

FOR LEASE

55 Professional Building

4825 Olson Memorial Hwy
Golden Valley, MN 55422

Avison Young | 1601 Utica Avenue South, Suite 360 | Minneapolis, MN 55416 | 612 913 5640

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Office building for lease

4825 Olson Memorial Hwy

Lease Rate	\$14.00 SF/yr	Building Information	
Location Information		Building Size	20,500 SF
Building Name	55 Professional Building	Building Class	B
Street Address	4825 Olson Memorial Hwy	Occupancy %	90.0%
City, State, Zip	Golden Valley, MN 55422	Tenancy	Multiple
County	Hennepin	Number of Floors	2
Market	394	Average Floor Size	10,250 SF
Sub-market	West	Year Built	1982

Available spaces

Spaces are contiguous totaling 2,578 rsf

Suite	Size	Type	Rate
Suite 101	1,272 SF	NNN	\$14.00 SF/yr
Suite 103	1,306 SF	NNN	\$14.00 SF/yr



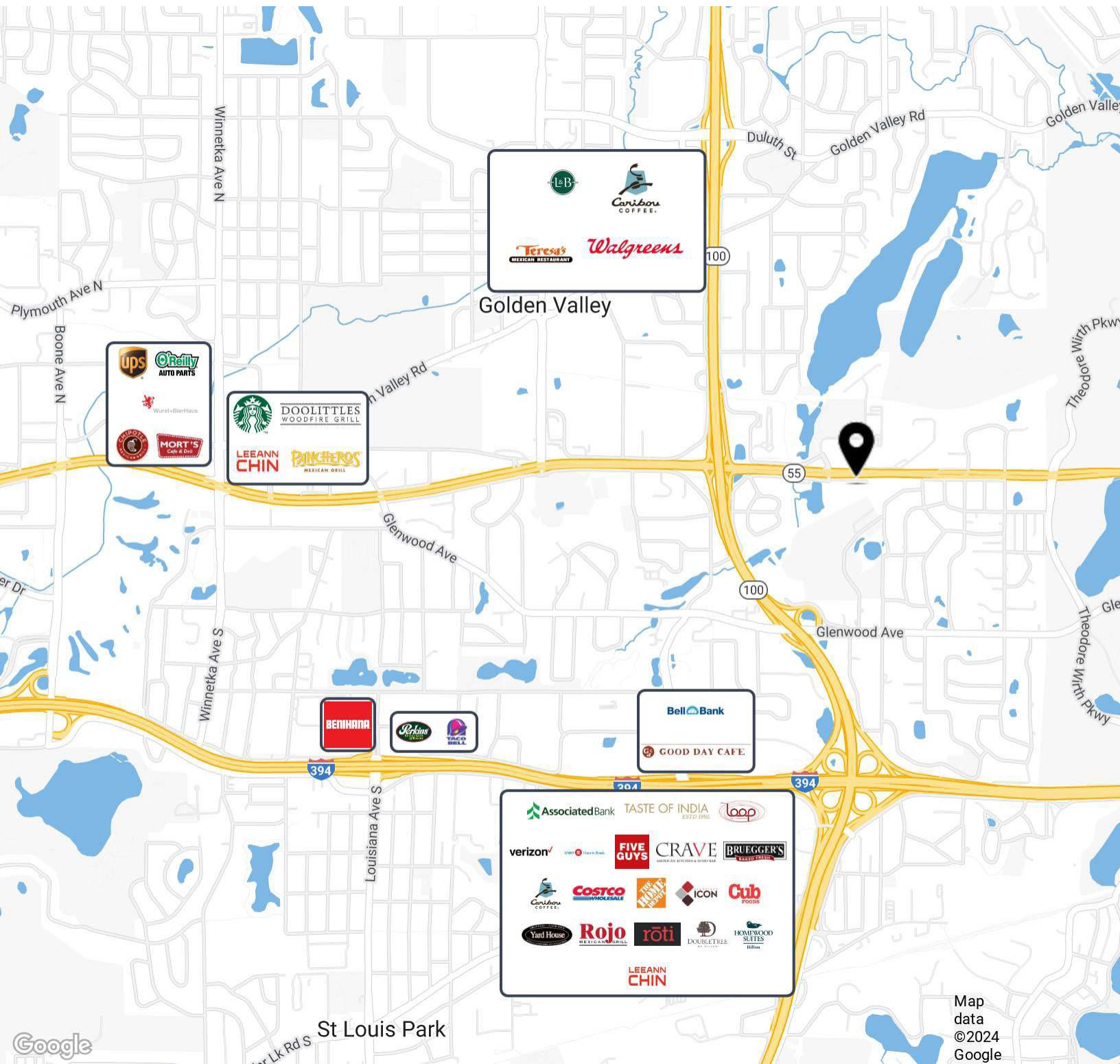
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Retailer Map

