

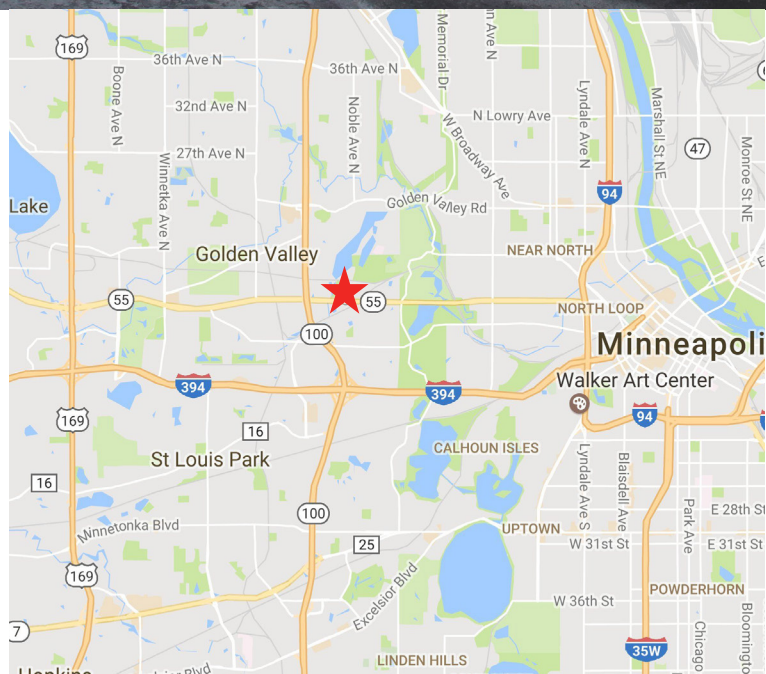
# Office Space For Lease

Valley Plaza  
4800 Olson Memorial Hwy  
Golden Valley, MN

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## FOR LEASE >

Address:	4800 Olson Memorial Hwy   Golden Valley, MN
Building Size:	30,992 rentable square feet
Available Space:	1st Floor - 6,635 sf - Available 09/01/18 2nd Floor - 2,431 sf
Year Built:	2003
Parking	Ample surface parking available
Net Rental Rates:	\$14.00 psf
2018 Est. Operating Expenses & Real Estate Taxes:	\$ 4.44 psf RE Taxes <u>\$ 6.15 psf Op Expenses</u> \$10.59 psf total

## AMENITIES

- > Prominently located along Highway 55 with excellent visibility and access of Highway 100
- > Building has large windows, high ceilings, and new tenant build-out and finishes



## CONTACT US

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