

OFFICE FOR LEASE

PROFESSIONAL 100 BUILDING

1405 N. Lilac Drive, Golden Valley, MN 55422



OFFERING SUMMARY

AVAILABLE SF:	1,602 SF-11,192 SF (up to 5,617 SF contiguous)
LEASE RATE:	\$17.50/ft (gross)
LOT SIZE:	2.49 Acres
BUILDING SIZE:	32,500 SF
ZONING:	Business and Professional Offices

PROPERTY OVERVIEW

Mix of service and professional office tenants in a quiet professional building conveniently located on Hwy 100 near Duluth Street.

PROPERTY HIGHLIGHTS

- Plenty of parking, 129 parking spaces on 3 sides of building
- Large windows, abundant natural light
- Pole signage available along Hwy 100 (100,000 VPD, MNDot 2018)
- Peaceful, park like surroundings. Sanitizers throughout the building
- Shared conference room (flat screen monitor & whiteboard)
- Common waiting area, vending, kitchenette, and break areas
- Private & common restrooms, various locations throughout
- Regular office and common area cleaning, trash removal provided
- Heat, AC provided. Free WIFI for light use throughout the building
- Local family owned and managed

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

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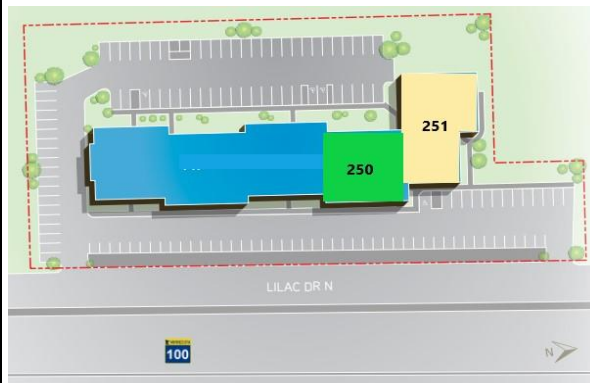
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Available for Lease: 1,602 – 11,192 SF

(Up To 5,617 SF Contiguous)

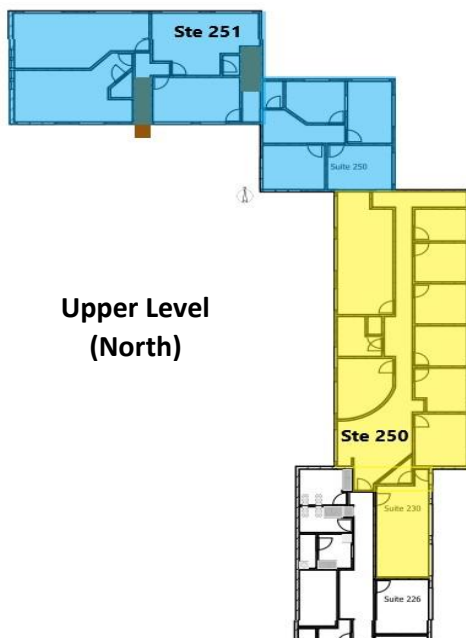
UPPER LEVEL - SPACES AVAILABLE



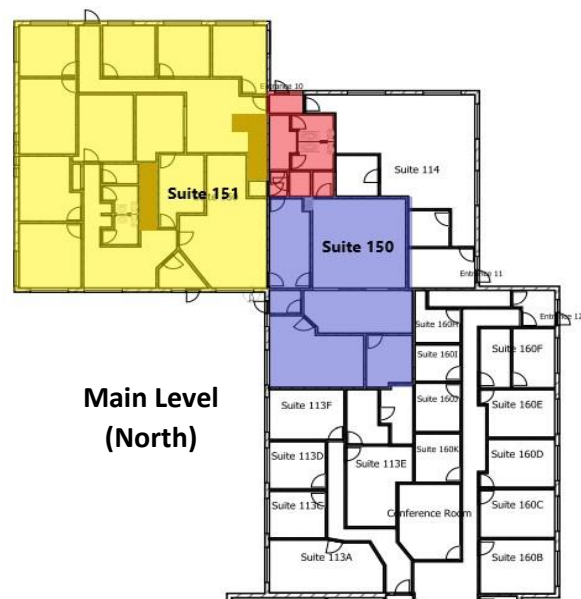
MAIN LEVEL - SPACES AVAILABLE



Upper Level (North)



Main Level (North)



SPACE (upper level)	SIZE	SPACE (main level)	SIZE
Ste 250	2,849 RSF	Ste 150	1,602 RSF
Ste 251	2,768 RSF	Ste 151	3,973 RSF

