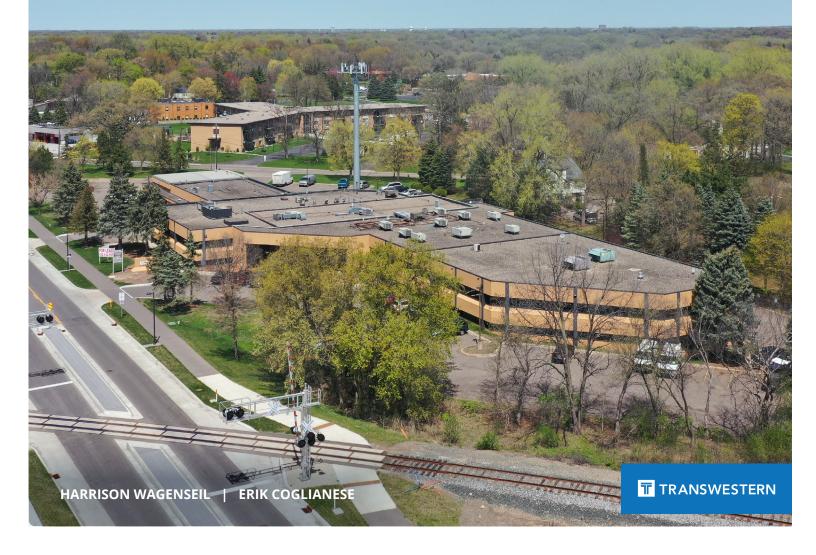
CONFIDENTIAL OFFERING MEMORANDUM

GOLDEN VALLEY CORPORATE CENTER





CONFIDENTIALITY & CONDITIONS

Equity Transwestern LLC, dba Transwestern (the "Agent") has been engaged as the exclusive agent for the sale of 1710 Douglas Drive North in Golden Valley, Minnesota (the "Property"), by the Owner (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this information package. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their investigations, projections and conclusions without reliance upon the material contained herein.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale

at any time and for any reason. The Seller and the Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, corrections or errors, change of price or other terms and prior sale or withdrawal from the market without notice.

The Agent is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Agent or the Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Properties directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Transwestern.





OFFERING PROCEDURE

Inquiries	All inquiries should be directed to Transwestern
Price	\$4,750,000
Interested Offers	A 100% fee-simple interest is offered in 1710 Douglas Drive North
Terms	All cash at closing.
Property Tours	Registered prospective purchasers are encouraged to visit the property and should contact Erik Coglianese at 612.359.1611 to arrange a tour. A mask and 48 hours notice is required for all tours.
Offer Evaluation	All offers will be evaluated based on: Purchase price Contingencies Refundable and nonrefundable earnest money Cash/financing ratio Due diligence and closing timeline Buyer's history in commercial property



EXECUTIVE SUMMARY

Investment Summary

Transwestern is pleased to present for purchase the 100% fee simple interest in 1710 Douglas Drive North, in Golden Valley, Minnesota. The subject property is approximately 56,000 of office and garage space with a mix of long term tenants and month to month executive office spaces. The property has direct access to HWY 100 via Duluth Street, a major north/south thoroughfare of Minneapolis and first ring suburbs. This property would make an excellent value add opportunity for the hands-on investor.

Location Description

The subject property is in Golden Valley, Minnesota and sits on Douglas Drive North, just south and west of the Duluth street intersection and the HWY 100 on-ramp. Golden Valley is a first ring suburb of Minneapolis, Minnesota, and is part of Hennepin County, the most-populous county in the state. The city of Golden Valley has a population of 20,790 and is a prime commercial and industrial location due to its proximity to the area's "core" and access to major arterial roadways. There are approximately 30,000 jobs in the city, more per capita than any other city in the Minneapolis-St.Paul metropolitan area. Golden Valley is also home to several large corporations including Allianz Insurance, PentAir, Tennant Corporation, General Mills and Residio, a subsidiary of Honeywell.

