

LARGE BLOCK AVAILABLE  
UP TO 109,000 SF

OFFICE SPACE FOR LEASE

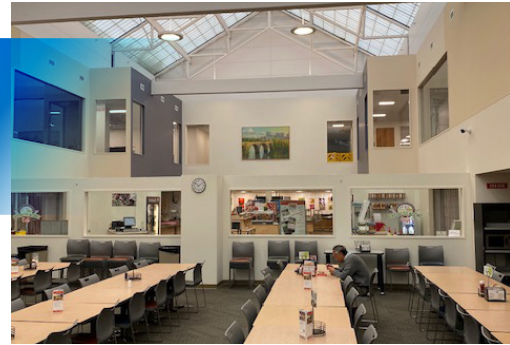
**1985 DOUGLAS DRIVE NO.**

Golden Valley, MN 55422

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## BUILDING SPECS

AVAILABLE SPACE:	17,175 - 109,069 SF
YEAR RENOVATED:	2007
RENTAL RATES:	\$10.00 - \$12.00 Net
OP. EXP./TAXES:	\$9.00 (2020 Estimate)
PARKING:	4/1,000 SF

## BUILDING & SPACE AMENITIES

- On-site cafeteria
- Convenience store
- Fitness center with locker rooms and showers
- One of the largest training centers in the market
- Signage opportunity
- High ceilings
- Furniture available
- Multiple wellness, prayer and mothers rooms available
- On-site security
- Easy access to Hwy 55, 100 and 169, I-394