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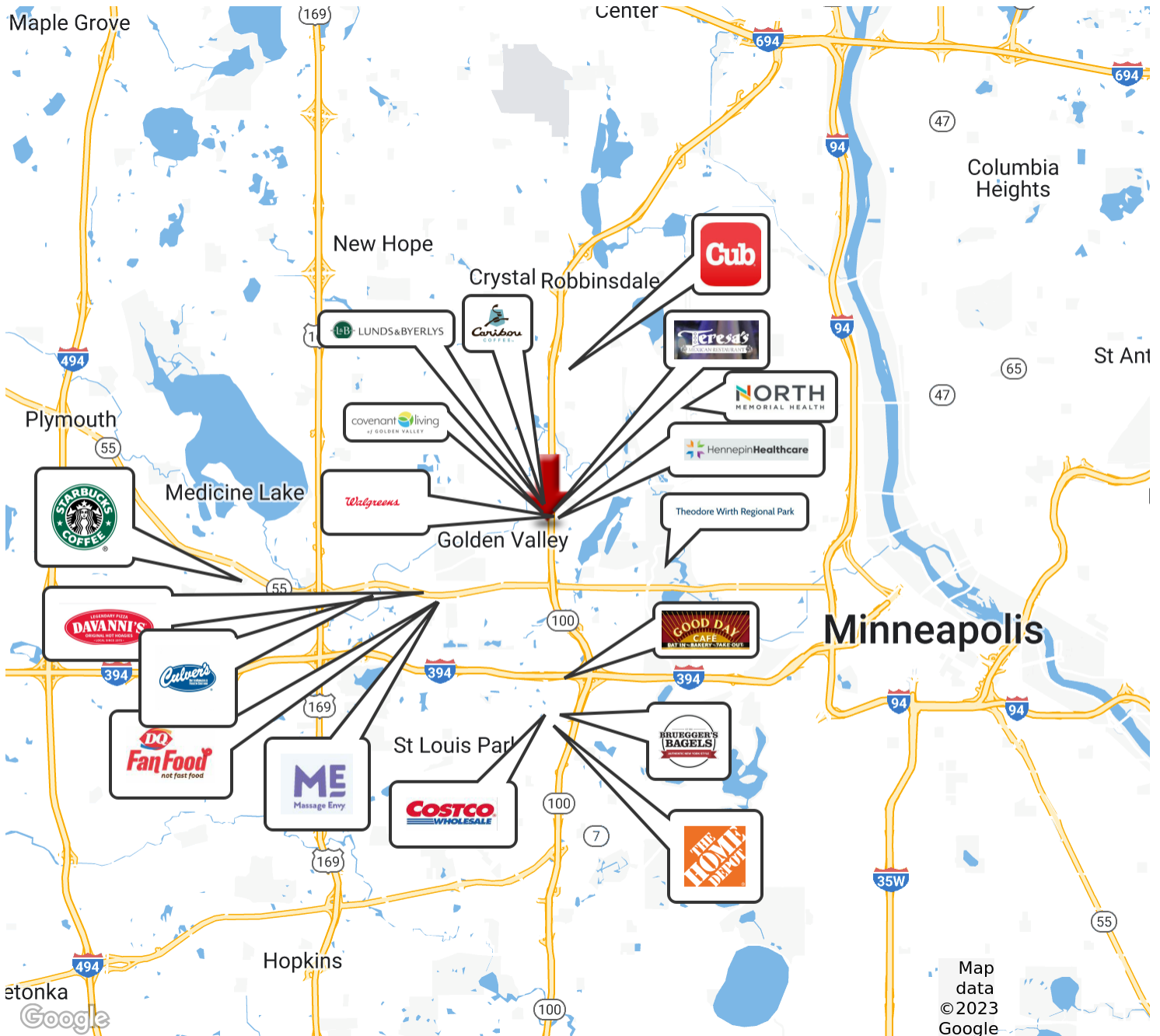
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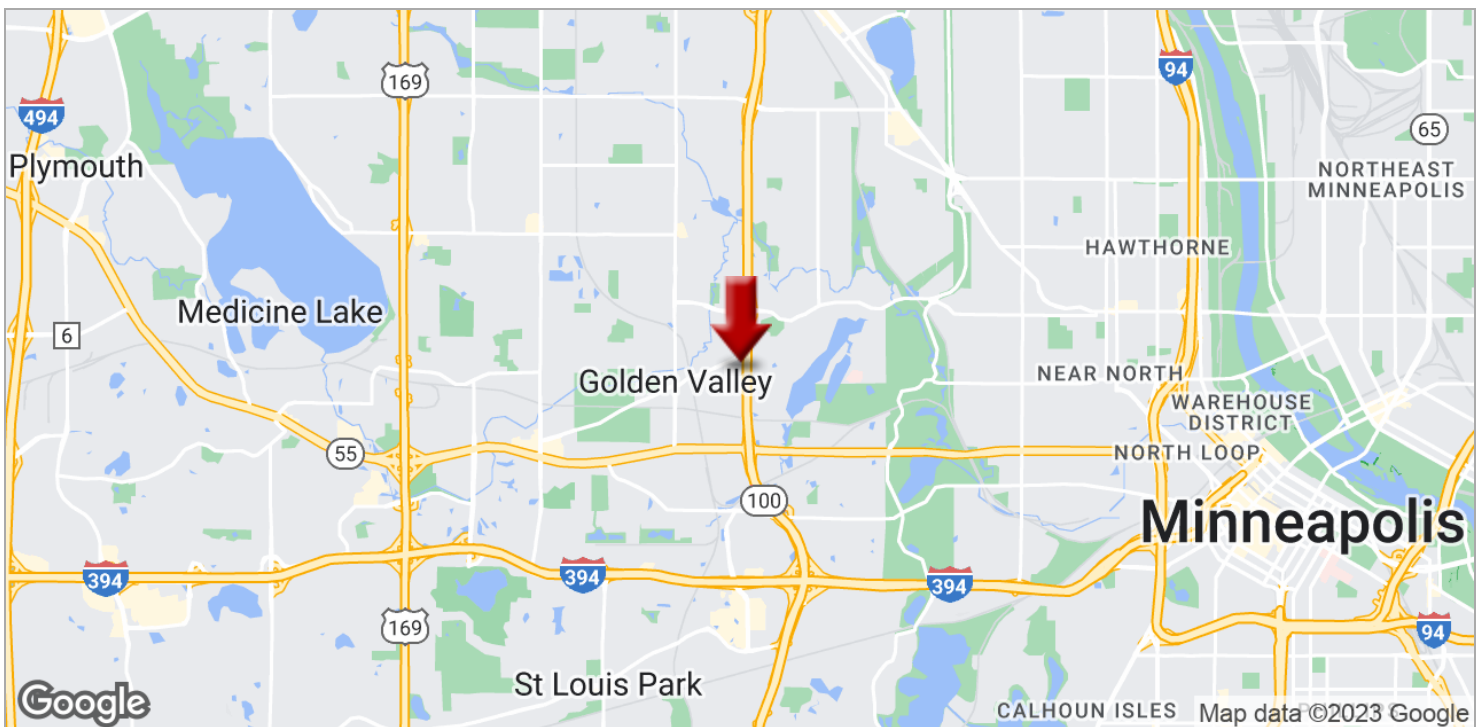
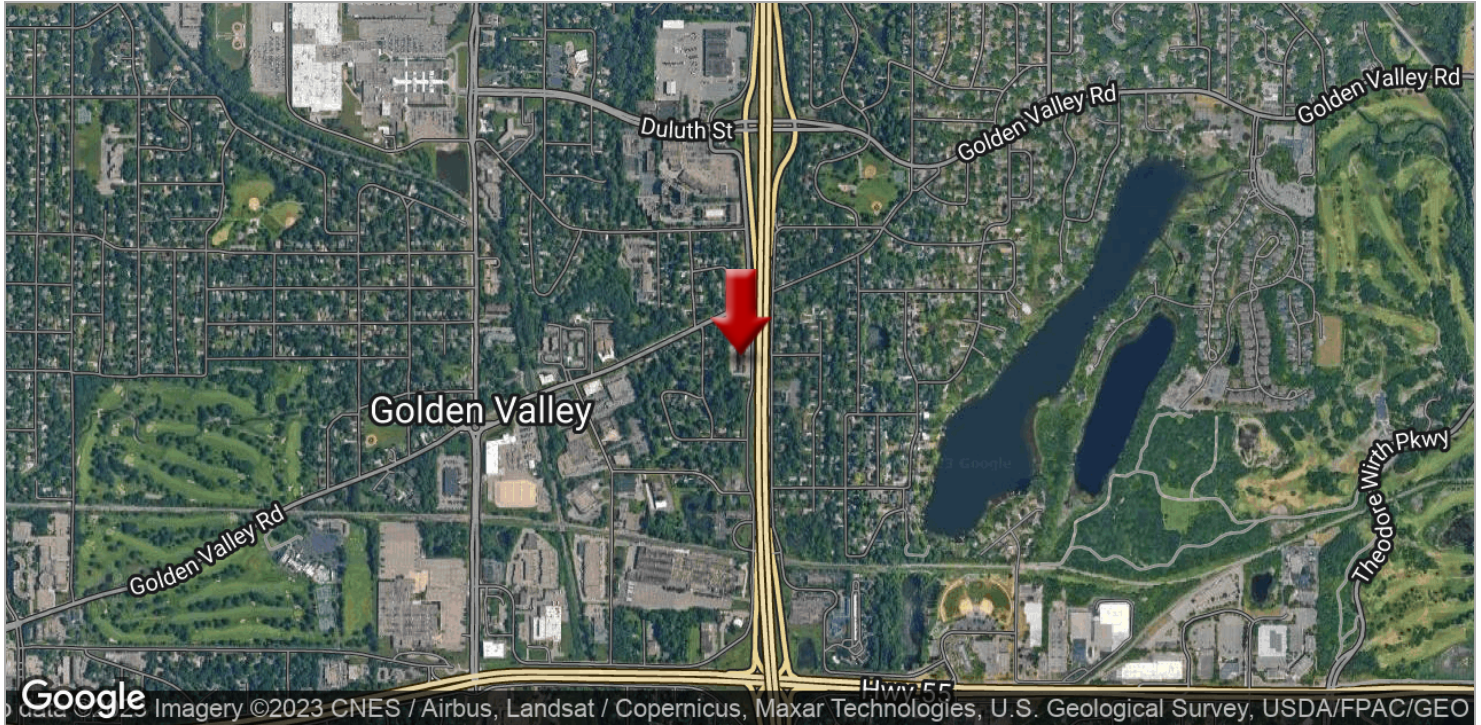
