

FOR LEASE



Large Block Available Near West End

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

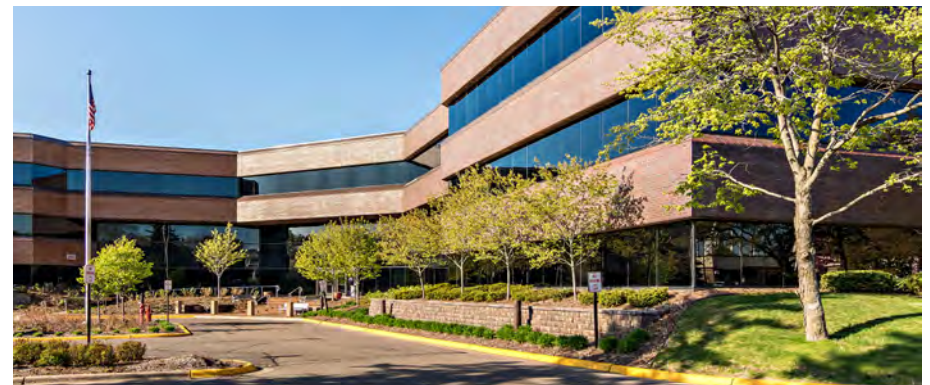
SUITE / FLOORPLANS	SF
Suite 100	2,095 RSF
Suite 115	1,341 RSF (Available 4-1-2027)
Suite 100/Suite 115 (Contig.)	3,436 RSF (Available 4-1-2027)
Suite 160	800 RSF
Suite 170	2,310 RSF (Available 4-1-2027)
Suite 175	1,661 RSF
Suite 200	5,488 RSF (Available 9-1-2027)
Suite 225	4,573 RSF
Suite 250	11,274 RSF (Available 4-1-2027)
Suite 225/Suite 250 (Contig.)	15,847 RSF (Available 4-1-2027)
Suite 275	4,859 RSF (Available 4-1-2027)
Suite 225/Suite 250/Suite 275 (Contig.)	20,706 RSF (Available 4-1-2027)
Suite 200/Suite 225/Suite 250/Suite 275 (Contig.)	26,194 RSF (Available 9-1-2027)
Suite 350	11,613 RSF (Available 9-1-2027)

*Click on suite number hyperlinks for corresponding floorplans

Quoted Net Rate	\$18.00 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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