

GOLDEN VALLEY TOWN SQUARE

669 Winnetka Avenue N, Golden Valley, MN 55427



OFFERING SUMMARY

AVAILABLE SF:	Retail: 969 - 3,327 SF Office: 490 - 600 SF
LEASE RATE:	Retail: \$8 - \$22/SF Net Office: \$750-\$1,000/ Mo Gross
YEAR BUILT:	2001
BUILDING SIZE:	39,260 SF
ZONING:	Commercial District

PROPERTY OVERVIEW

Trendy retail and office space available in Golden Valley Town Square with abundant housing nearby, popular businesses, and a high volume of traffic along Winnetka Avenue. Golden Valley Town Square boasts an inviting atmosphere, lovely outdoor patio seating with pergola which works to your advantage for extra seating! Underground, covered, and surface lot parking. Mixed use retail and office space located one block north of Hwy 55, Golden Valley's premier location, with great visibility from Winnetka Ave N and easy access to Hwy 169.

Street-Level Retail Suite: set up for quick food service (specialty smoothie bar/tea shop, ice cream/gelato) or continue as coffee shop.
Street-Level Retail Suite and Street-Level Office Suite
Lower-Level Retail Suite: set up for a salon and retail. Street and Elevator access
Lower-Level Office Studio: executive suite set up

PROPERTY HIGHLIGHTS

- Located in the heart of Golden Valley, great visibility from Winnetka Ave N. and Golden Valley Rd. w/easy access to Hwy 55 and Hwy 169
- 15,200+ vehicles per day on Winnetka Ave. N. and 7,300+ vehicles per day on Golden Valley Rd.
- Lease Rate: Office Studio: \$750- \$1,000/mo Retail: \$8.00 - 22.00 psf Net
- 2020 CAM/Tax: \$14.43 psf Retail | \$14.58 psf Office
- Building signage for all tenants
- Heated underground, covered and surface parking

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SALIENT INFORMATION

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BUILDING INFORMATION

ADDRESS:	669 Winnetka Ave N, Golden Valley, MN 55427
BUILDING SIZE:	39,260 Square Feet
FLOORS:	Three
ZONING:	Commercial District
YEAR BUILT:	2001
AVAILABLE SPACE:	969 SF Retail - \$22.00 psf/yr Net 1,104 SF Retail - \$19.50 psf/yr Net 3,327 SF Retail - \$8.00 psf/yr Net 490 SF Office - \$1,000/mo - Gross 600 SF Office Studio - \$750/mo - Full Service Gross
CAM/R.E. TAX RATE:	Retail: \$14.43 psf/yr total Office: \$14.58 psf/yr total

BUILDING FEATURES

CROSS STREETS:	Winnetka Ave N & Golden Valley Rd
NEARBY FREEWAYS:	Hwy 55, Hwy 169, Hwy 100 & I-394
SIGNAGE:	Building signage for all tenants
CURRENT SHARED TENANTS:	Davanni's, H&R Block, Snap Fitness, Golden Valley Animal Hospital, and Mainstream Boutique
PARKING LOT:	4/1,000 SF with free surface/ramp parking Heated executive parking also available
ACCESSIBILITY:	Lot accessible from Winnetka Ave N & Golden Valley Rd
TRAFFIC COUNT:	15,800+ vpd on Winnetka Ave N. 7,600+ vpd on Golden Valley Rd. 38,000+ vpd on Hwy 55
BUILDING AMENITIES:	Onsite restaurant, office suites, and retail Class A interior finishes
LOCATION AMENITIES:	One block north of Hwy 55

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OFFICE FOR LEASE

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
675 Winnetka	Available	969 SF	Net	\$22.00 SF/yr
679 Winnetka	Available	490 SF	Gross	\$1,000 per month
681 - ML Winnetka	Available	1,104 SF	Net	\$19.50 SF/yr
681 - LL Winnetka	Available	3,267 SF	Net	\$8.00 SF/yr
Studio	Available	600 SF	Gross	\$750 per month

