are on month-to-month leases ensuring flexibility for a user or developer to take advantage of a premier location in the Twin Cities. The building has been renovated throughout ownership and expanded in the 1980s.

**“FLEXIBILITY FOR A USER OR DEVELOPER TO TAKE ADVANTAGE OF A PREMIER LOCATION IN THE TWIN CITIES.”**

# GOLDEN VALLEY CORPORATE CENTER AERIALS

Market Aerial



Building Aerial



# AERIAL MAP

## Golden Valley Corporate Center

DULUTH STREET  
FLATS



BRUNSWICK AVE N

ST. CROIX AVE N

**GOLDEN VALLEY  
CORPORATE CENTER**  
1710 DOUGLAS DRIVE N  
GOLDEN VALLEY, MN

DOUGLAS DRIVE N

HAMPSHIRE PL

ST. CROIX AVE N

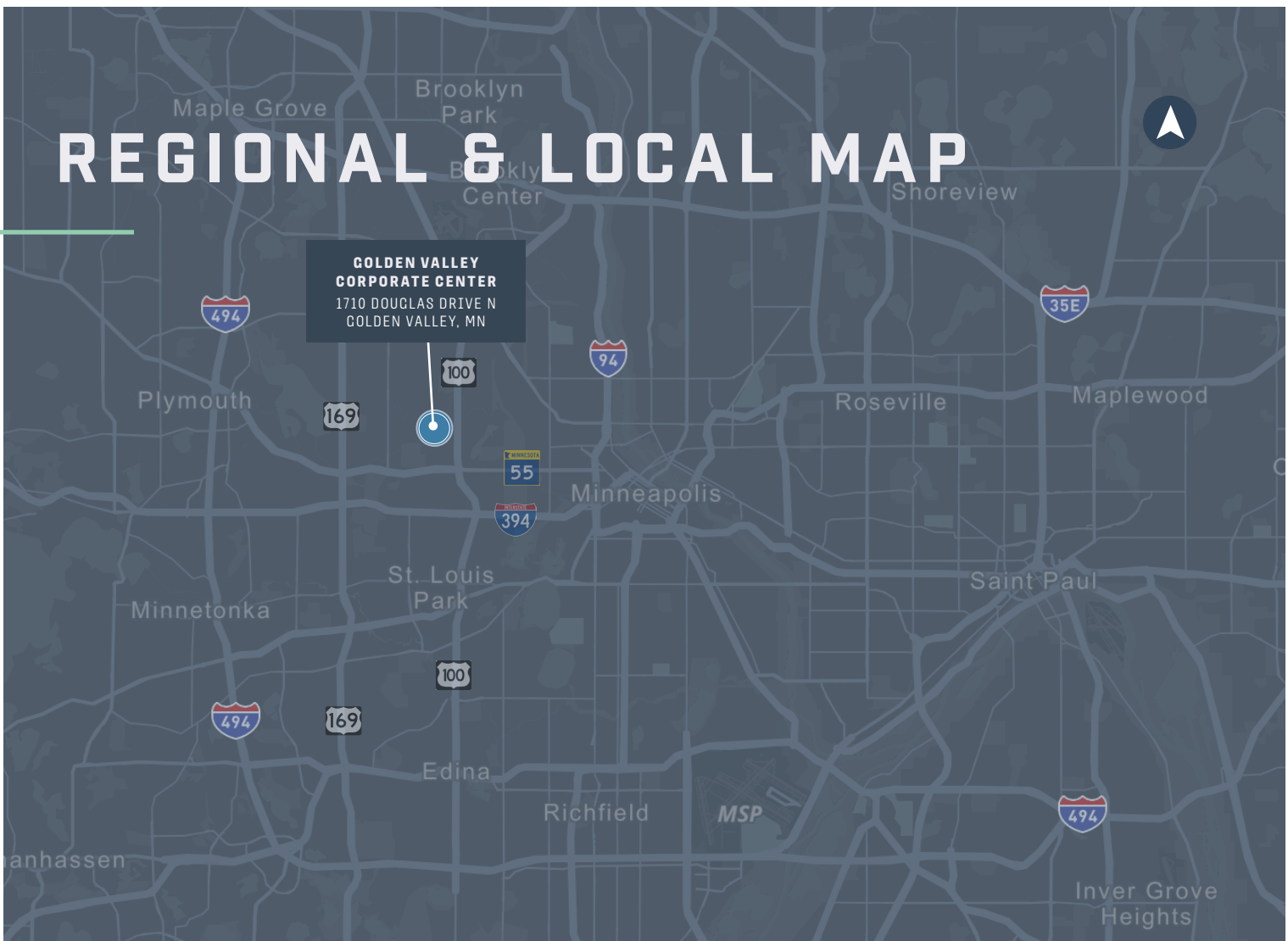
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# REGIONAL & LOCAL MAP

