



FOR LEASE

Westview Bus Ctr North

678-708 Mendelssohn Ave, Golden Valley, MN



3,740 - 9,002 SF Available

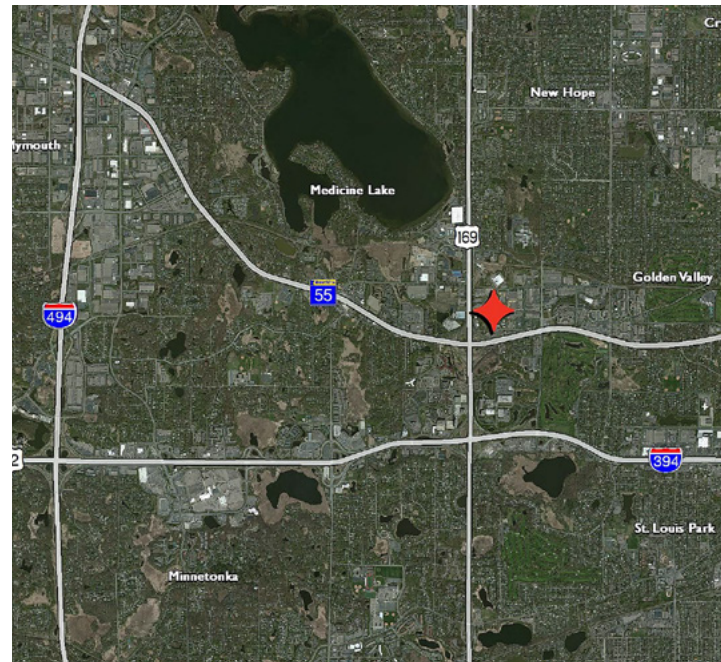
Property Highlights

- Excellent location with easy access to Highways 169 & 55
- Space has a very large lunchroom up front that could be converted to larger conference room, office or a tech area with water
- Abundant parking
- Dock high loading
- A portion of office can be converted to tech/warehouse
- 14' clear height in warehouse

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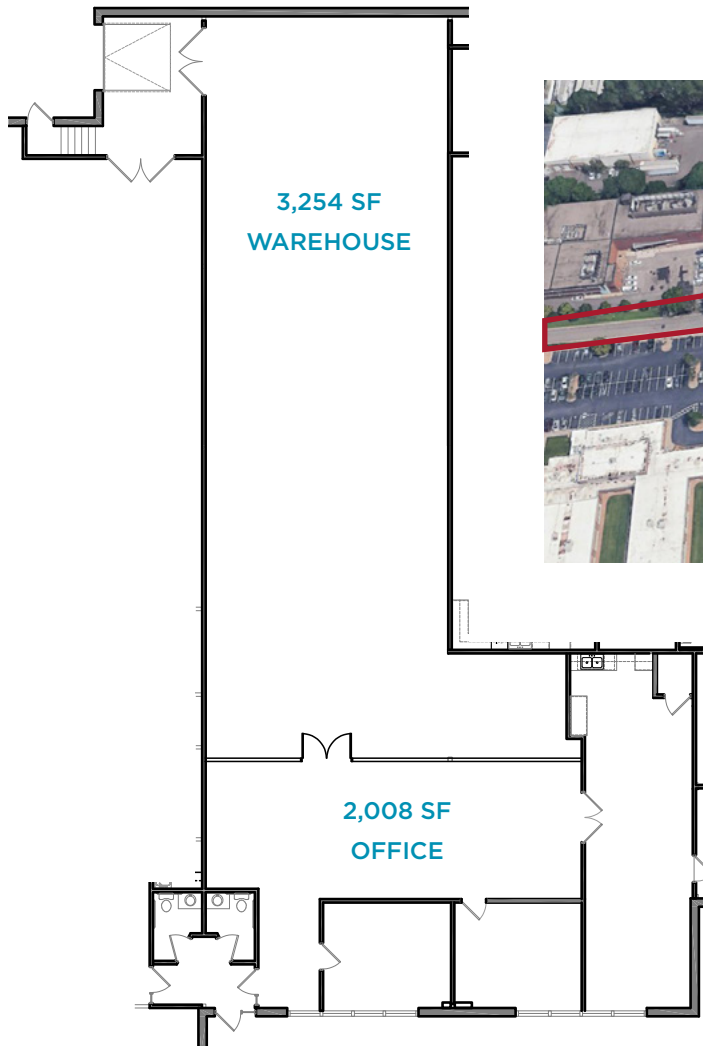
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Building Features

Building Size	63,451 sf	Lease Rates	\$12.50 psf Office \$7.25 psf Warehouse
Year Built	1981		
Clear Height	14'	2025 Estimated Tax/CAM	\$3.57 psf Tax \$2.47 psf CAM \$6.04 psf Total

Space Available

Suite	Square Footage	Office	Warehouse	Loading
694	5,262 SF	2,008 SF	3,254 SF	1 dock (shared)





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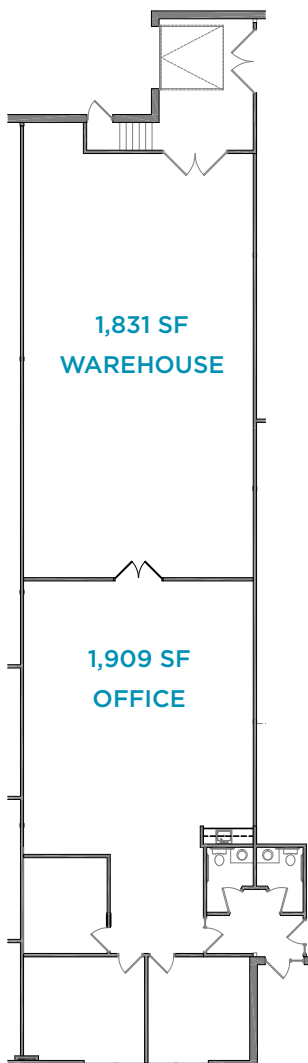
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Space Available

Suite	Square Footage	Office	Warehouse	Loading
696	3,740 SF	1,909 SF	1,831 SF	1 dock (shared)



Building Features

Building Size	63,451 sf	Lease Rates	\$12.50 psf Office \$7.25 psf Warehouse
Year Built	1981		
Clear Height	14'	2025 Estimated Tax/CAM	\$3.57 psf Tax \$2.47 psf CAM \$6.04 psf Total

Space Available

Suite	Square Footage	Office	Warehouse	Loading
694 & 696	9,002 SF	3,414 SF	5,305 SF	283 SF 1 dock