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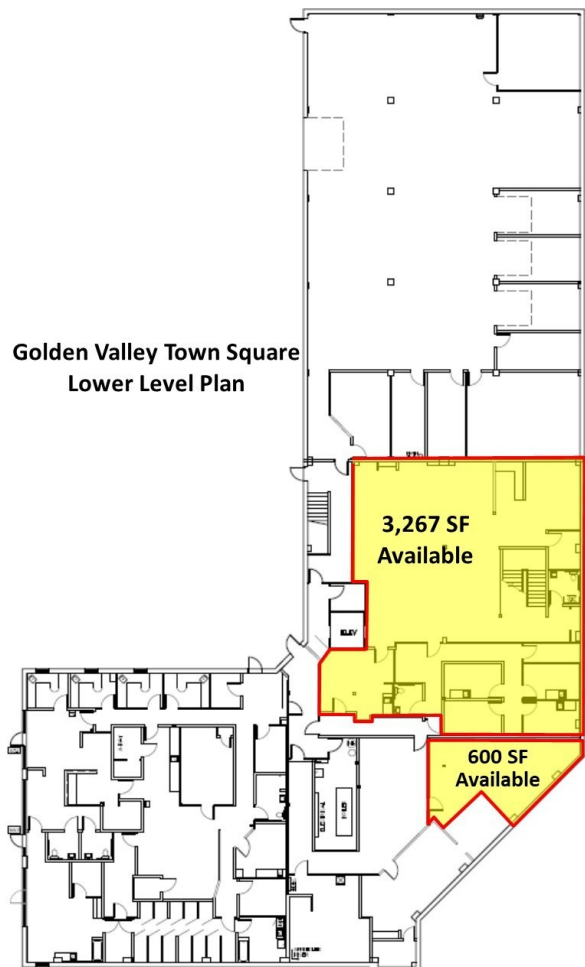
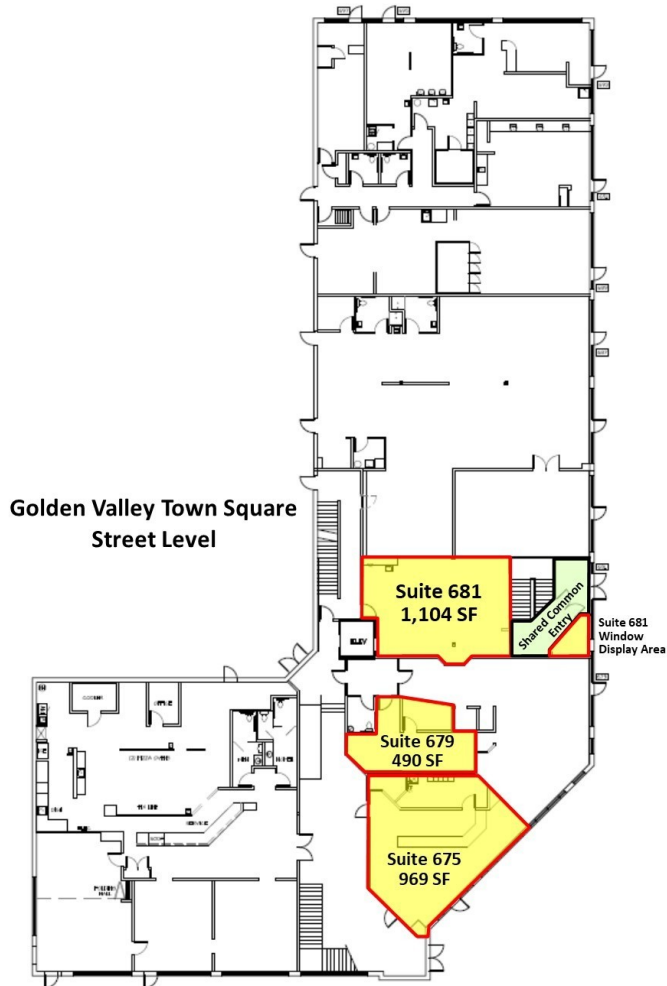
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GOLDEN VALLEY TOWN SQUARE