PROPERTY DETAILS				
Zoning:	Business and Professional Offices			
Building Size:	56,697 SF			
Occupancy:	91.9%			
Vacant:	4,727 SF			
Property Type:	Office with garage			
Submarket:	Northwest			
Year Built:	1965			
Site Size:	4.17 acres			

FINANCIAL OVERVIEW

For financial information and rent roll please sign and execute the confidentiality agreement and return to Tracie Kranz at tracie.kranz@transwestern.com.

For co-broker confidentiality agreement click HERE





PROPERTY OVERVIEW

PROPERTY DETAILS

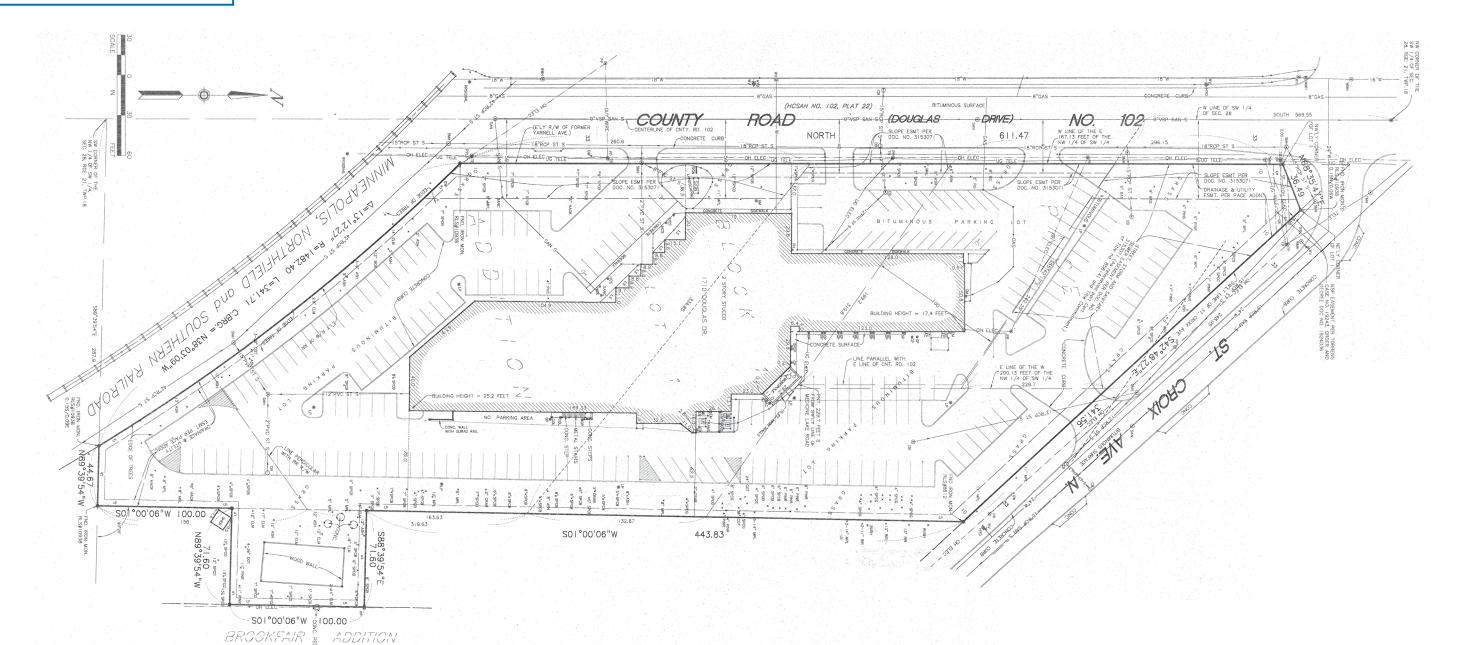
Property Name:	Golden Valley Corporate Center	
Property Address:	1710 Douglas Drive North, Golden Valley, MN 55422	
Sub Market:	Northwest	
Property Type:	Office	
APN:	2811821320077	
Lot Size:	4.17	
Building Class:	В	
Zoning:	Business and Professional Offices Zoning District	
Parking Spaces:	200+	
Parking Ratio:	3.5	
Building Frontage	625 feet along Douglas Drive North	