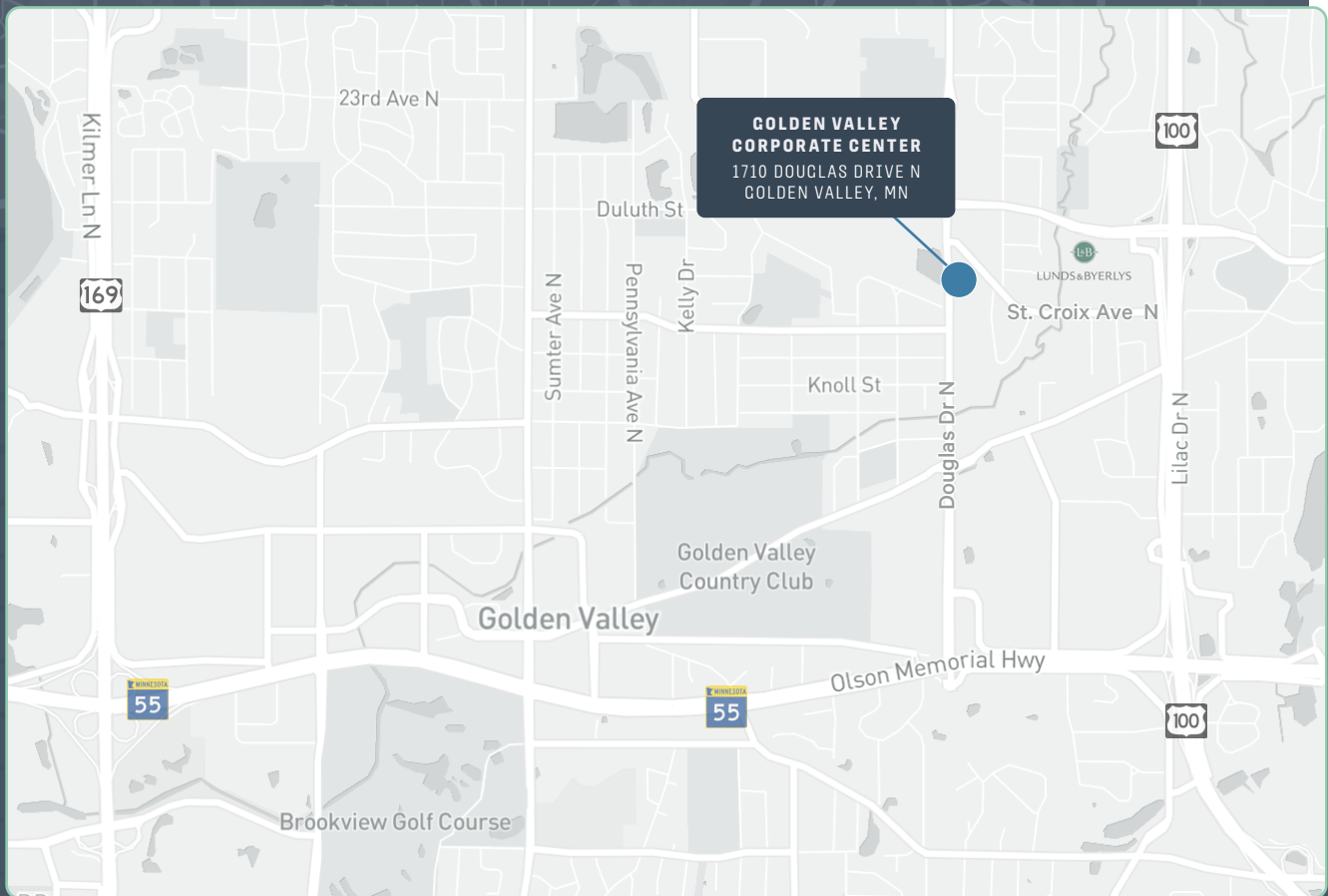


**GOLDEN VALLEY CORPORATE CENTER**  
1710 DOUGLAS DRIVE N  
GOLDEN VALLEY, MN



LOCAL MAP

**GOLDEN VALLEY CORPORATE CENTER**  
1710 DOUGLAS DRIVE N  
GOLDEN VALLEY, MN



# PROPERTY INFORMATION

## Golden Valley Corporate Center

### Details

Address 1710 Douglas Drive N, Golden Valley, MN 55422

County Hennepin

Year Built/Renovated Warehouse: 1965 / 1980  
Office: 1988 / 2004

Rentable Square Feet 50,156 Office  
5,871 Warehouse  
**56,027 TOTAL**

Percent Leased 81%

Site Acres 4.17 acres

Number of Floors 2

Loading Seven (7) drive-in doors

Zoning O / Office

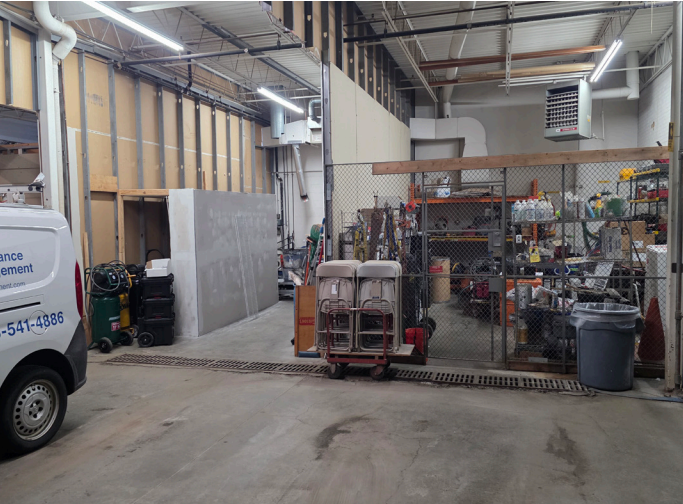
Tax Parcel ID 28-118-21-32-0077

Parking 106 spaces

Parking Ratio 1.78 / 1,000 SF



# PROPERTY INFORMATION



# RENT ROLL

As of 03-03-26

## 1710 DOUGLAS AVE N

Suite	Tenant	SF	Gross Monthly Rent	Gross Annual Rent	Gross Rent PSF	Lease Expiration
OFFICE	BMM	1,933	\$7,089.00	\$85,068.00	\$44.01	MTM
100	CHARM CARE	379	\$758.00	\$9,096.00	\$24.00	MTM
101	ALLIED ELEC	202	\$305.00	\$3,660.00	\$18.12	MTM
102	Vacant / windows	242		\$0.00	\$0.00	
103	CHLOES HOUSE		\$610.00	\$7,320.00	\$0.00	MTM
104	Vacant / windows	268		\$0.00	\$0.00	
106	THROUGHLINE	304	\$608.00	\$7,296.00	\$24.00	MTM
107	AUTISM BEHAVIORAL	157	\$314.00	\$3,768.00	\$24.00	MTM
