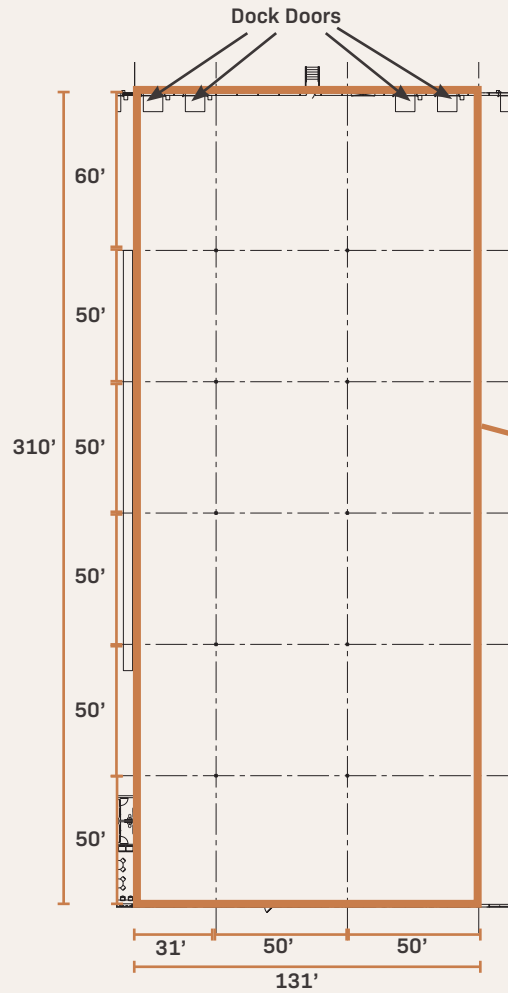


GOLDEN VALLEY

B U S I N E S S C E N T E R

CBRE

SITE PLAN



TOTAL BUILDING SIZE: 217,000 SF
Available: 40,730 SF

SITE SIZE: 28 acres

RENTAL RATES: Negotiable

ESTIMATED CAM/TAX:

+ 2024: \$1.85/SF

+ 2025: \$2.91/SF

FIRE PROTECTION: ESFR System

COLUMNS: 50'x50' with 60' speed bay

CLEAR HEIGHT: 32'

DOCK DOORS: 4 dock doors w/ manual levelers

DRIVE IN DOORS: Ability to add

PARKING: 241 parking stalls

TRUCK COURT: Building #2: 180' truck court

FLOOR THICKNESS: 7" unreinforced



Available
40,730 SF

Leased

Leased

Leased

Country Club Dr.

Douglas Dr.

