



**OFFICE FOR LEASE**

# VISIBLE AND CONVENIENT OFFICE SPACE GOLDEN VALLEY I-394 CORRIDOR

6480 WAYZATA BLVD / GOLDEN VALLEY, MN 55426

Exclusively Listed by

**Dan Boschwitz - Associate** | (612) 804-8730 | danboschwitz@kw.com | 40358686, Minnesota

**Jeffrey Stedman - Senior Associate** | (952) 473-0903 | jeff@kwcommercial.com

**KW Commercial | Minnetonka**

13100 Wayzata Blvd #400

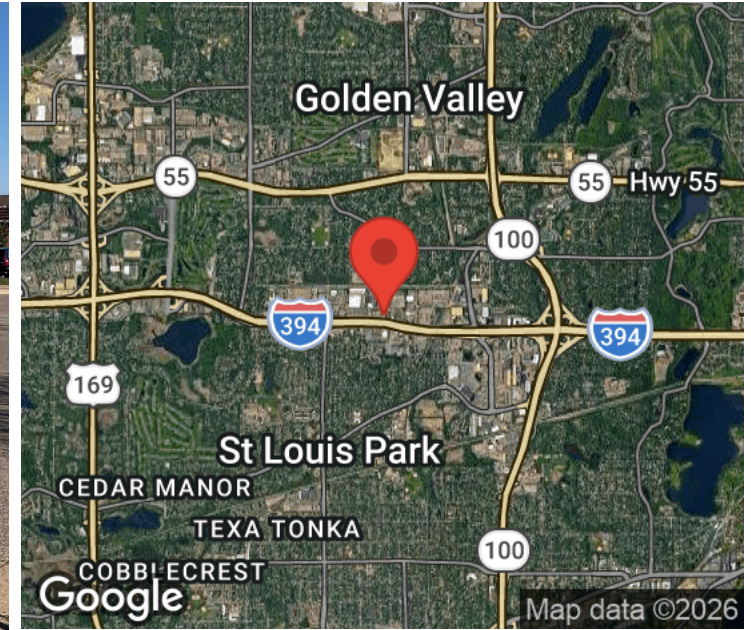
Minnetonka, MN 55305

Each Office is Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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