Cross Streets:	Douglas and St. Croix Ave (Duluth Exit)	
Year Built:	1965	
Construction Type:	Stucco, poured concrete and concrete block	
Number of Stories:	2	
Average Floor Size:	Unknown	
Walls:	Steel and wood frame	
Number of Units:	Varies	
Roof:	Built up flat roof and parts are rubber membrane	
Heating and Cooling:	Rooftop HVAC mechanicals except far north end which has interior heating and cooling systems. All warehouse/garage spaces have individual forced-air heating units.	





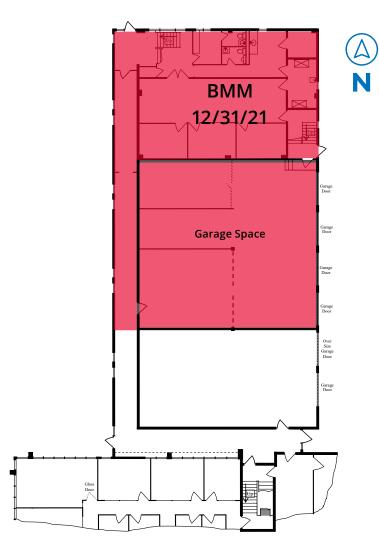
SITE SURVEY





FLOOR PLANS

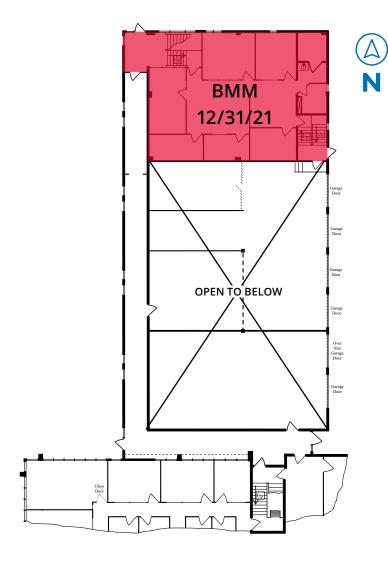
North Section - 1st Floor





FLOOR PLANS

North Section - 2nd Floor





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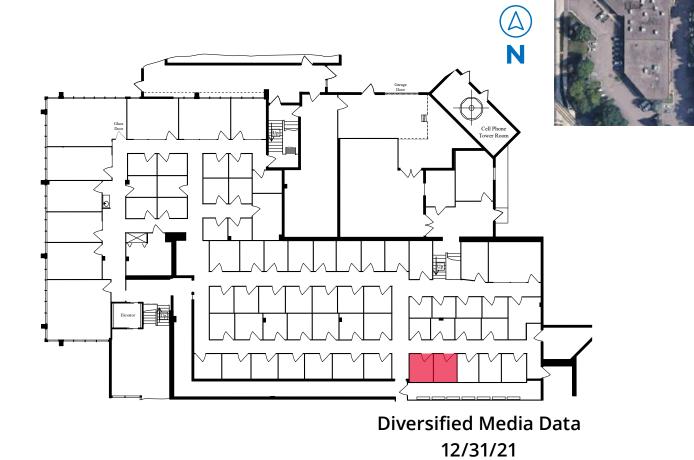
FLOOR PLANS

