

8,960 SF Free-Standing Office Building  
Prime Golden Valley Location off of I-394  
Suites from 1,000 sf to 5,000 sf

# AVAILABLE!

8100 Wayzata Blvd.  
Golden Valley, MN 55426



**SpaceNet Equities**

"Commercial Real Estate Solutions"

[www.spaceneteq.com](http://www.spaceneteq.com)

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# Building Information and Site Map

**BUILDING SF:** 8,960 sf Total—(Single Level)  
(Suites available from 1,000 sf to 5,000 sf)

**YEAR BUILT:** 1979 (Remodeled in 1997)

**CONSTRUCTION:** Steel frame with brick exterior

**TOTAL ACRES:** 1.44 Acres (62,524 sq.ft.)

**HVAC:** Gas Forced Air / Central A/C

**LIGHTING:** Florescent throughout

**PARKING:** 30 designated stalls

**BATHROOMS:** One set private, One set shared

- *Efficient floor plan with good mix of private offices and open areas.*
- *Separate entrances make this building easily divisible for tenants from 1,000 sf to 5,000 sf.*

**COMMENTS:** This 8,960 sf office building is located in a prime Golden Valley location with immediate accessibility to I-394 & Hwy 55.. Situated next to Brookview Golf Course, near parks, lots of retail & bus lines. Efficient floor plans can accommodate 1,000—5,000 sf tenants. Light & bright with plenty of windows. Easily divisible to 3 separate tenants, cabled throughout for data, networks and phone. This office space represents one of the best values on the I-394 strip.

- \*Rare smaller office building in demand area
- \*Easily divisible for 3 tenants with separate entrances
- \*Newer Roof with warranty
- \*Building is fully sprinkled

- \*Immediate access off of I-394 & General Mills
- \*Well located next to Brookview Golf Course near restaurants, retail, bus line & lodging.
- \*Good Parking/Well Lit/Safe Area
- \*Owner will build to suit office to desired finish
- \*Security alarm system , locker room with shower & storage room space, janitorial included.

**LEASE RATE:**

**\$15.00 Gross PSF**

**SALE PRICE:**



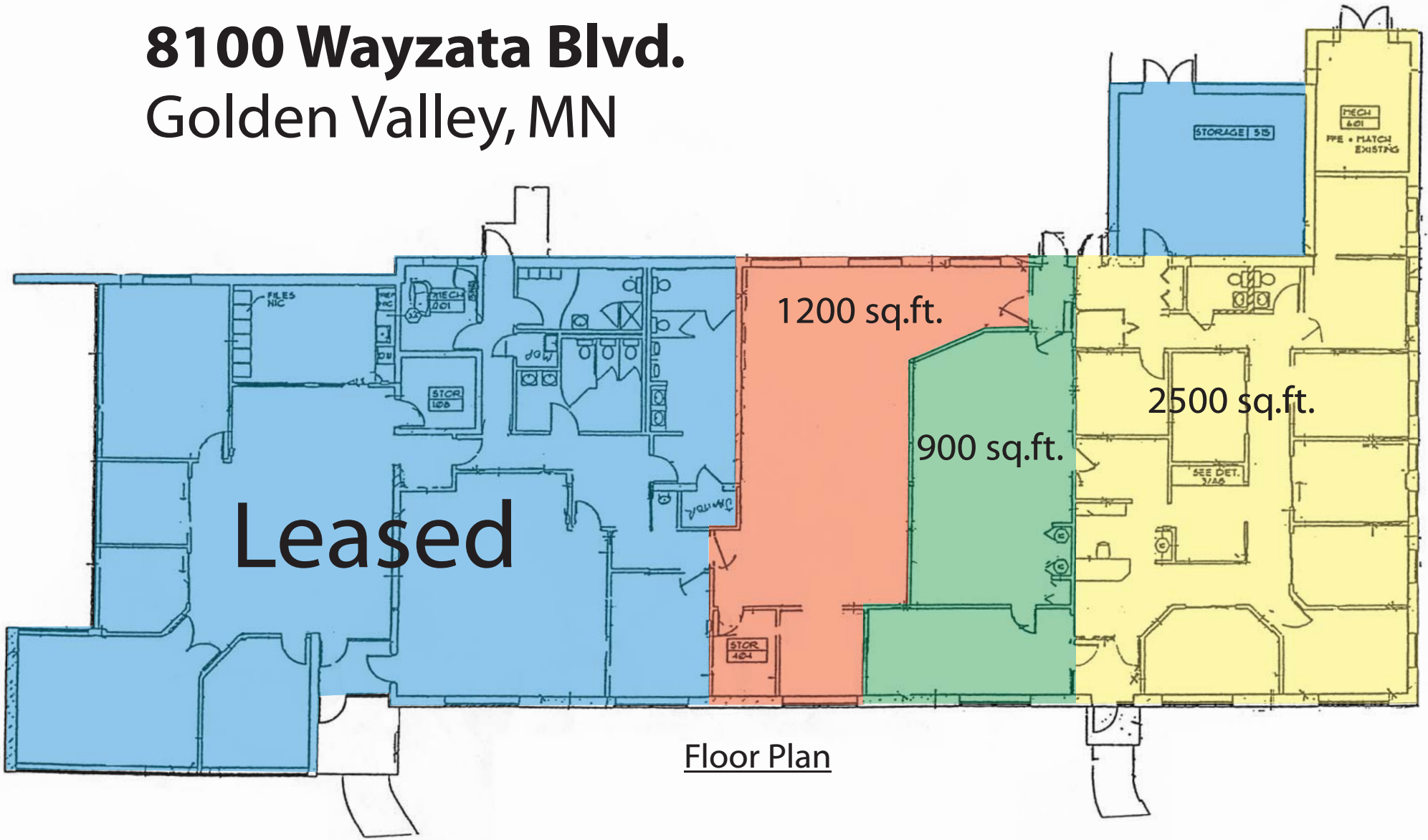
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This brochure has been compiled based on the best available information. We do not guarantee the reliability and accuracy of this information. All lessees and buyers should validate such information to ensure it's accuracy.

# 8100 Wayzata Blvd. Golden Valley, MN



Floor Plan