# Executive Summary



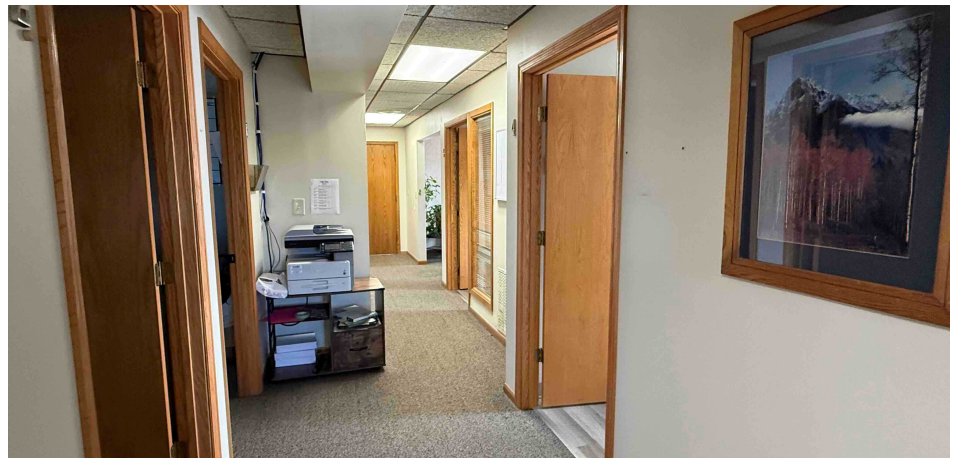
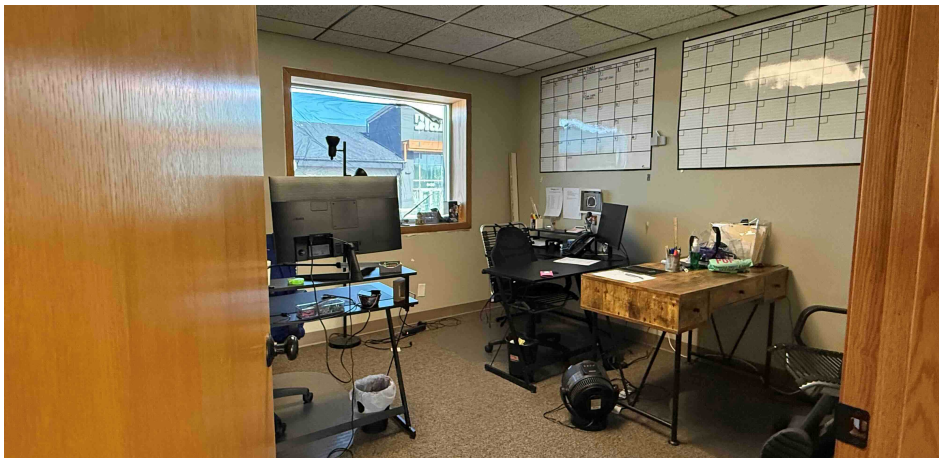
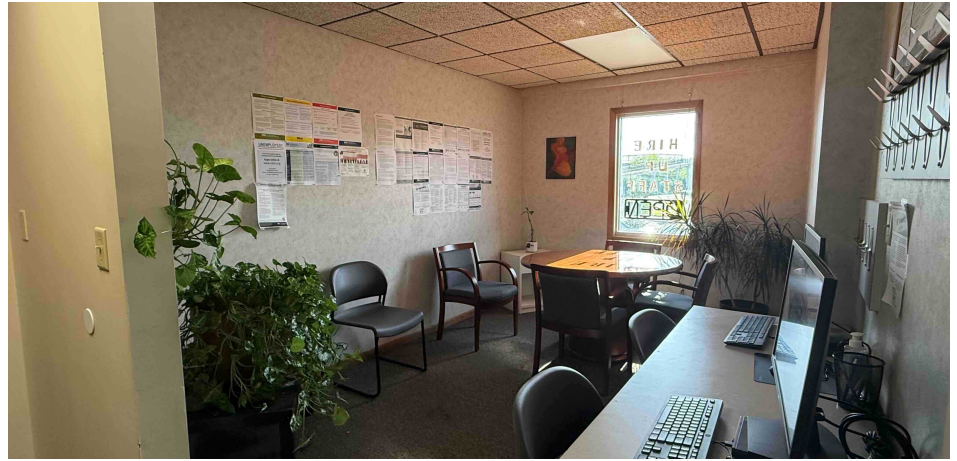
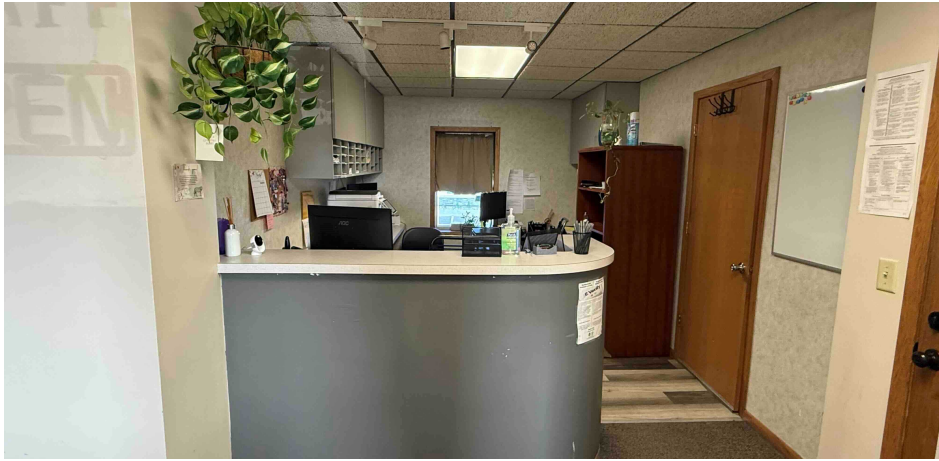
## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	Suite 200: 2020 RSF Suite 207: 300 RSF Suite 208: 300 RSF
<b>LEASE RATE:</b>	Suite 200: \$3,300 per month Suite 207: \$650 per month Suite 208: \$650 per month
<b>BUILDING SF:</b>	7500 SF
<b>FLOORS:</b>	1
<b>PARKING:</b>	40 on site parking stalls:
<b>PARKING RATIO:</b>	7.5/1000
<b>ZONING:</b>	Commercial

## PROPERTY HIGHLIGHTS

- Office suite with 5 private offices, reception, available January 1, 2027
- Single office 207 is available January 1, 2027
- Single office 208 is available now
- Full Service Gross Rent
- Multi-tenant building
- High visibility from I-394
- Convenient access from Louisiana and Park Place Blvd exits
- Walking distance to restaurants
- On site property management
- Pole signage available