Middle Section - 1st Floor





Middle Section - 2nd Floor

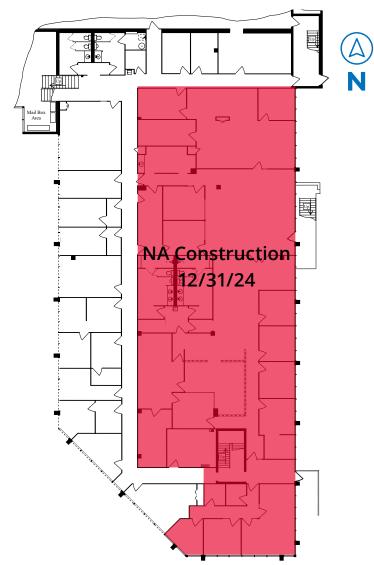


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FLOOR PLANS

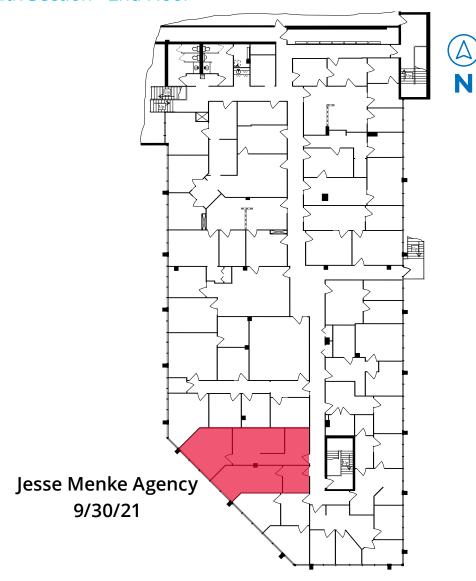
South Section - 1st Floor





FLOOR PLANS

South Section - 2nd Floor

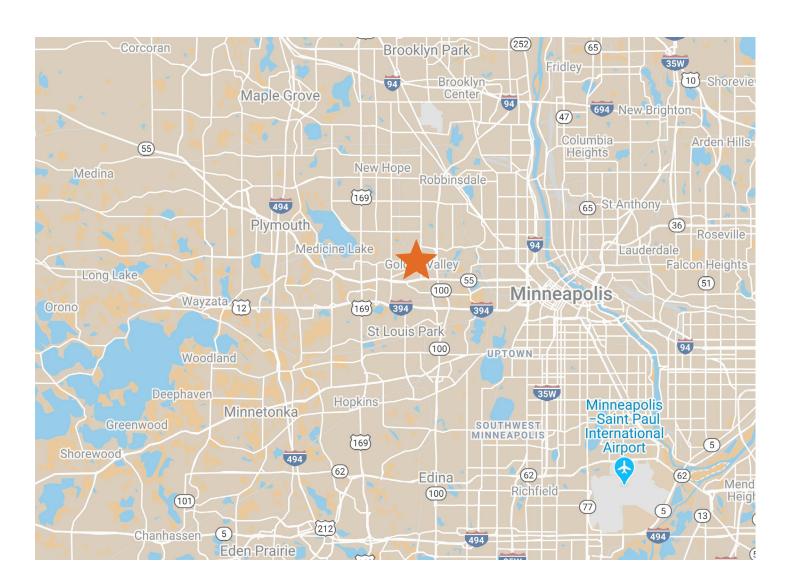






LOCATION OVERVIEW





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LOCATION OVERVIEW

ABOUT GOLDEN VALLEY

Golden Valley, population 20,371, is a first-ring suburb of Minneapolis just minutes west of downtown. With its desirable location, ample parks and nature areas, diverse neighborhoods, flourishing business, and award-winning schools, Golden Valley is one of the best places to live in the Twin Cities metropolitan area. In fact, Golden Valley's destination marketing assocation, Discover St Louis Park, promotes the area as "Minnesota's Sweet Spot."

Transportation

Golden Valley, MN, is 10.5 square miles and is located five miles west of downtown Minneapolis, with access from four major highways—I-394, US 169, MN 100, and MN 55.





Demographics (5 - mile radius)

Summary Census	1 Mile	3 Mile	5 Mile
2019 Population	8,069	104,532	336,373
2024 Population	8,453	109,938	354,773
Daytime Population	13,234	120,243	487,369
2019 Households	3,591	42,844	151,723
2024 Households	3,749	44,911	160,061
Median Household Income	\$73,689	\$70,462	\$65,390
Median Home Value	\$309,255	\$70,462	\$65,390









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