MINNESOTA
55





DOWNTOWN MINNEAPOLIS

5.2 MILES

SITE

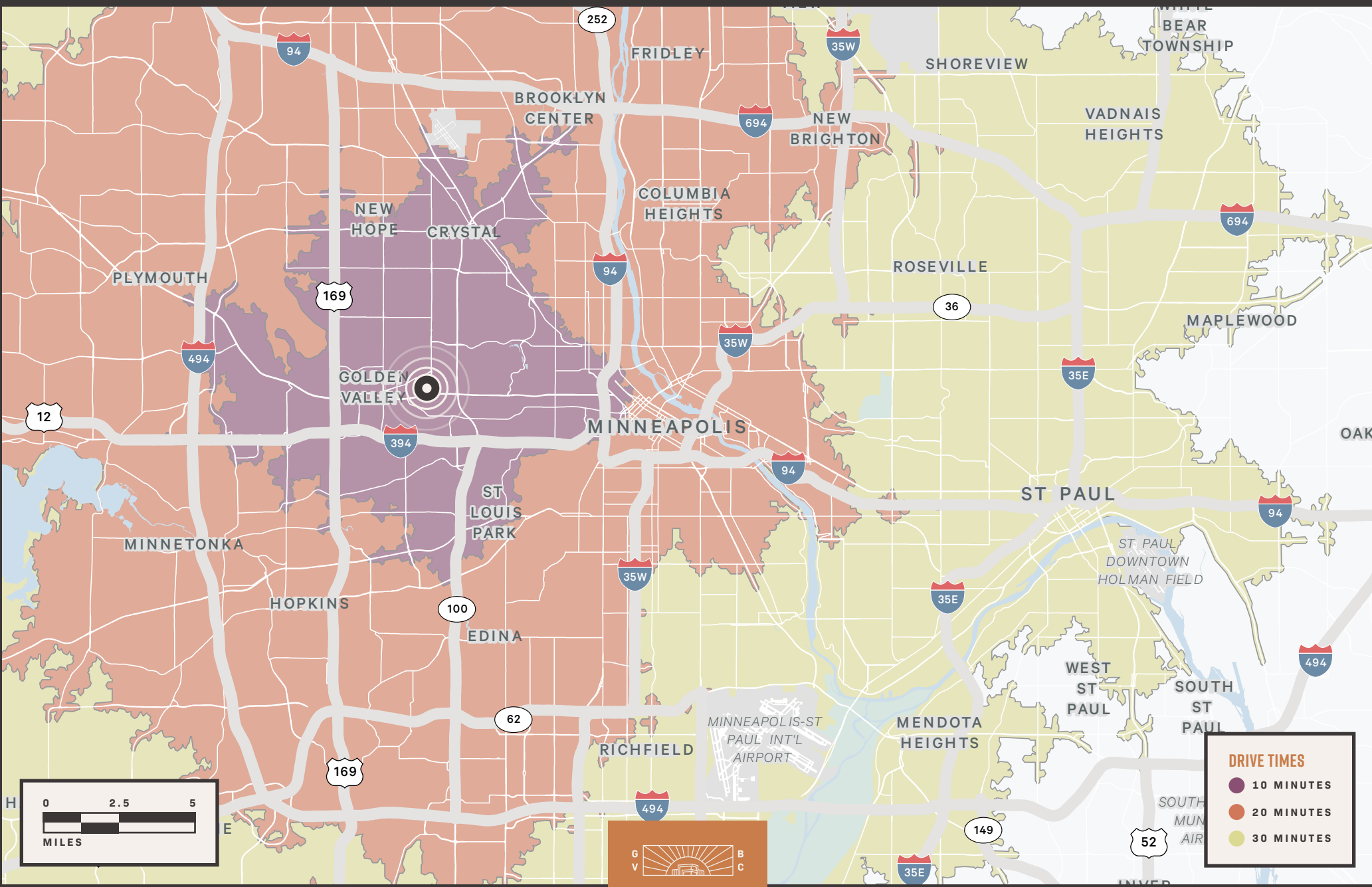
MINNESOTA
100

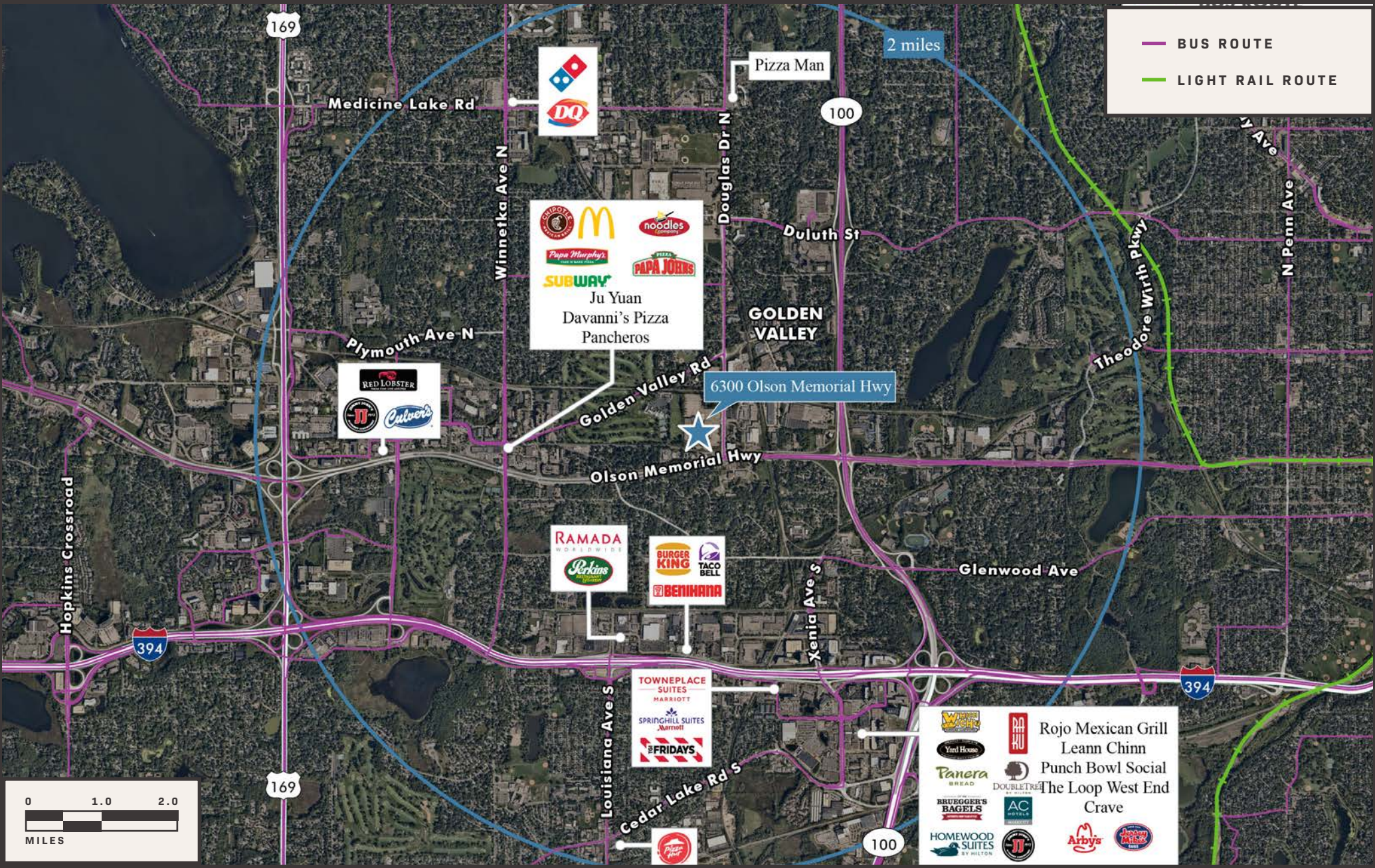
MINNESOTA
394

MINNESOTA
55



DRIVE TIME MAP





— BUS ROUTE
— LIGHT RAIL ROUTE

DQ
 McDonald's
 Papa Murphy's
 SUBWAY
 noodles
 PAPA JOHN'S
 Ju Yuan
 Davanni's Pizza
 Pancheros

RED LOBSTER
 Outback
 TGI Friday's

RAMADA
 WORLDWIDE
 Perkins
 BURGER KING
 TACO BELL
 BENIHANA

TOWNEPLACE SUITES
 MARRIOTT
 SPRINGHILL SUITES
 MARRIOTT
 FRIDAYS

Rojo Mexican Grill
 Leann Chinn
 Punch Bowl Social
 The Loop West End
 Crave
 Arby's
 Jason's Deli
 HOMewood SUITES
 BY HILTON
 AC HOTELS
 MARRIOTT
 DoubleTree
 BY HILTON
 Panera
 BREAD
 BRUEGGER'S
 BAGELS
 Yogi's Home
 WINGS
 OVER
 THE
 BORDER



AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2023 POPULATION	98,006	351,470	1,161,583
2023 HOUSEHOLDS	42,353	162,888	489,087
2023-2028 ANNUAL HH GROWTH RATE	0.38%	0.71%	0.54%
	3 MILES	5 MILES	10 MILES
2023 AVERAGE HOUSEHOLD INCOME	\$120,995	\$113,741	\$120,981
2023 BUSINESSES	4,168	17,481	49,354
2023 EMPLOYEES	80,399	344,762	915,151



#1 ON THE LARGEST REAL ESTATE DEVELOPERS LIST FOR SEVEN CONSECUTIVE YEARS

MINNEAPOLIS | DENVER | AUSTIN
UPROPERTIES.COM



GOLDEN VALLEY

BUSINESS CENTER

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CBRE

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