Street Level And Lower Level Footprints



669-681 Winnetka: STREET-LEVEL BUILDING PLAN

669-681 Winnetka: LOWER-LEVEL BUILDING PLAN

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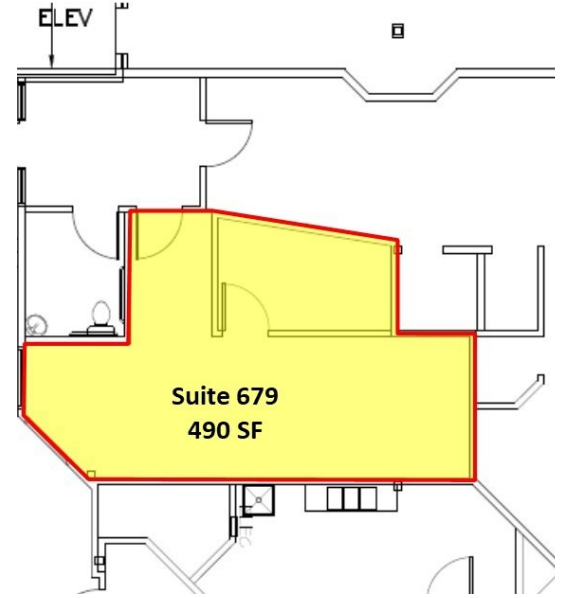
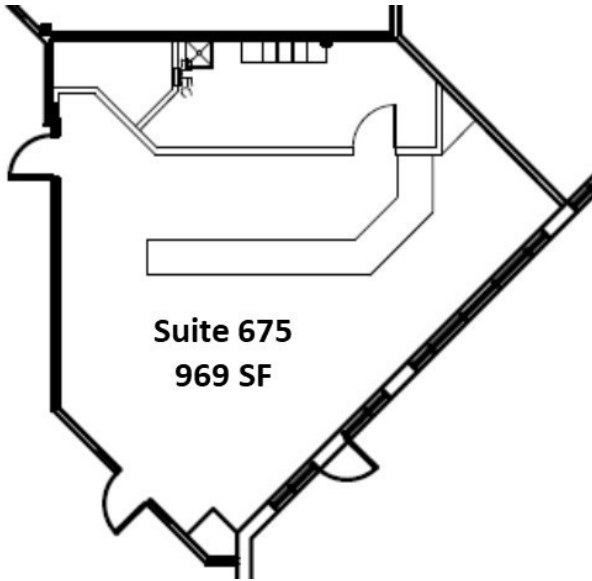
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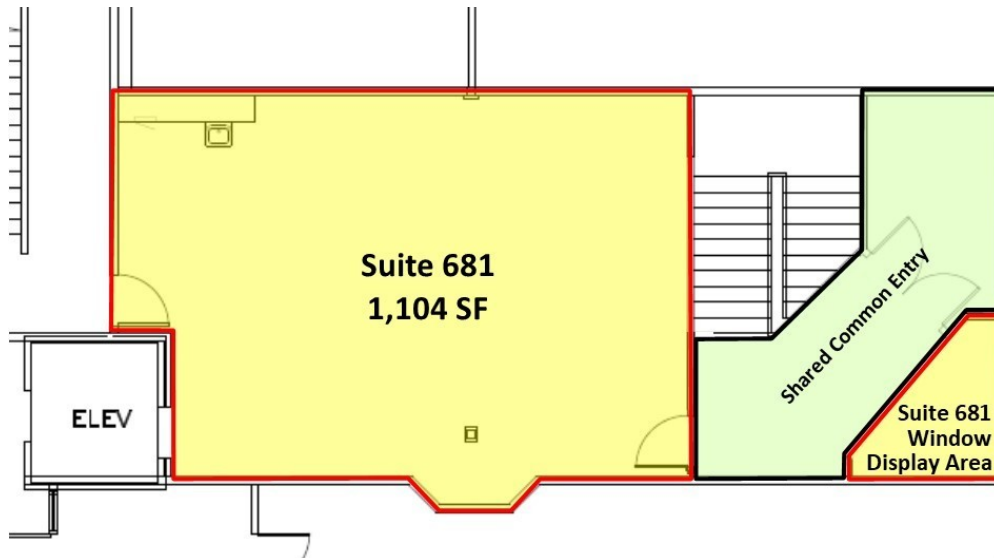
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Street Level Available Space



969 SF - Current Build Out is Coffee Shop/Quick Food

490 SF - Office Build Out



1,104 SF - Retail with Window Display Area

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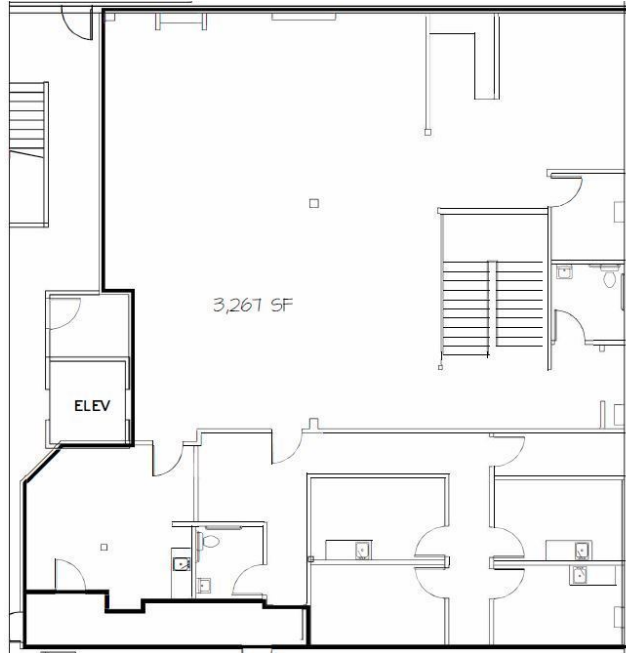
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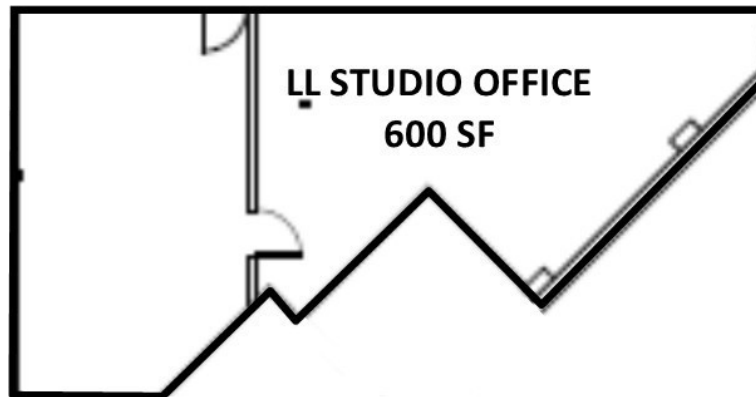
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3,267 SF - Retail current build out as a Salon and Spa