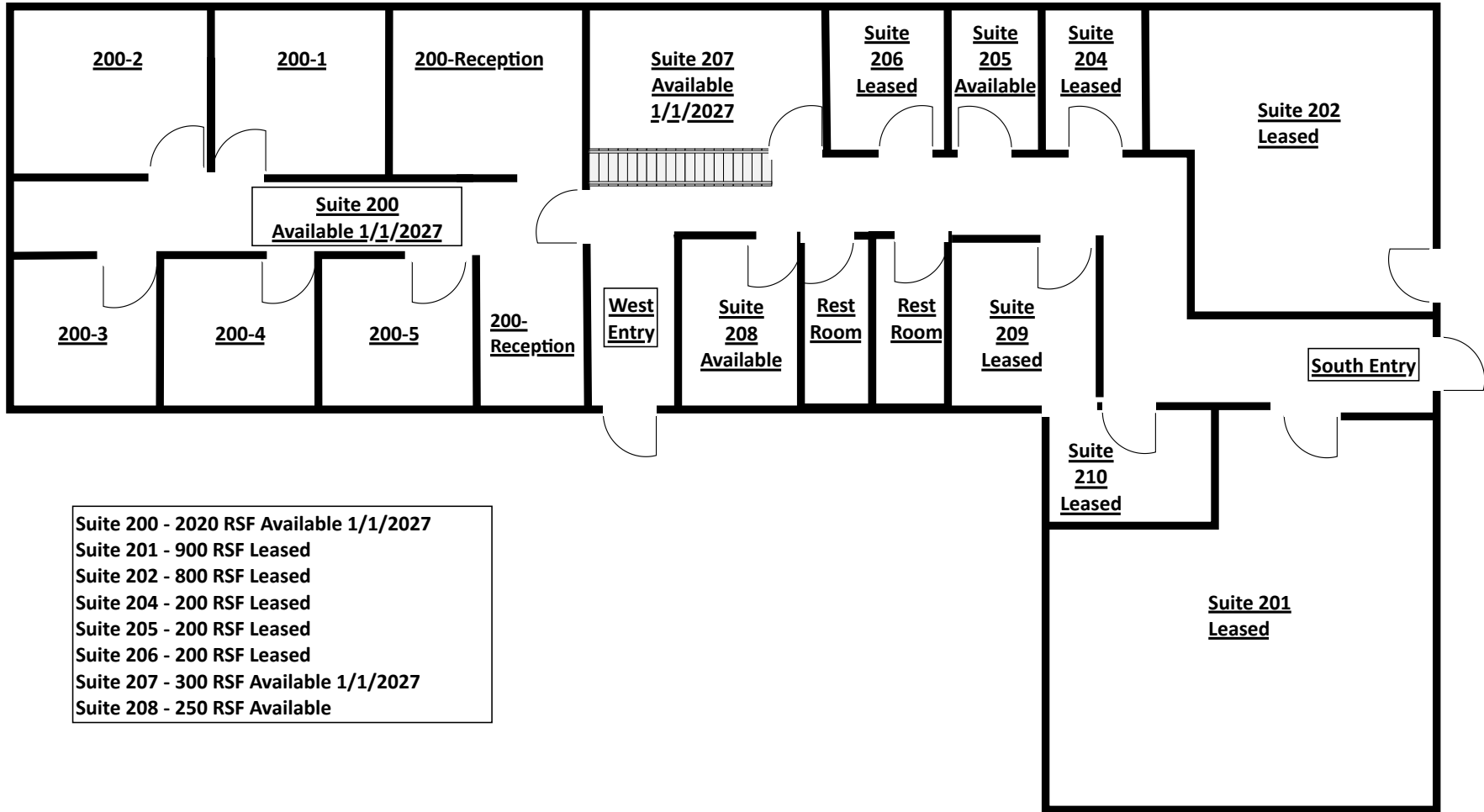
# Property Photos: Suite 200



# Property Photos: Suite 207

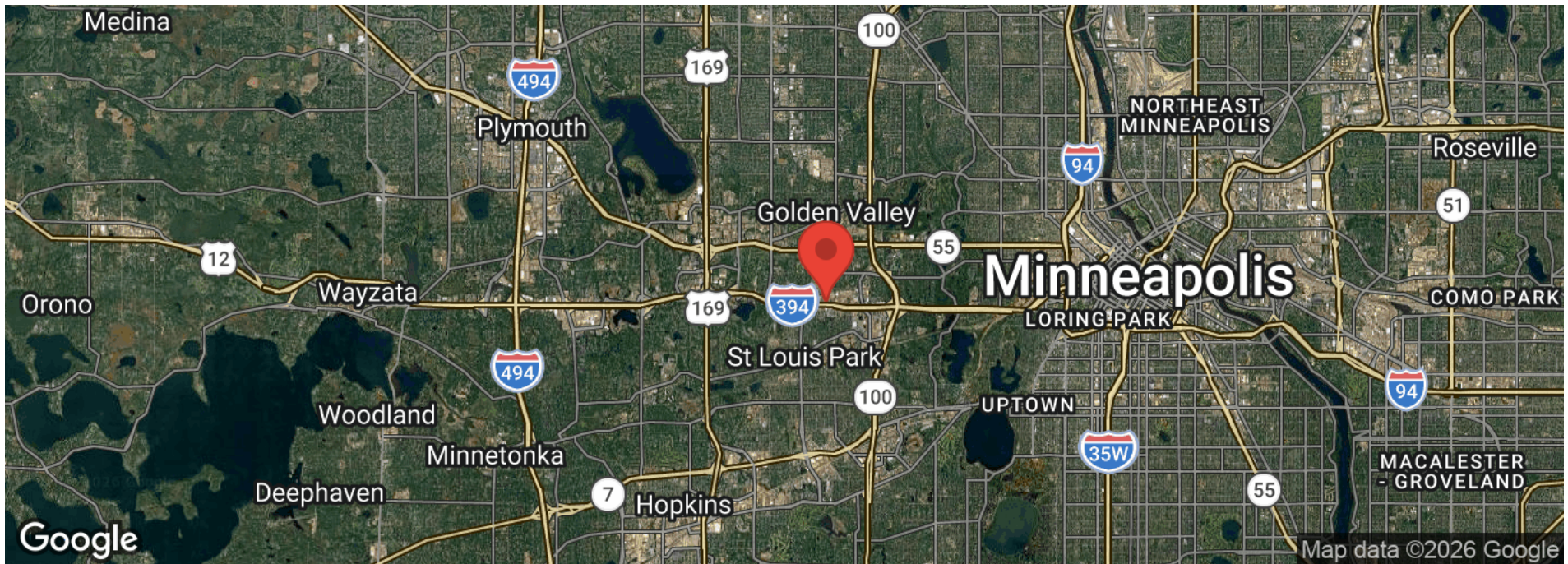


# FLOOR PLAN

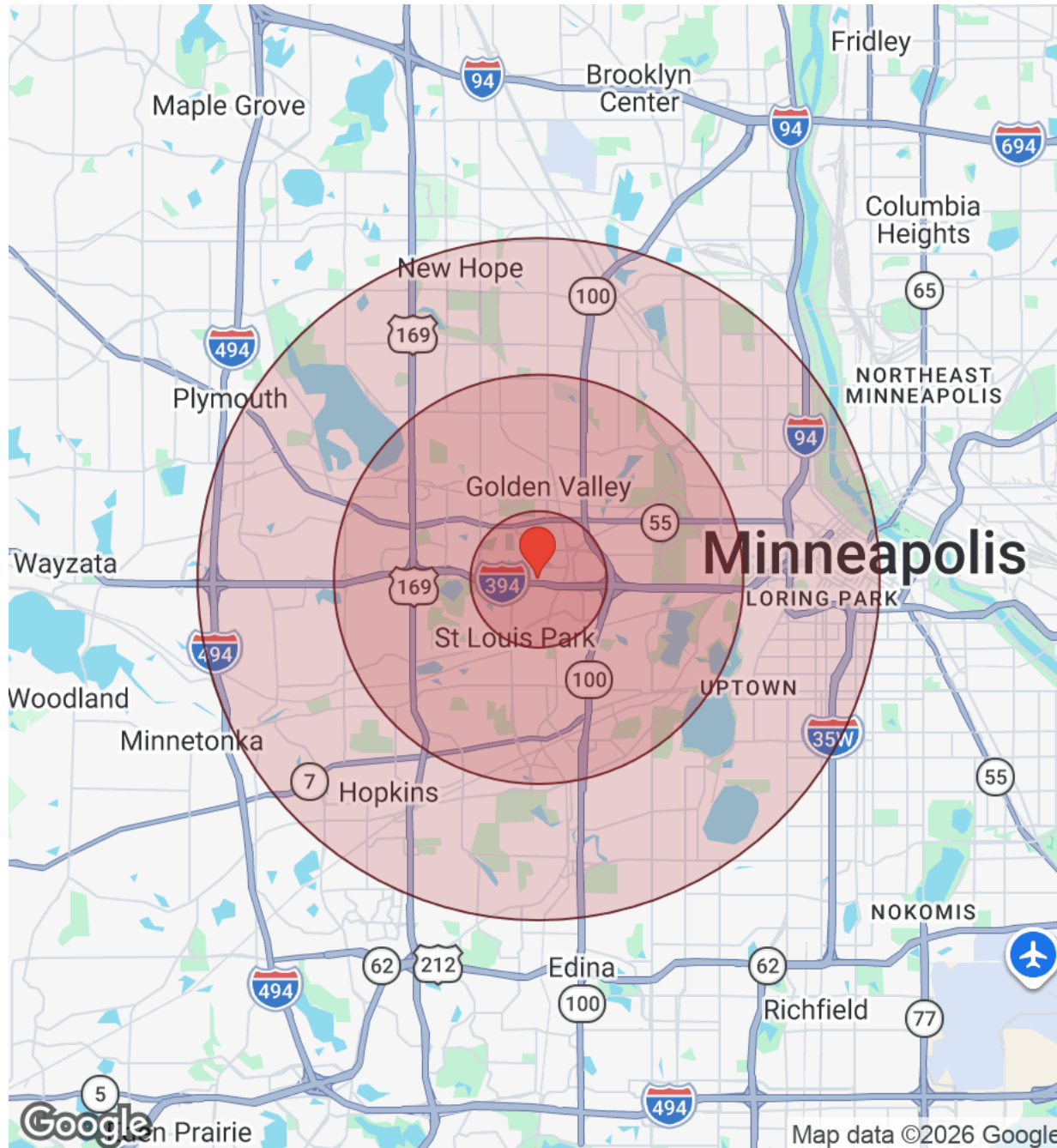


- Suite 200 - 2020 RSF Available 1/1/2027
- Suite 201 - 900 RSF Leased
- Suite 202 - 800 RSF Leased
- Suite 204 - 200 RSF Leased
- Suite 205 - 200 RSF Leased
- Suite 206 - 200 RSF Leased
- Suite 207 - 300 RSF Available 1/1/2027
- Suite 208 - 250 RSF Available

# Location Maps



# Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,654	49,250	184,568
Female	5,506	49,850	175,830
Total Population	11,160	99,100	360,398

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,387	53,337	188,889
Occupied	5,856	48,862	172,197
