

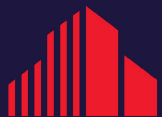
FOR LEASE

2,800 - 15,579 SF



WEST END BUSINESS CENTER

715 FLORIDA AVE S, GOLDEN VALLEY, MN



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

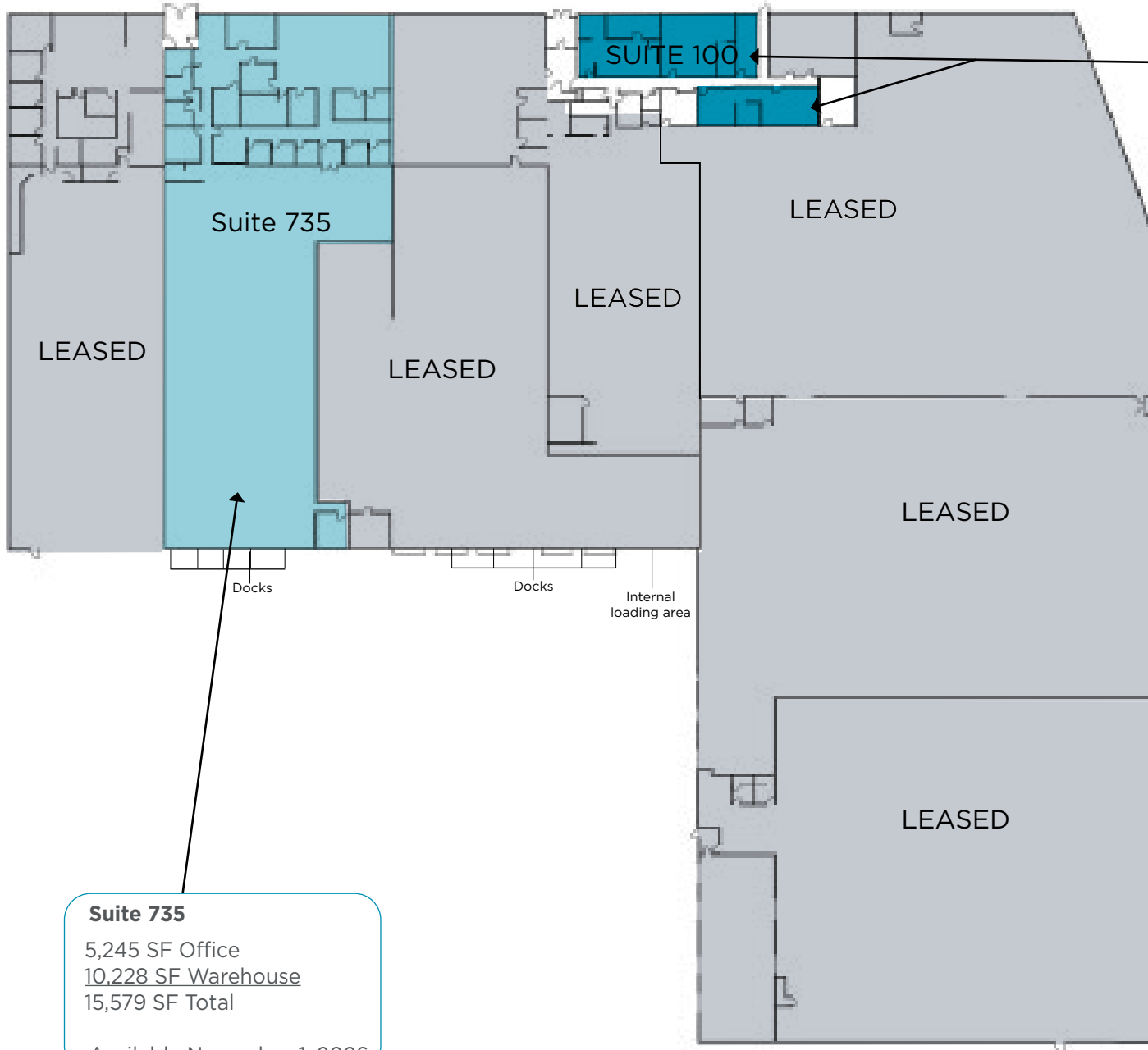
- INFILL INDUSTRIAL OPPORTUNITY LOCATED AT I-394 AND HWY 100
- MINUTES FROM THE WEST END AND DOWNTOWN MINNEAPOLIS
- LARGE TRUCK COURT
- LOCAL/RESPONSIVE OWNERSHIP

BUILDING INFORMATION

Building Size:	130,000 SF
	Suite 100: 2,800 SF Office
Available Space:	Suite 735: 5,245 SF Office <u>10,228 SF Warehouse</u> 15,579 SF Total
Loading:	Suite 100: None
	Suite 735: 4 Docks
Lease Rates:	Negotiable
2026 OPEX:	\$4.15 PSF Total
Clear Height:	18'
Year Built:	1970



MAIN LEVEL FLOOR PLAN



Suite 100
2,800 SF Office Total
Available Now

Suite 735
5,245 SF Office
10,228 SF Warehouse
15,579 SF Total
Available November 1, 2026

FLOOR PLAN

2,800 - 15,579 SF

AERIAL VIEW

Less than ONE mile from The Shops at West End



CONTACT INFORMATION

BRENT MASICA

Executive Managing Director
Direct: +1 952 893 8231
brent.masica@cushwake.com

DANNY MCNAMARA

Managing Director
Direct: +1 952 893 8895
danny.mcnamara@cushwake.com

