



GOLDEN HILLS

OFFICE CENTER

PROPERTY ADDRESS:

701 South Xenia Avenue
Golden Valley, MN 55416

FLOORS:

6 Floors

CURRENTLY AVAILABLE:

Suite 220: 1,191 SF

Suite 240: 3,295 SF

Suite 425: 2,959 SF *available 8/1/2021

Suite 450: 7,985 SF

Suite 475: 7,896 SF

Suite 500: 21,053 SF *available 8/1/2021

Suite 600: 31,596 SF

BUILDING SIZE:

190,758 rentable square feet

YEAR CONSTRUCTED:

2000

PARKING:

Parking ramp and underground executive parking

STRUCTURE:

Reinforced Concrete

NET RENTAL RATES:

\$21.50 per square foot

2021 EST. CAM & REAL ESTATE TAX:

\$7.50 per square foot operating

\$7.33 per square foot taxes

\$14.83 per square foot total

ELEVATORS:

Three elevators

AMENITIES:

Stately looking building, striking high glass lines, beautiful exterior with water feature courtyard and elegant stonework, parking ramp and underground executive parking, 9' ceilings, popular gourmet on-site food service, I-394 access, monument signage at entry, high-end, class A experience, proximity to West End retail, hotels and entertainment, fitness center and locker rooms, multifamily neighborhood with ongoing new development, central to downtown Minneapolis, lush landscaping and outdoor areas, conference room upgrade

**CONTACT**

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