600 SF - Office Studio

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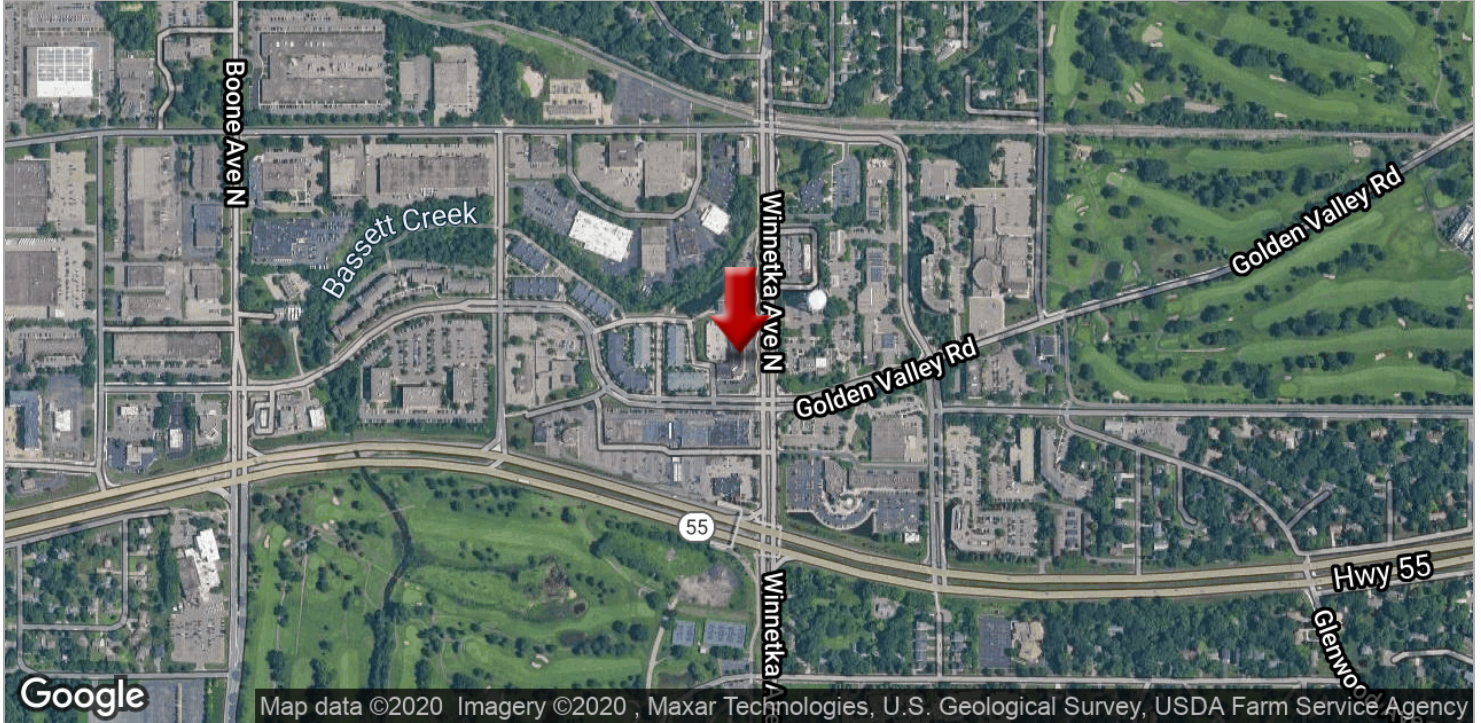
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