111	SPECTRUM ROOTS	3,590	\$5,000.00	\$60,000.00	\$16.71	MTM
111 B	Vacant	3,700		\$0.00	\$0.00	
114	LAVELLE WARFIELD	216	\$360.00	\$4,320.00	\$20.00	MTM
115	NTINGALE SKILLED NURSE	450	\$900.00	\$10,800.00	\$24.00	MTM
120	BUICE	268	\$450.00	\$5,400.00	\$20.15	MTM
145	OAKTREE LLC	268	\$536.00	\$6,432.00	\$24.00	MTM
148	GOOD FOOT EXPRESS		\$300.00	\$3,600.00	\$0.00	MTM
150	Vacant	1,655		\$0.00	\$0.00	
180	ALL IA RITE	362	\$724.00	\$8,688.00	\$24.00	MTM
180	EXECUTIVE SUITES	1,172		\$0.00	\$0.00	
195	FINMA HOME HEALTH	160	\$320.00	\$3,840.00	\$24.00	MTM
203	EXECUTIVE SUITES	1,728		\$0.00	\$0.00	
204	AMPLE GRACE	405	\$810.00	\$9,720.00	\$24.00	MTM
205	Vacant	591		\$0.00	\$0.00	
207	RON POWERS & ASSOC	475	\$950.00	\$11,400.00	\$24.00	MTM
209	EXECUTIVE SUITES	784		\$0.00	\$0.00	
210	MODERN HOME HEALTH		\$716.00	\$8,592.00	\$0.00	MTM
211	TONKA HEALTH	206	\$345.00	\$4,140.00	\$20.10	MTM
213	MAINLY DETAILS		\$220.00	\$2,640.00	\$0.00	MTM
220	Vacant / windows	738		\$0.00	\$0.00	
222	WEST METRO CHIRO	664	\$996.00	\$11,952.00	\$18.00	MTM
229	Vacant / windows	1,005		\$0.00	\$0.00	
260	Vacant	1,538		\$0.00	\$0.00	
270	RED TO BLACK	405	\$675.00	\$8,100.00	\$20.00	MTM
273	BRUCE WILLIAMS	480	\$865.00	\$10,380.00	\$21.63	MTM
275	Vacant / windows			\$0.00	\$0.00	