Owner Occupied	2,776	25,881	79,815
Renter Occupied	3,080	22,981	92,382
Vacant	531	4,476	16,692

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,504	14,880	57,234
Ages 15 - 24	1,142	9,807	41,542
Ages 25 - 54	5,349	44,058	166,390
Ages 55 - 64	1,213	11,327	38,900
Ages 65+	1,950	19,029	56,330

Income	1 Mile	3 Miles	5 Miles
Median	\$101,617	\$99,574	\$91,304
Under \$15k	488	3,411	14,621
\$15k - \$25k	117	1,600	7,891
\$25k - \$35k	246	2,183	8,652
\$35k - \$50k	446	3,414	13,897
\$50k - \$75k	885	7,586	27,359
\$75k - \$100k	689	6,343	20,971
\$100k - \$150k	1,244	9,573	31,872
\$150k - \$200k	618	5,348	16,509
Over \$200k	1,123	9,401	30,424

# Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.


EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.


Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by


Dan Boschwitz - Associate

 (612) 804-8730


 danboschwitz@kw.com

 40358686, Minnesota

Jeffrey Stedman - Senior Associate

 (952) 473-0903

 jeff@kwcommercial.com

 #RA-20454772, Minnesota

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Exclusively Listed by

**Dan Boschwitz - Associate**

- ☎ (612) 804-8730
- ✉ danboschwitz@kw.com
- 📍 40358686, Minnesota

**Jeffrey Stedman - Senior Associate**

- ☎ (952) 473-0903
- ✉ jeff@kwcommercial.com
- 📍 #RA-20454772, Minnesota

**KW Commercial | Minnetonka**

13100 Wayzata Blvd #400  
Minnetonka, MN 55305  
Each Office is Independently Owned and Operated



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