

## RETAIL FOR LEASE

# GOLDEN VALLEY TOWN SQUARE

669 Winnetka Avenue N, Golden Valley, MN 55427



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	Retail: 969 - 1,467 SF Office: 600 SF
<b>LEASE RATE:</b>	Retail: \$8 - \$22/SF Net Office: \$750/Mo Gross
<b>BUILDING SIZE:</b>	39,260 SF
<b>ZONING:</b>	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! Ideal coffee shop/gelato/tea space. Nicely appointed salon space as well.

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.

### PROPERTY HIGHLIGHTS

**KW COMMERCIAL**  
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Apple Valley, MN 55124

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Outside Broker Address: 2550 W University Ave W, #416-S, St. Paul, MN 55114

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## SALIENT INFORMATION

669 Winnetka Avenue N, Golden Valley, MN 55427



### BUILDING INFORMATION

<b>ADDRESS:</b>	669 Winnetka Ave N, Golden Valley, MN 55427
<b>BUILDING SIZE:</b>	39,260 Square Feet
<b>FLOORS:</b>	Three
<b>ZONING:</b>	Commercial District
<b>YEAR BUILT:</b>	2001
<b>AVAILABLE SPACE:</b>	STE 675 ML - 969 SF Retail - \$22.00 psf/yr Net   Available w/60 Day Notice STE 681 ML - 1,104 SF Retail - \$19.50 psf/yr Net   Vacant STE 681B LL - 1,467 SF Retail - \$8.00 psf/yr Net   Combine w/Studio for 2,067 SF Contiguous STE Studio - 600 SF Office - \$750/mo - FS Gross   Combine w/Studio for 2,067 SF Contiguous
<b>CAM/R.E. TAX RATE:</b>	Retail: \$14.43 psf/yr total   Office: \$14.21 psf/yr total Pop Up Shops Welcome - Short Term Leasing Available

### BUILDING FEATURES

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

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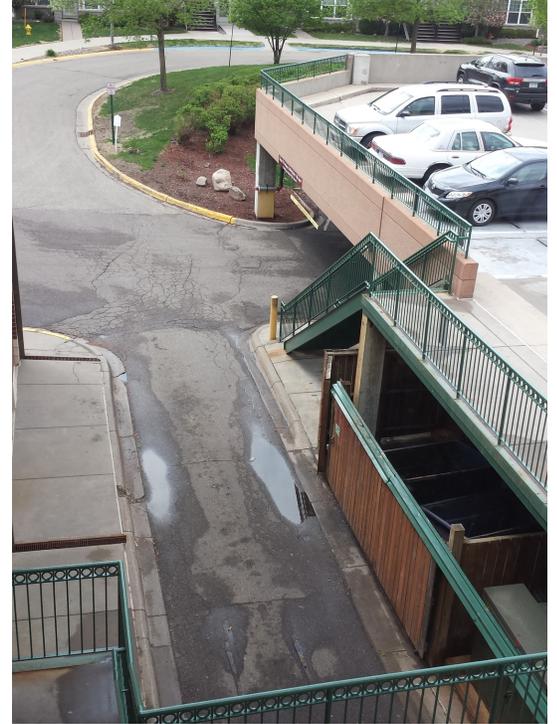
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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 675 - ML	969 SF	Net	\$22.00 SF/yr	Available w/Notice
Suite 681 - ML	1,104 SF	Net	\$19.50 SF/yr	Vacant
Suite 681B - LL	1,467 SF	Net	\$8.00 SF/yr	Combine w/Studio for 2,067 SF Contiguous
Studio - LL	600 SF	Gross	\$750 per month	Combine w/681B-LL for 2,067 SF Contiguous