# RENT ROLL

As of 03-03-26

## 1710 DOUGLAS AVE N

Suite	Tenant	SF	Gross Monthly Rent	Gross Annual Rent	Gross Rent PSF	Lease Expiration
277	SUPREME HOMECARE	200	\$333.00	\$3,996.00	\$19.98	MTM
280	CAPITAL MANAGEMENT	656	\$1,312.00	\$15,744.00	\$24.00	MTM
280	Vacant / windows	656		\$0.00	\$0.00	
283	NEW CONSTRUCTION	877	\$1,315.00	\$15,780.00	\$17.99	MTM
285	EXECUTIVE SUITES	776		\$0.00	\$0.00	
287	INOVA CARE SERVICES	142	\$284.00	\$3,408.00	\$0.00	MTM
289	GRAND TRANSPORTATION	150	\$300.00	\$3,600.00	\$24.00	MTM
1724	BMM	1,104		\$0.00	\$0.00	MTM
108 A, B, C	N A CONST			\$0.00	\$0.00	12/31/27
109, 100	N A CONST	1,692		\$0.00	\$0.00	12/31/27
109, 100	N A CONST	784		\$0.00	\$0.00	12/31/27
109, 100	N A CONST	2,318	\$13,768.75	\$165,225.00	\$71.28	12/31/27
140, 100	N A CONST	218		\$0.00	\$0.00	12/31/27
RR	N A CONST	785		\$0.00	\$0.00	12/31/27
Braille	N A CONST	1,350		\$0.00	\$0.00	12/31/27
Winnelle	N A CONST	336		\$0.00	\$0.00	12/31/27
147 A	PATHWAYS HEALING		\$258.00	\$3,096.00	\$0.00	MTM
147 B	PARADISE BEAUTY		\$336.00	\$4,032.00	\$0.00	MTM
203 A	SARA'S INNER PEACE		\$414.00	\$4,968.00	\$0.00	MTM
203 B	NATIONAL INSURANCE		\$313.00	\$3,756.00	\$0.00	MTM
203 B, 208	BEYOND HOME	480	\$800.00	\$9,600.00	\$20.00	MTM
203 C	SUGABUGA		\$425.00	\$5,100.00	\$0.00	MTM
203 D	Vacant / windows			\$0.00	\$0.00	
203 E	FORTRESS ENTERPRISES		\$1,150.00	\$13,800.00	\$0.00	MTM
203 F	HANDS FOR THE SOUL		\$390.00	\$4,680.00	\$0.00	MTM
203 H	ELEVATE MENTAL HEALTH		\$200.00	\$2,400.00	\$0.00	MTM
209 A	BETASHARP		\$326.00	\$3,912.00	\$0.00	MTM
209 C	ELITE HEALTH CARE		\$500.00	\$6,000.00	#DIV/0!	MTM
209 D	TURNAGE THERAPEUTIC		\$405.00	\$4,860.00	\$0.00	MTM
209 E	FOREST HOME HEALTH		\$300.00	\$3,600.00	\$0.00	MTM
224 A	MY HOME CARE		\$592.00	\$7,104.00	\$0.00	MTM
224 B, D	THRIVE		\$1,680.00	\$20,160.00	\$0.00	MTM
224 C	AT HOME HEALTH		\$216.00	\$2,592.00	\$0.00	MTM