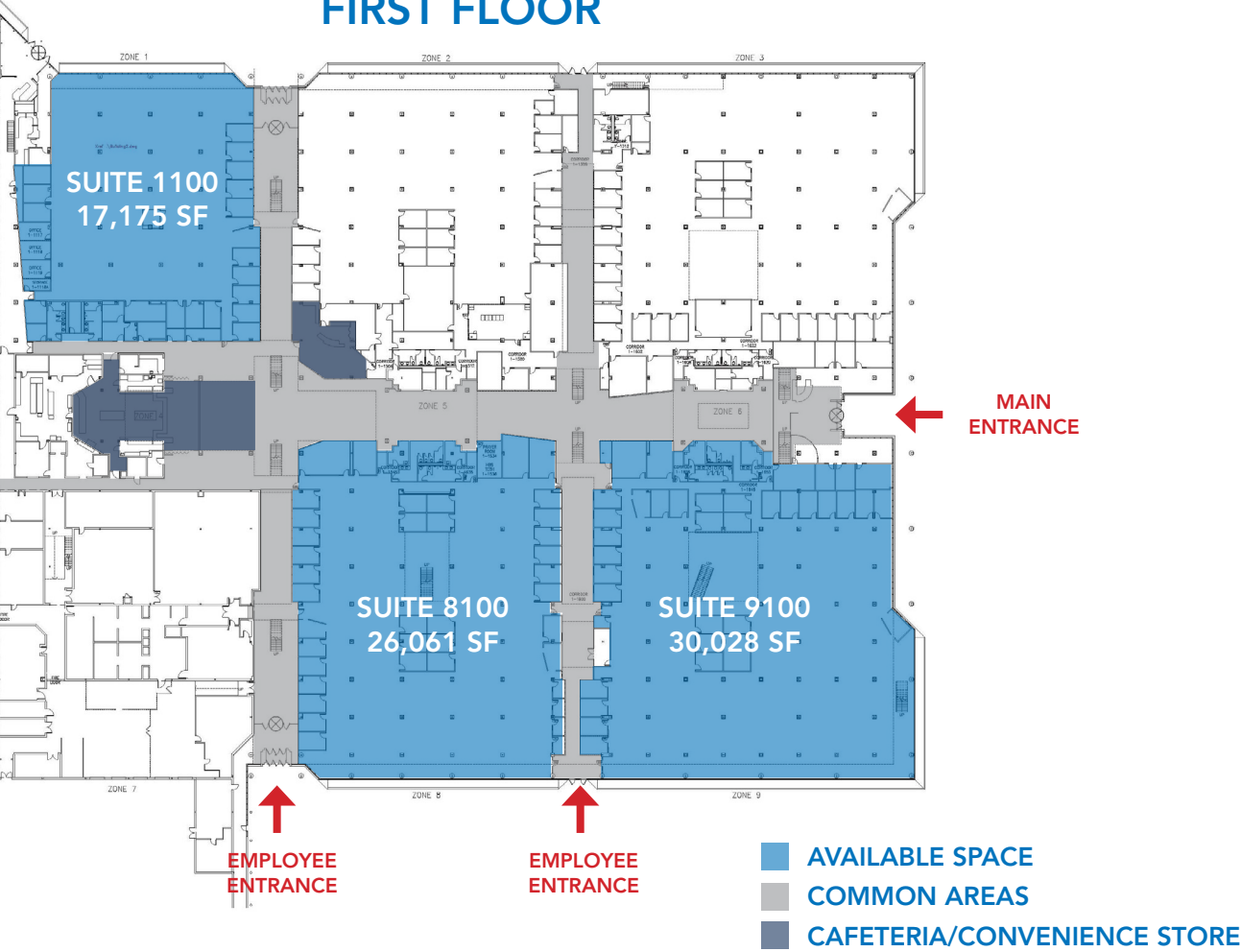
## TOUR THE SPACE



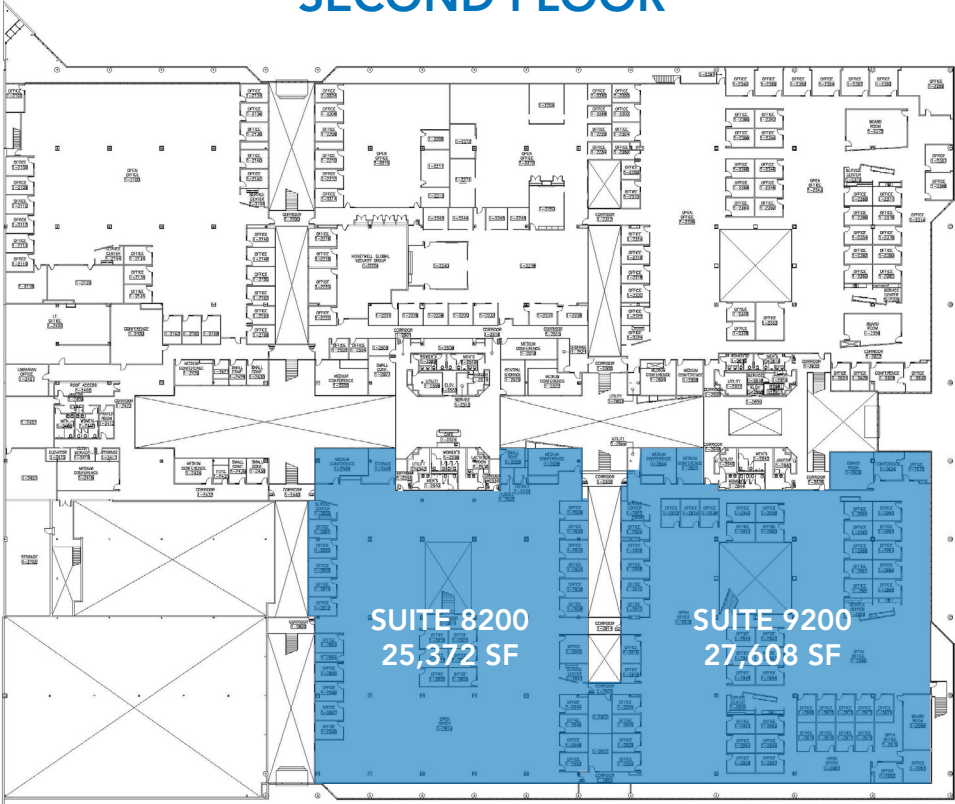
# BUILDING PLANS

RARE LARGE BLOCK OPPORTUNITY IN WEST MARKET