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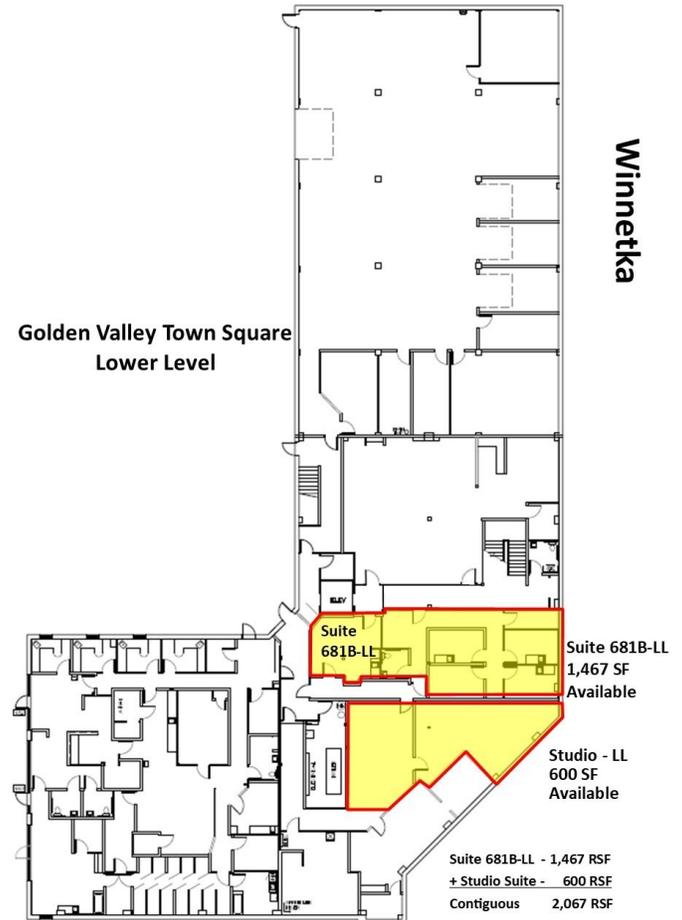
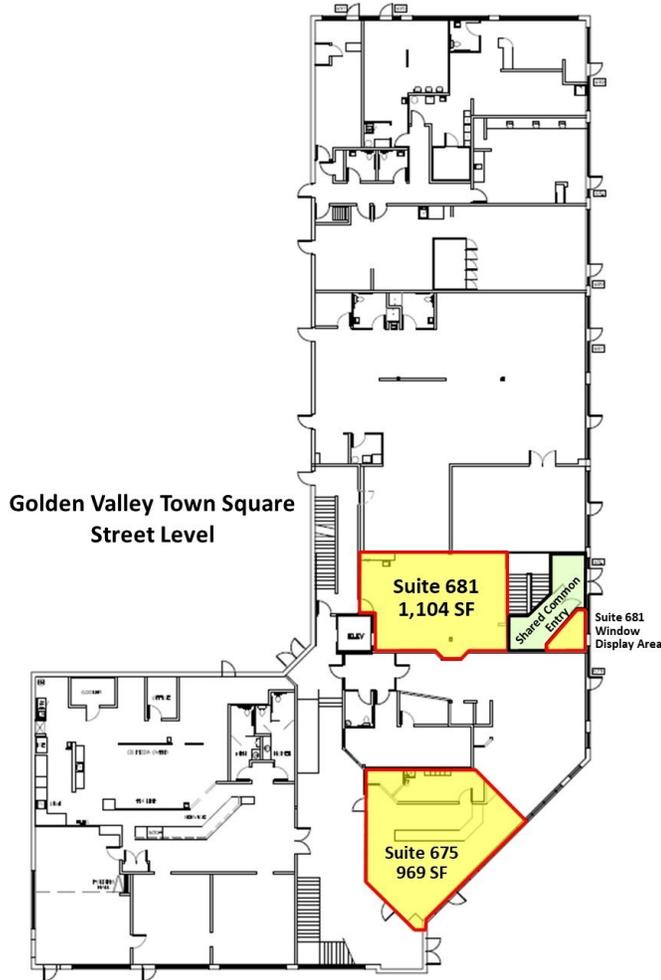
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# RETAIL FOR LEASE