224 E	EARLY SUCCESS		\$216.00	\$2,592.00	\$0.00	MTM

# RENT ROLL

As of 03-03-26

## 1710 DOUGLAS AVE N

Suite	Tenant	SF	Gross Monthly Rent	Gross Annual Rent	Gross Rent PSF	Lease Expiration
224 F	WELLWAY		\$200.00	\$2,400.00	\$0.00	MTM
224 G	IMAGE		\$200.00	\$2,400.00	\$0.00	MTM
224 H	Vacant			\$0.00	\$0.00	
224 J	Vacant / windows			\$0.00	\$0.00	
224 K	CONNECTIONS BEHAVIORAL		\$432.00	\$5,184.00	\$0.00	MTM
224 L	Vacant			\$0.00	\$0.00	
224 M	CONSTANT CARE		\$300.00	\$3,600.00	\$0.00	MTM
224 N	COLORES SPEECH		\$200.00	\$2,400.00	\$0.00	MTM
224 P	CLEAR CARS		\$200.00	\$2,400.00	\$0.00	MTM
224 Q	AM AUTO		\$200.00	\$2,400.00	\$0.00	MTM
224 R	ABBA HOME HEALTH		\$210.00	\$2,520.00	\$0.00	MTM
224 S	MN CHILDRENS		\$204.00	\$2,448.00	\$0.00	MTM
224 T	QUALITY HEALTHCARE		\$210.00	\$2,520.00	\$0.00	MTM
224 U	INTOUCH CARE		\$200.00	\$2,400.00	\$0.00	MTM
224 V	IFLOORING		\$200.00	\$2,400.00	\$0.00	MTM
224 X	AUTISM CENTER		\$200.00	\$2,400.00	\$0.00	MTM
224 Y	K & S CAREGIVERS		\$717.00	\$8,604.00	\$0.00	MTM
224 Y	Vacant			\$0.00	\$0.00	
224-226	EXEC SUITES	12,077		\$0.00	\$0.00	
225 A	DJIBEXPRESS		\$262.00	\$3,144.00	\$0.00	MTM
225 B	IDA'S		\$200.00	\$2,400.00	\$0.00	MTM
225 C	ATLAS WELLNESS		\$204.00	\$2,448.00	\$0.00	MTM
225 D	ILYAS		\$200.00	\$2,400.00	\$0.00	MTM
225 E	HOPEFUL HORIZONS		\$200.00	\$2,400.00	\$0.00	MTM
225 F	GOLDEN PATHWAY		\$222.00	\$2,664.00	\$0.00	MTM
225 G	MIDWEST MOTOR		\$200.00	\$2,400.00	\$0.00	MTM
225 H	IBRAHIM CARRIER		\$200.00	\$2,400.00	\$0.00	MTM
225 J	PREMIER SYSTEMS		\$200.00	\$2,400.00	\$0.00	MTM
225 K	CONWAY		\$200.00	\$2,400.00	\$0.00	MTM
225 M	MBD		\$200.00	\$2,400.00	\$0.00	MTM
225 N	MAMEY HEALTHCARE		\$204.00	\$2,448.00	\$0.00	MTM
225 P	POPPERZ		\$216.00	\$2,592.00	\$0.00	MTM
225 Q	MERCIFUL HEALTH		\$200.00	\$2,400.00	\$0.00	MTM
225 R	RELIANCE TRANSPORTATION		\$276.00	\$3,312.00	\$0.00	MTM

