

# FOR LEASE



The Perfect Balance of Location and Amenities

VALLEY SQUARE CORPORATE CENTER  
**7500 OLSON MEMORIAL HWY., GOLDEN VALLEY, MN**





# PROPERTY HIGHLIGHTS

## PROPERTY FEATURES



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, Chipotle, Noodles & Company, Leeann Chin and Starbucks Coffee

## BUILDING AVAILABILITIES

SUITE	SF
Suite 160	800 RSF
Suite 175	1,661 RSF
Suite 225	4,573 RSF

<b>Quoted Net Rate</b>	\$17.00 PSF
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### Operating Expenses & Taxes (2026) (Est.)

Operating Expenses	\$ 8.00 PSF
Taxes	\$ <u>4.11</u> PSF
Total	\$12.11 PSF





# PROPERTY AERIAL





Valley Square Corporate Center | 7500 Olson Memorial Hwy., Golden Valley, MN

# PROPERTY IMAGES







# CONTACT INFORMATION

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