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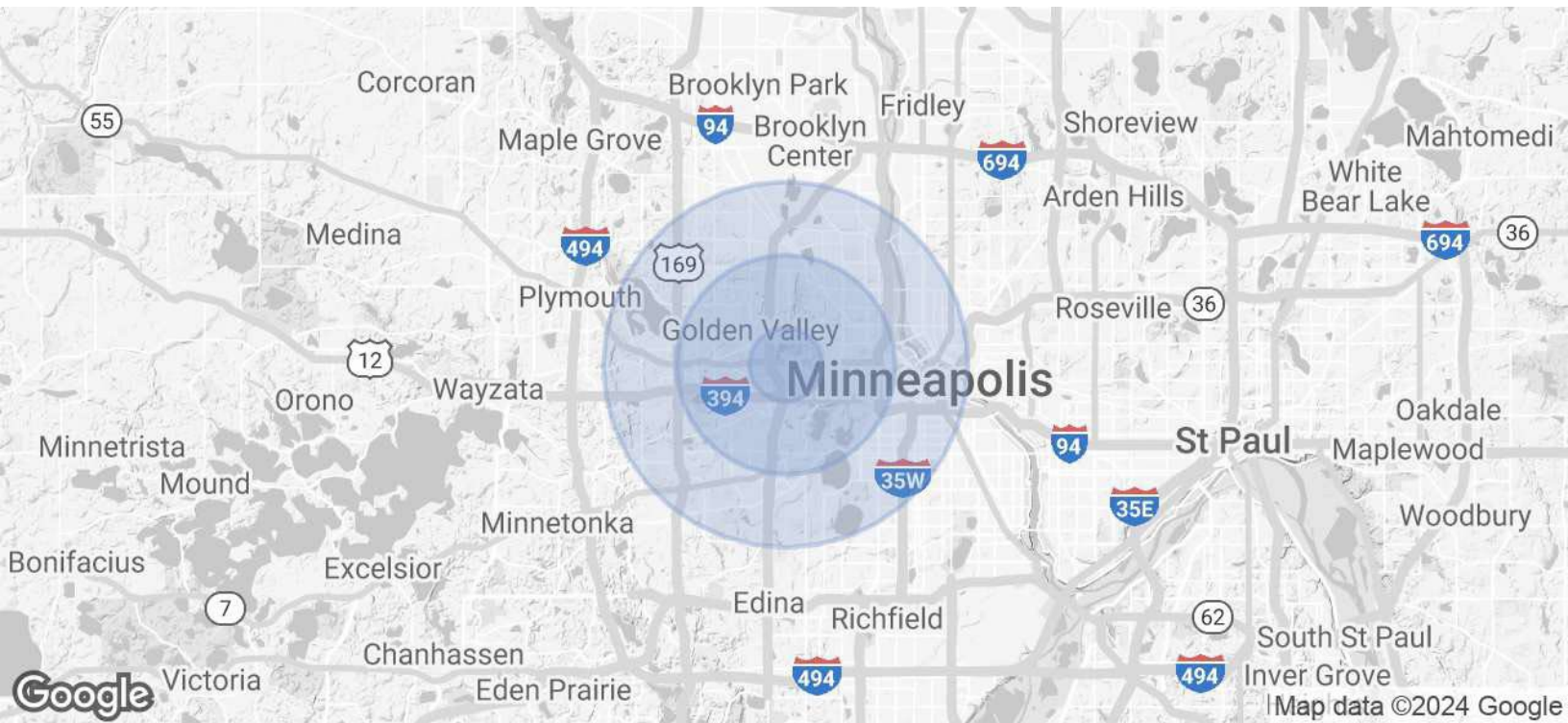
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,986	98,181	355,124
Average Age	45.4	36.6	34.8
Average Age (Male)	44.2	35.3	34.3
Average Age (Female)	48.1	38.0	35.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,087	42,182	163,642
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$123,207	\$83,231	\$73,417
Average House Value	\$264,305	\$284,606	\$301,197

* Demographic data derived from 2020 ACS - US Census



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Let's talk.

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