# RENT ROLL

As of 03-03-26

## 1710 DOUGLAS AVE N

Suite	Tenant	SF	Gross Monthly Rent	Gross Annual Rent	Gross Rent PSF	Lease Expiration
225 S	EMPOWERED BEHAVIOR		\$200.00	\$2,400.00	\$0.00	MTM
225 T	NEW ERA AUTO		\$200.00	\$2,400.00	\$0.00	MTM
225 U	LIBERTARIAN PARTY		\$243.00	\$2,916.00	\$0.00	MTM
225 V	PRIMACARE		\$200.00	\$2,400.00	\$0.00	MTM
225 W	FAMILY FIRST		\$354.00	\$4,248.00	\$0.00	MTM
225 X	HONEY GODDESS		\$550.00	\$6,600.00	\$0.00	MTM
225 Y	BPTEK		\$160.00	\$1,920.00	\$0.00	MTM
226 A	LOVIN LOYALTY		\$200.00	\$2,400.00	\$0.00	MTM
226 B	CITY RIDGE		\$200.00	\$2,400.00	\$0.00	MTM
226 C	NEXTSTEP		\$200.00	\$2,400.00	\$0.00	MTM
226 D	ASTRALWORKS		\$222.00	\$2,664.00	\$0.00	MTM
226 E	ABDIAZIZ		\$216.00	\$2,592.00	\$0.00	MTM
226 F	PRINCIPAL MARKETING		\$200.00	\$2,400.00	\$0.00	MTM
226 G	ONE MORE CHANCE		\$200.00	\$2,400.00	\$0.00	MTM
226 H	SHANSA CARE		\$235.00	\$2,820.00	\$0.00	MTM
226 J	UNIHEALTH		\$200.00	\$2,400.00	\$0.00	MTM
226 K	VAUGHN AUTO		\$200.00	\$2,400.00	\$0.00	MTM
226 L	BULXAN'S FOUNDATION		\$210.00	\$2,520.00	\$0.00	MTM
226 M	GREENWATER MARKETNG		\$200.00	\$2,400.00	\$0.00	MTM
226 N	PATHWAY 2 SUCCESS		\$216.00	\$2,592.00	\$0.00	MTM
226 P	MERCY HOME HEALTH		\$204.00	\$2,448.00	\$0.00	MTM
226 Q	HOLDING ARMS		\$210.00	\$2,520.00	\$0.00	MTM
226 R	TEC SYSTEMS		\$200.00	\$2,400.00	\$0.00	MTM
226 S	EFFICIENT CLEANING		\$200.00	\$2,400.00	\$0.00	MTM
226 T	Z MOTORS		\$200.00	\$2,400.00	\$0.00	MTM
226 U	OMARE OMITITI		\$200.00	\$2,400.00	\$0.00	MTM
226 V	EXCELLOT		\$200.00	\$2,400.00	\$0.00	MTM
226 W	COMPETNT SYSTEMS		\$200.00	\$2,400.00	\$0.00	MTM
226 X	DAN DOLAN INSURANCE		\$204.00	\$2,448.00	\$0.00	MTM
226 Y	MDST AUTO		\$200.00	\$2,400.00	\$0.00	MTM
274, 255	ANYTIME HOME CARE	201	\$1,403.00	\$16,836.00	\$83.76	MTM
285 A	SAN TRANSPORTATION		\$290.00	\$3,480.00	\$0.00	MTM
285 B	HEARTILY TOUCH		\$684.00	\$8,208.00	\$0.00	MTM
285 C	SMOOCHES		\$685.00	\$8,220.00	\$0.00	MTM

