

**FOR
LEASE**



**GOLDEN HILLS
BUSINESS PARK II**

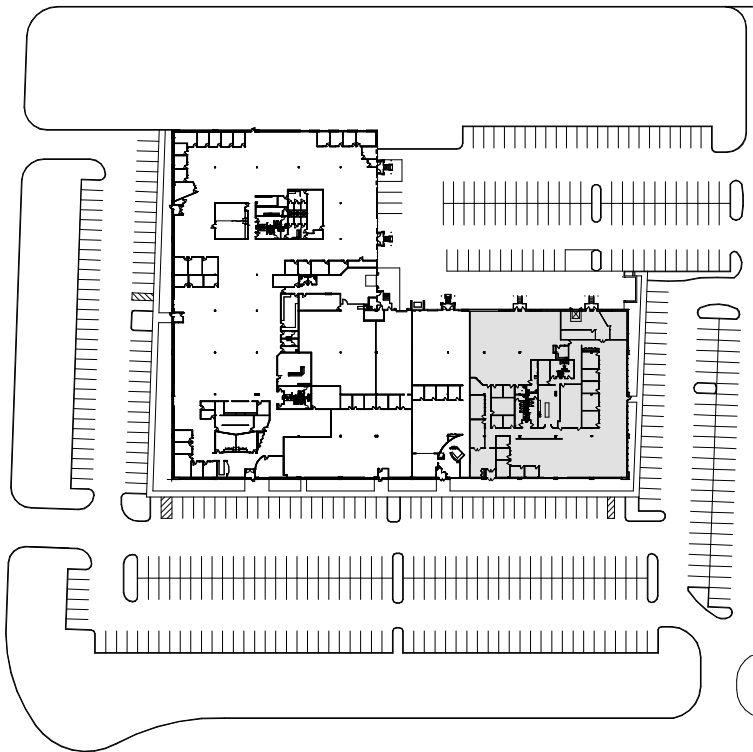
**6100 GOLDEN HILLS DRIVE,
GOLDEN VALLEY MN**



CBRE



SITE PLAN



TOTAL BUILDING SF

80,298 SF

AVAILABLE SF

19,016 SF

17,576 OFFICE SF

1,440 WAREHOUSE SF

CLEAR HEIGHT

16'

YEAR BUILT

1999

PARKING

5.09/1,000

ELECTRICAL (MINIMUM)

600A

480V

3PH

LEASE RATES

Negotiable

RE TAXES & CAM

\$10.30

RE TAXES: \$5.09

CAM: \$5.21

LOADING

**One 9'x10'
dock-high
door**

(POTENTIAL FOR
THREE ADDITIONAL
DOCK-HIGH DOORS)

ACCESS

EASY ACCESS TO
INTERSTATE 394 AND
MN HWY 100 VIA XENIA
AVENUE S. 5 MILES TO
MINNEAPOLIS CBD

OTHER FEATURES

FULLY AIR
CONDITIONED

GENERATOR AVAILABLE

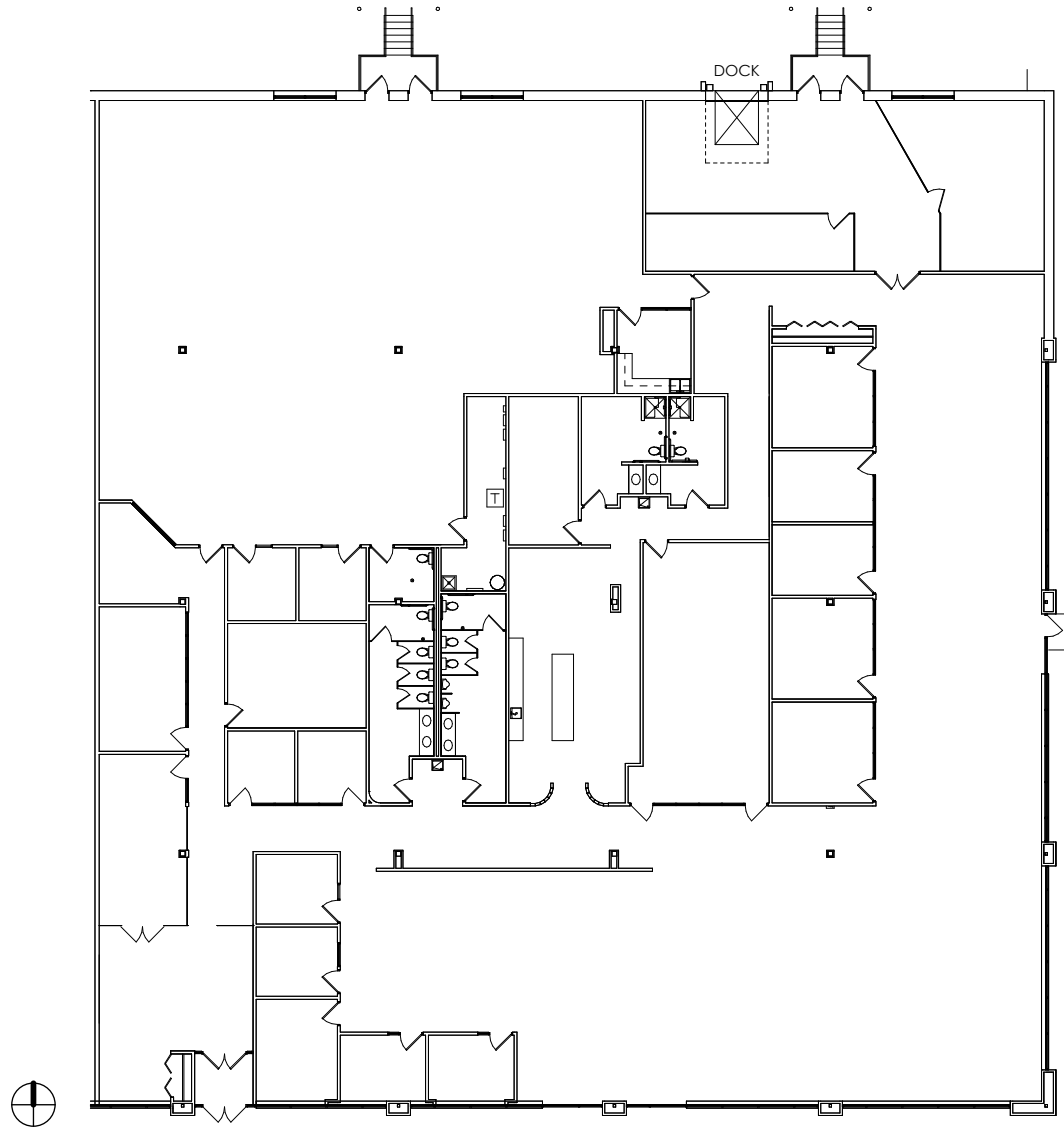
FLOOR PLAN



19,016 SF

17,576 OFFICE SF

1,440 WAREHOUSE SF



GH GOLDEN HILLS BUSINESS PARK II

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