## GOLDEN VALLEY TOWN SQUARE

Street Level And Lower Level Footprints



675-681 Winnetka: STREET-LEVEL BUILDING PLAN

669-681 Winnetka: LOWER-LEVEL BUILDING PLAN

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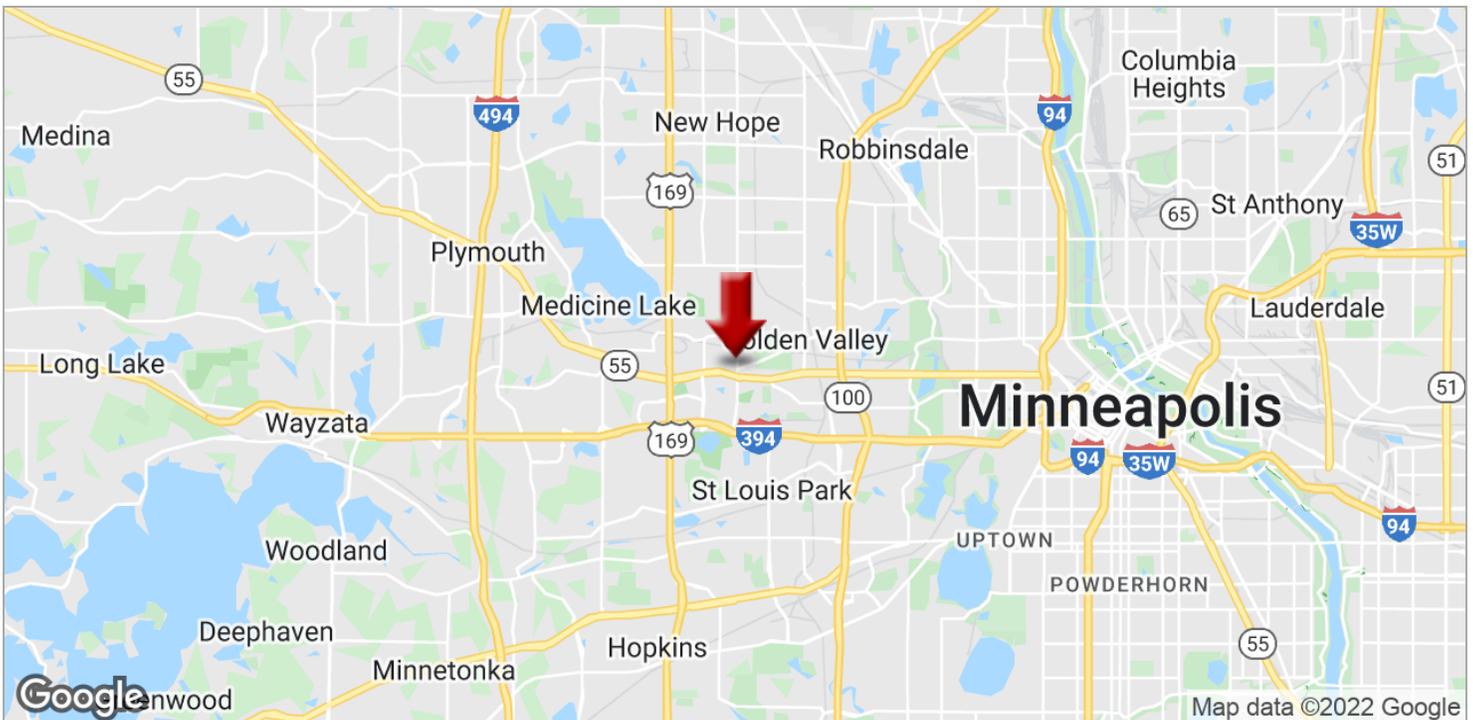
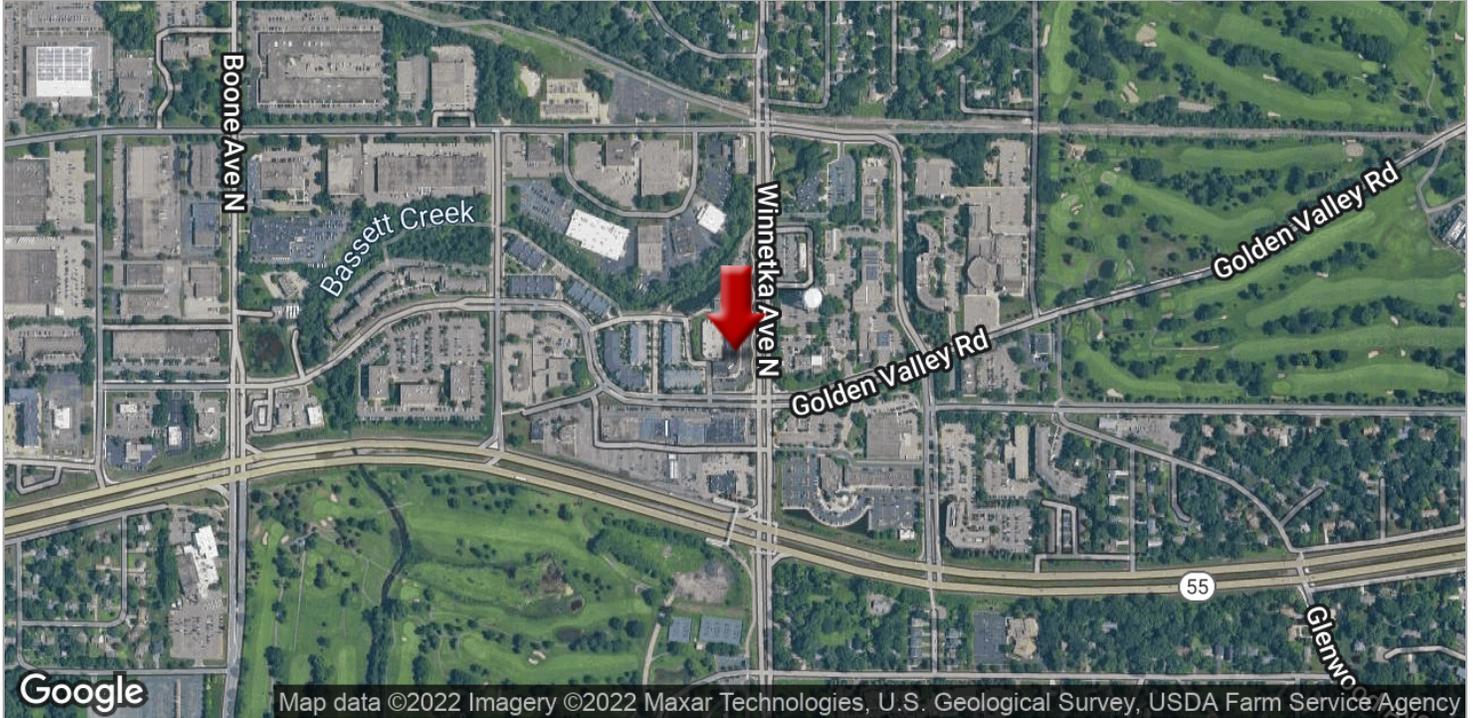
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