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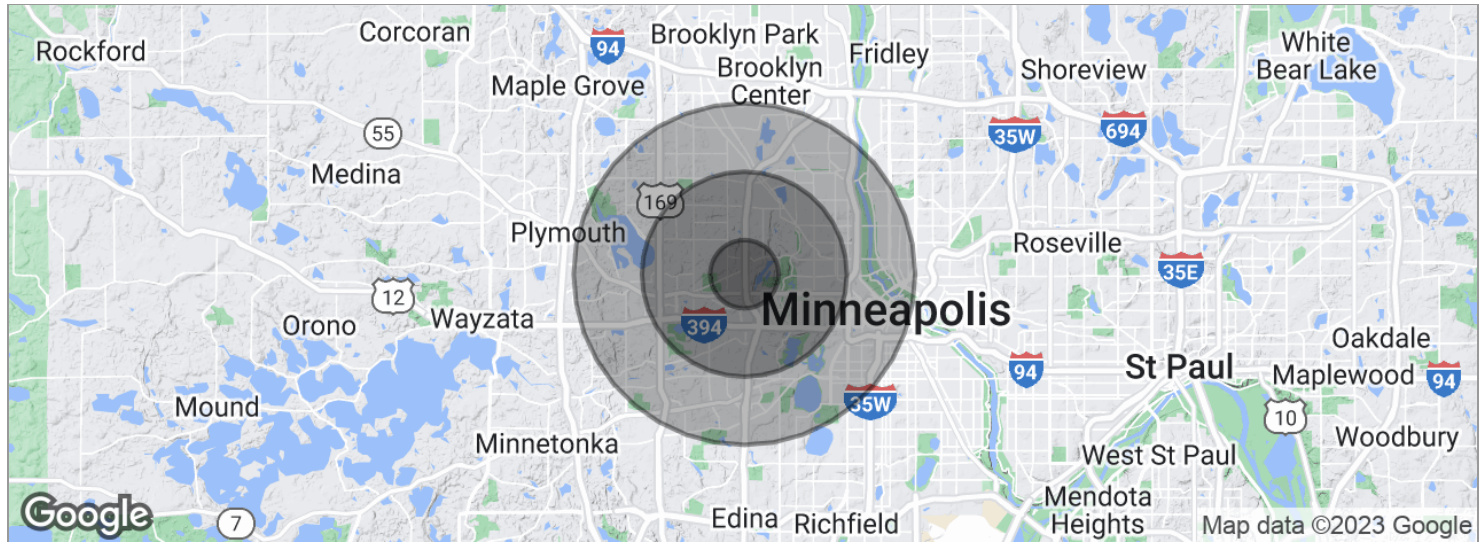
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,393	92,479	310,825
Median age	45.6	38.5	35.3
Median age (male)	43.5	36.9	34.5
Median age (Female)	47.3	39.9	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,634	39,363	137,914
# of persons per HH	2.4	2.3	2.3
Average HH income	\$91,590	\$77,470	\$75,394
Average house value	\$260,909	\$266,170	\$276,531

** Demographic data derived from 2020 ACS - US Census*

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