## FIRST FLOOR



## SECOND FLOOR

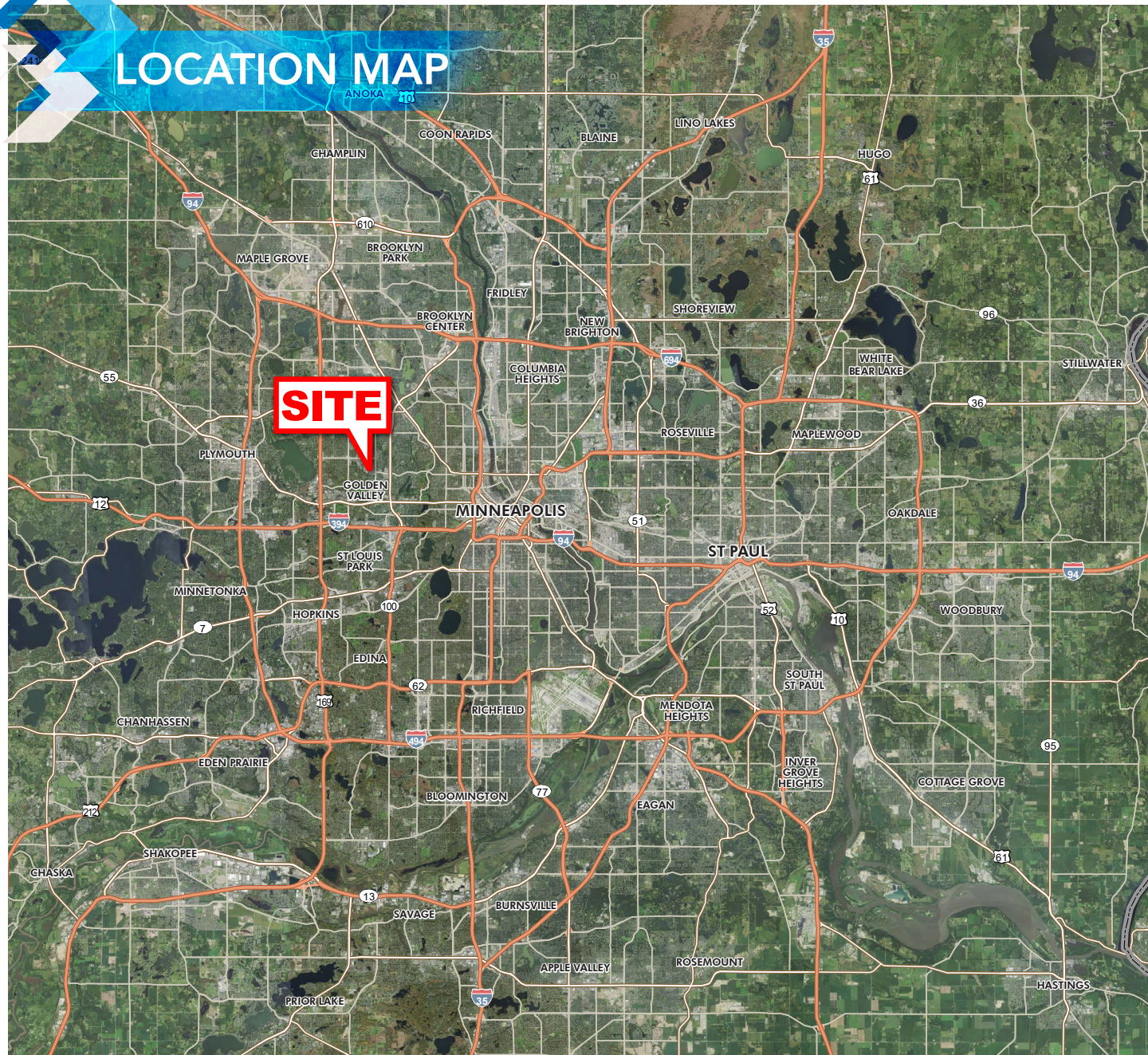


### AVAILABLE SPACES

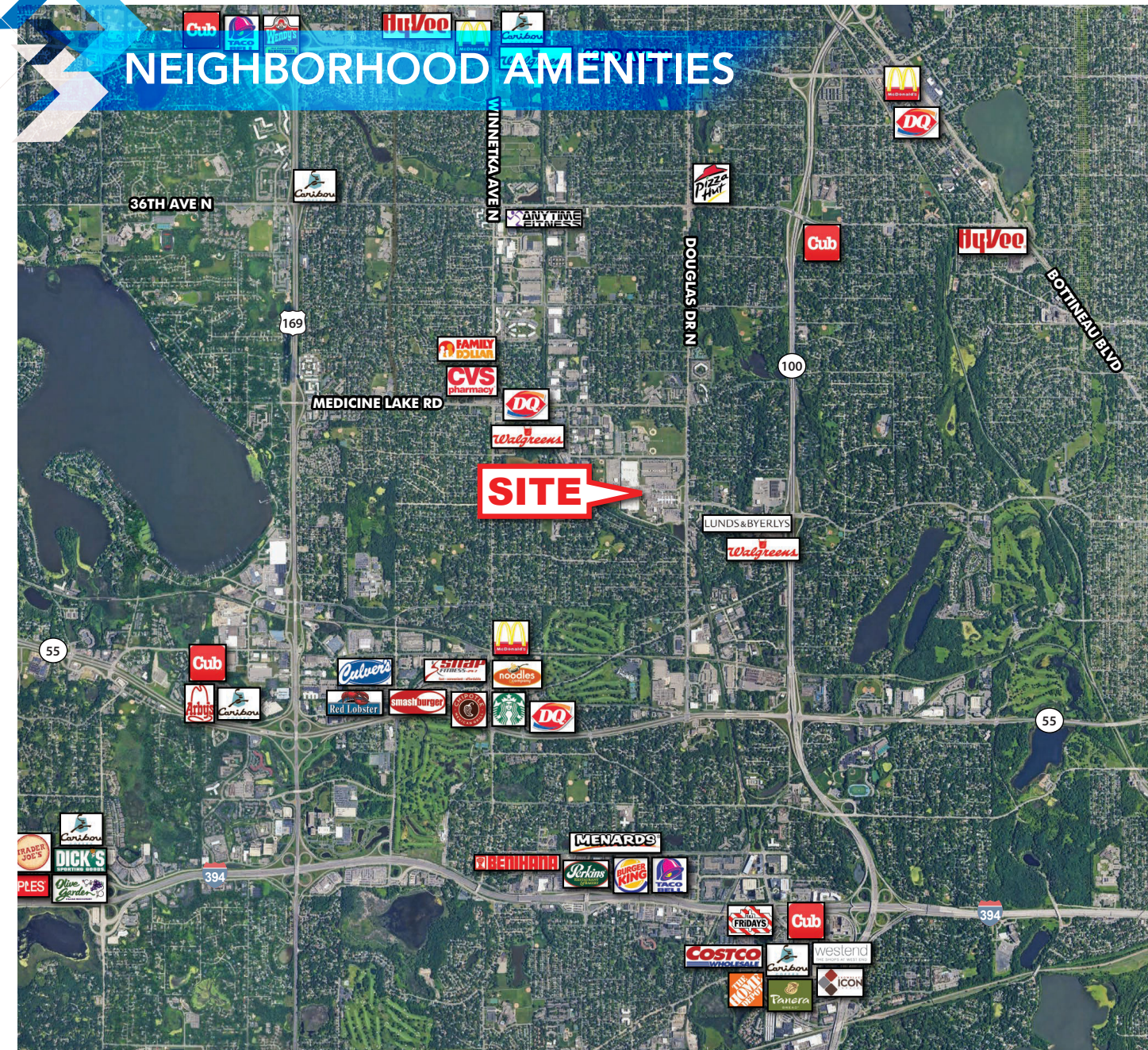
- SUITE 8100: 26,061 SF
- SUITE 8200: 25,372 SF
- SUITE 9100: 30,028 SF
- SUITE 9200: 27,608 SF
- SUITE 1100: 17,175 SF

**MAX CONTIGUOUS: 109,069 SF**

## LOCATION MAP



## NEIGHBORHOOD AMENITIES





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