# RENT ROLL

As of 03-03-26

## 1710 DOUGLAS AVE N

Suite	Tenant	SF	Gross Monthly Rent	Gross Annual Rent	Gross Rent PSF	Lease Expiration
2nd Floor	CONFERENCE ROOM-2ND	468		\$0.00	\$0.00	
2nd Floor	CONFERENCE ROOM-2ND	541		\$0.00	\$0.00	
WHSE	YUM YUM THERESA	500	\$685.00	\$8,220.00	\$16.44	MTM
WHSE	SANDOVAL	2,132	\$1,800.00	\$21,600.00	\$10.13	MTM
WHSE	BMM	709		\$0.00	\$0.00	MTM
WHSE	BMM	742		\$0.00	\$0.00	MTM
WHSE	BMM	596		\$0.00	\$0.00	MTM
WHSE	BMM	596		\$0.00	\$0.00	MTM
WHSE	BMM	596		\$0.00	\$0.00	MTM
-	LAST CHANCE AUTO		\$1,200.00	\$14,400.00	\$0.00	MTM
TOTAL OCCUPIED SF		45,634		81.45%		
TOTAL VACANT SF		10,393		18.55%		
<b>TOTAL</b>		<b>56,027</b>		<b>100.00%</b>	<b>\$838,953.00</b>	



# INCOME STATEMENT

## Golden Valley Corporate Center | 1710 Douglas Ave N

	January–December 2025
<b>Ordinary Income/Expense</b>	
Income	
Interest Income	0.00
Rental Income	779,174.00
Total Income	779,174.00
<b>Expense</b>	
Amortization	0.00
Bank Service Charges	0.00
Computer and Internet Expenses	1,232.00
Fire Life Safety	3,231.00
Insurance Expense	18,549.00
Interest Expense	0.00
Management Fee	12,000.00
Outside Service	8,420.00
Professional Fees: Accounting	1,200.00
Repairs and Maintenance	89,880.00
Supplies	6,000.00
Tax	
Property	135,120.00
Total Tax	135,120.00
Utilities	89,642.00
Total Expense	365,274.00
Net Ordinary Income	413,900.00
<b>Net Operating Income</b>	<b>413,900.00</b>

# DISCLOSURE & CONFIDENTIALITY AGREEMENT

## Golden Valley Corporate Center

### Affiliated Business Disclosure

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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1710  
DOUGLAS DRIVE N  
GOLDEN VALLEY, MN 55422



# GOLDEN VALLEY CORPORATE CENTER

56,027 SF  
FOR SALE

OFFICE INVESTMENT  
OPPORTUNITY

**CBRE** National  
Office Partners

**HARRISON WAGENSEIL**  
Senior Vice President  
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