



# Office Space For Sale or Lease

Pondwood Office Park  
Golden Valley, Minnesota

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## FOR SALE OR LEASE > Office Space

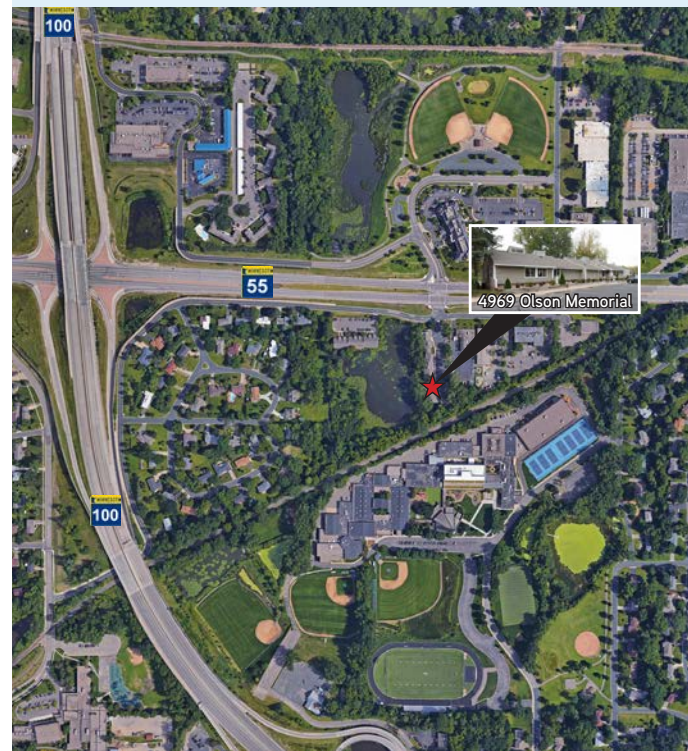
Address:	4969 Olson Memorial Hwy, Golden Valley, MN
Building Size:	4,600 square feet
Space Available:	1,300 to 4,600 square feet
Net Rental Rates:	\$11.00 - \$12.00 PSF
Tax & Operating Costs:	\$10.41 PSF (2017 est.)
Sale Offering Price:	\$690,000
Year Built:	1982 (remodeled in 2007)
Parking:	62 spaces

Excellent owner/user opportunity in Golden Valley offering a private setting with wooded and pond views. Features include private offices, glass walled conference room, open area for cubicles and break room with adjacent deck overlooking serene pond.

### AMENITIES

- > Cool creative build out and finishes
- > Deck patio overlooking a pond
- > Private entrances available with signage opportunity
- > Easy access to Highway 55 and Highway 100
- > Minutes away from West End and Downtown Minneapolis

### PHOTOS



### CONTACT US

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