



## PROPERTY OVERVIEW

- Convenient access to Hwy. 55, Hwy. 169 & I-394
- Attractive three-story atrium
- Extensive renovations throughout
- 36 person training room
- Close and convenient surface parking and underground heated parking available
- Parking ratio of 4.66/1000 sq. ft.
- Three stories, 81,832 rentable sq. ft.
- Adjacent amenities include: Doolittle's Woodfire Grill, D'Amico & Sons, Einstein Bros. Bagels, Chipotle, Noodles & Company, Leeann Chin and Starbucks Coffee
- Available Vacancies:
  - Suite 225 .....4,573 RSF
  - Suite 340 .....5,811 RSF
- Quoted Net Rate ..... \$17.00 PSF
- Operating Expenses & Taxes (2025):
  - Operating Expenses ..... \$ 7.71 PSF
  - Taxes ..... \$ 4.31 PSF
  - Total ..... \$12.02 PSF

## The Perfect Balance of Location and Amenities

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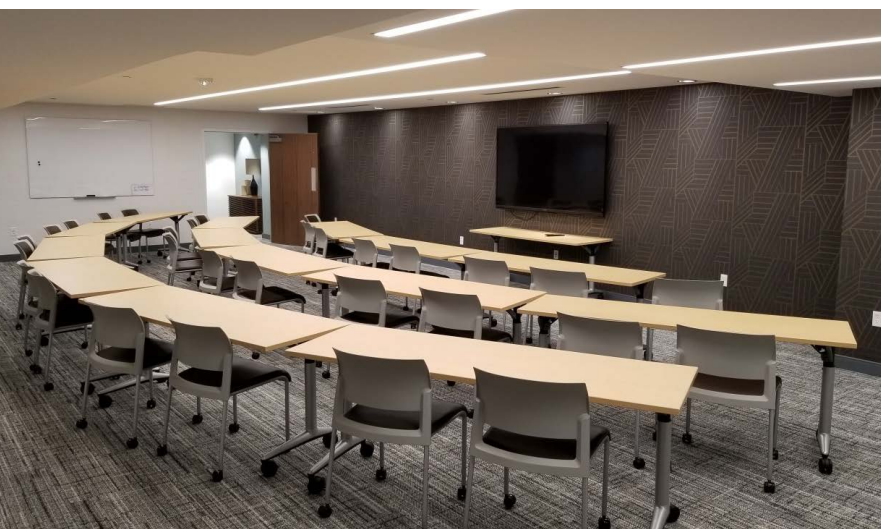


**CUSHMAN &  
WAKEFIELD**

FOR LEASE

# Valley Square Corporate Center

7500 Olson Memorial Hwy., Golden Valley, MN



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