



GOLDENHILLS



701 Xenia Avenue South
Golden Valley, MN 55416

GOLDEN HILLS AT-A-GLANCE

191K
RSF

Size of
building

Class
A

6

Stories

32K
RSF

Typical
floor size

14'

Floor to floor
ceiling height

Covered
and executive
PARKING
available



IREM[®] CERTIFIED
SUSTAINABLE
PROPERTY

Rooftop
beehive

alvéole



STAY GOLDEN

Golden Hills offers everything the next generation of work needs to thrive. As a Class A office building positioned along the I-394 corridor, Golden Hills features unparalleled accessibility to the premier West End neighborhood, providing employers with direct access to top talent, and extensive amenities.

 START
PRODUCTIVE

 BE
COLLABORATIVE

 LIVE
ACTIVE



START PRODUCTIVE

Your days move fast. Jump start your morning with a coffee and check a couple things off your to-do list. Golden Hills is conveniently located near everything you need to make your life easier.



◀ Grab-n-Go Market

Offering freshly stocked sandwiches, salads, wraps, and snacks



Located Close to ▶ Retail Centers

for on-the-way errand running, lunches and happy hours



◀ Tenant Lounge

A third workspace and place to gather with coworkers and clients

BE COLLABORATIVE

Make the most of your time in the office. Work has changed and Golden Hills is changing with it, with next-gen workspaces that are flexible and collaborative.



Shared Spaces Available for All Tenant Use

- ▶ New tenant amenity lounge with multiple collaboration spaces
- ▶ 50-person training room
- ▶ Relaxing outdoor courtyard with water feature
- ▶ Designated focus areas

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Top-notch Connectivity



WiredScore
GOLD



LIVE ACTIVE

Activate the end of your workday. Unwind with your favorite Peloton instructor in our fitness center or head over to a happy hour with coworkers before grabbing dinner in the West End.



Access to Multiple
Trail Systems

Grab a complimentary bike and ride to [Cedar Lake](#) or [Downtown Minneapolis](#) via the Cedar Lake Regional Trail for a change of scenery



Fitness Center

Equipped with the newest tech plus locker rooms, showers, and towel service



Less Than Half a Mile from West End and all your favorite restaurants



NEW LOUNGE AND MARKET

701
LOCAL

Located on the first floor, Golden Hills' newest amenity, 701 Local, has arrived. Tenants and guests can now relax, refuel, and refocus in the new lounge and grab-n-go market.



Meticulously Designed

Merges country club aesthetic with modern sleek finishes



Outfitted for Entertainment

Streaming televisions, air hockey table, and board games



Hydration Station

Dispensing on-demand still, sparkling, and flavored water



Conveniently Fresh Finds

Self-check micro market providing healthy meals and snacks on-the-go

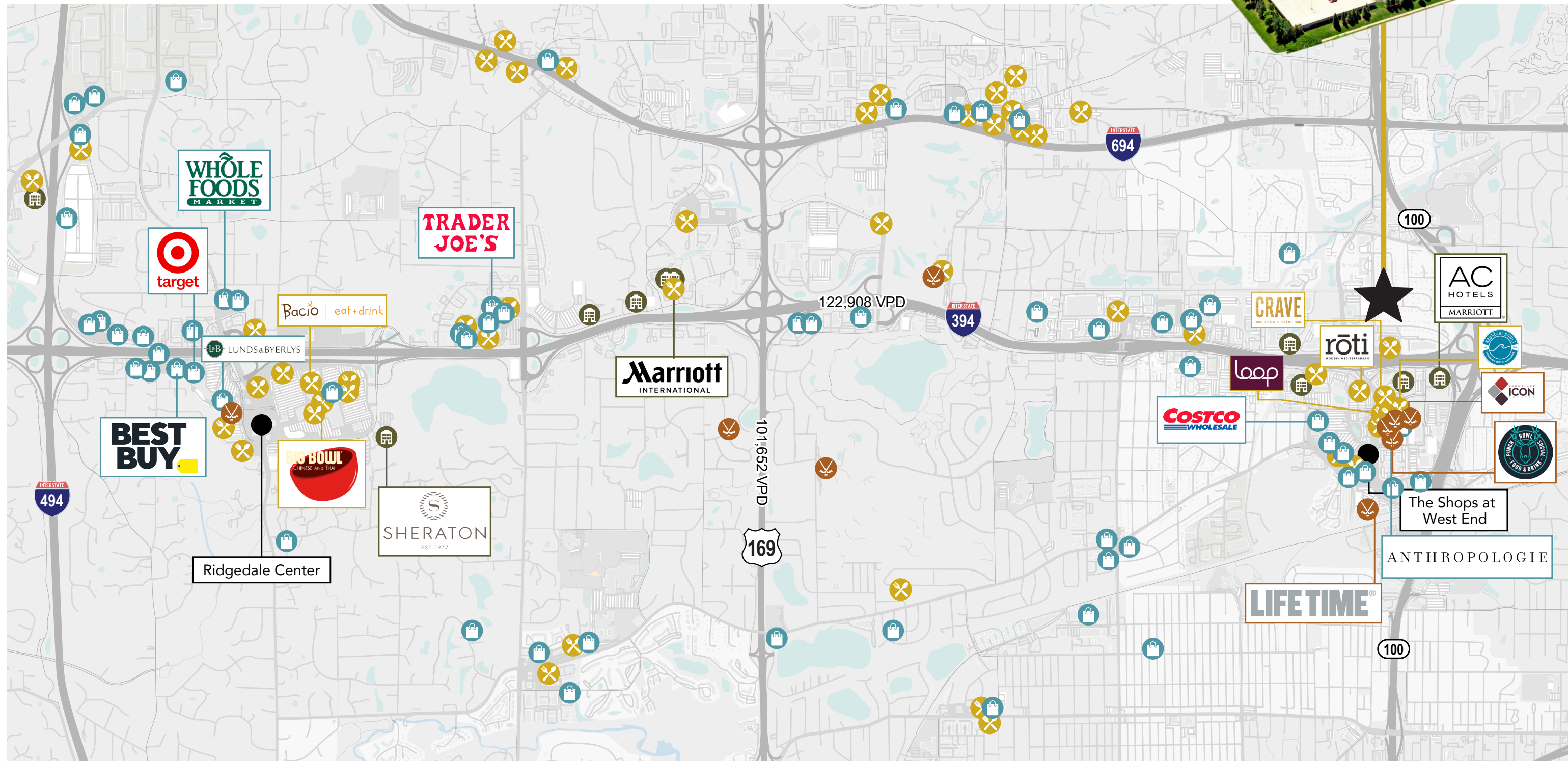
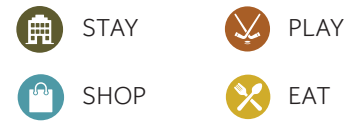


Customized Caffeine

Bean-to-cup gourmet coffee and specialty café style beverages



AREA AMENITIES



LOCATION

53.5K
.....

Housing units
within three
miles

38
.....

Median
age

\$83.5K
.....

Median
household
income



Commutable location nestled
between downtown Minneapolis
and popular suburbs.

8 MINUTE DRIVE ▲ Target Field

19 MINUTE DRIVE ▷ MSP Airport

14 MINUTE DRIVE ◁ Lake Minnetonka

MINNEAPOLIS CBD
SEVEN MINUTE
DRIVE



I-394

THE SHOPS AT
WEST END
THREE MINUTE
DRIVE



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