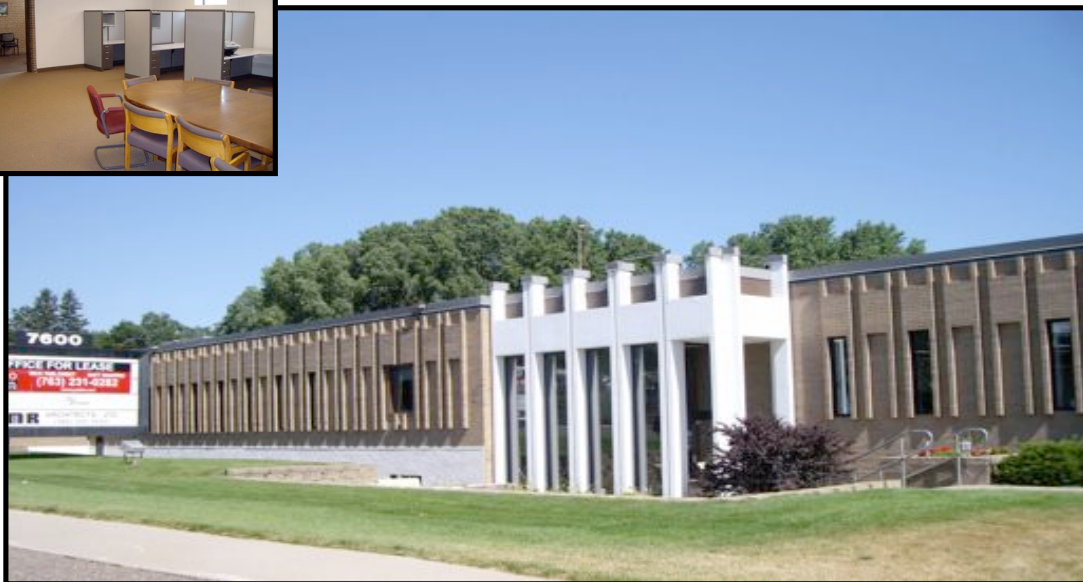


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# FOR LEASE

7600 Wayzata Boulevard  
GOLDEN VALLEY, MN 55426



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**Offered Exclusively By:**

Rich Yablonsky, CCIM, SIOR  
(763) 231-0282 Phone  
(763) 231-0284 Fax  
(612) 419-7766 Cellular  
[yablo@yablo.net](mailto:yablo@yablo.net)



## Specification Sheet

7600 Wayzata Boulevard  
Golden Valley, MN 55426

**PROPERTY ID#:** 05 117 21 23 0004

**TOTAL BLDG SIZE:** 108,641 square feet

**AVAILABLE SF:** 601 - 2,045 square feet office  
3,527 -17,500 square feet warehouse  
Divides to : 3,527 / 5,936 / 7,695 sf

**YEAR BUILT:** 1965

**GROSS RENTAL RATES:** \$10.00 gross for office  
\$ 6.00 gross for warehouse

**PARKING:** Abundant

**AVAILABLE:** Now

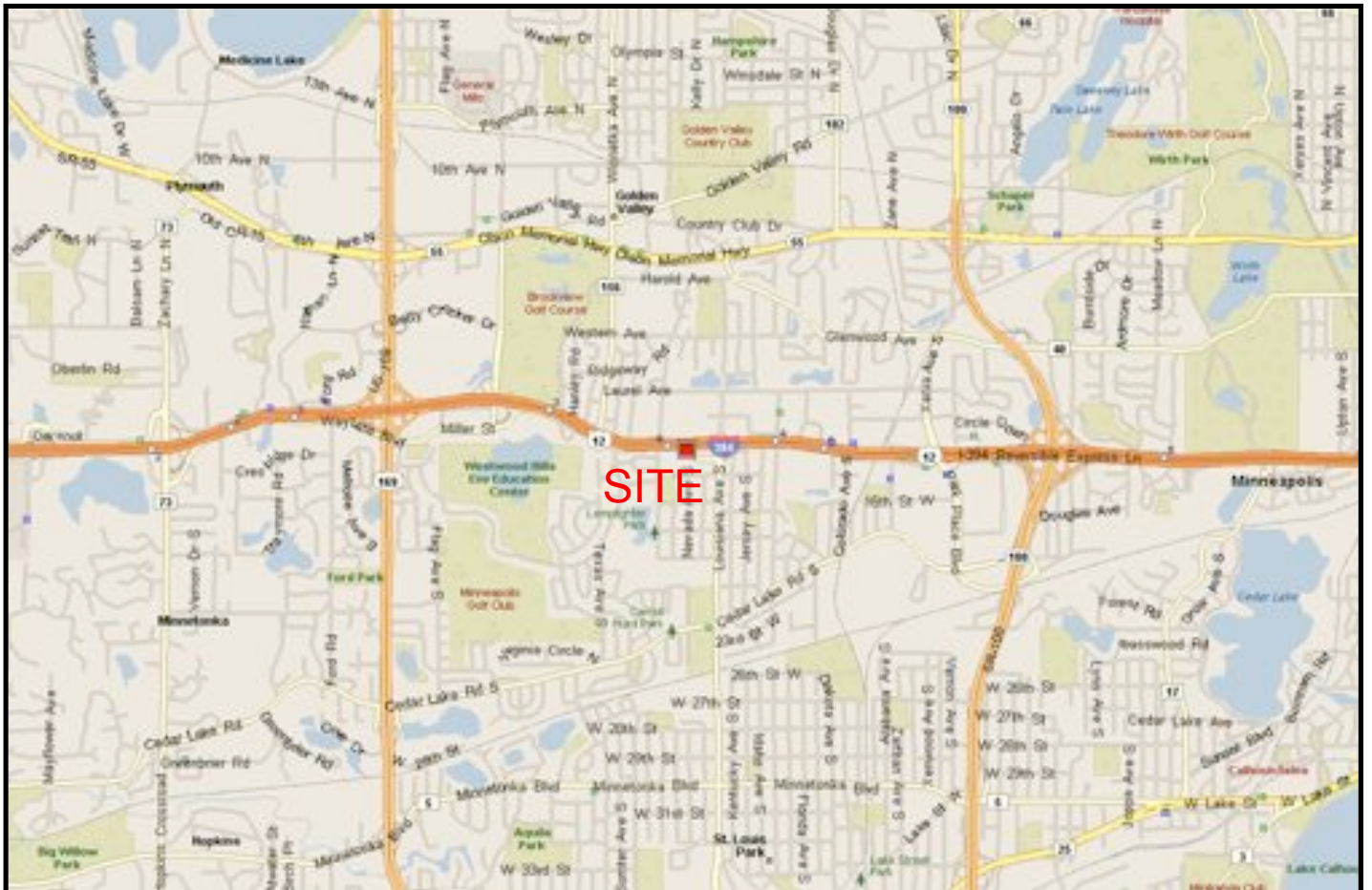
**ADDITIONAL COMMENTS:**

Visibility on I-394  
Easy access via Louisiana Avenue or Winnetka Avenue  
On-site owner  
Hard-to-find smaller spaces  
Flexible terms  
Competitive rental rates!

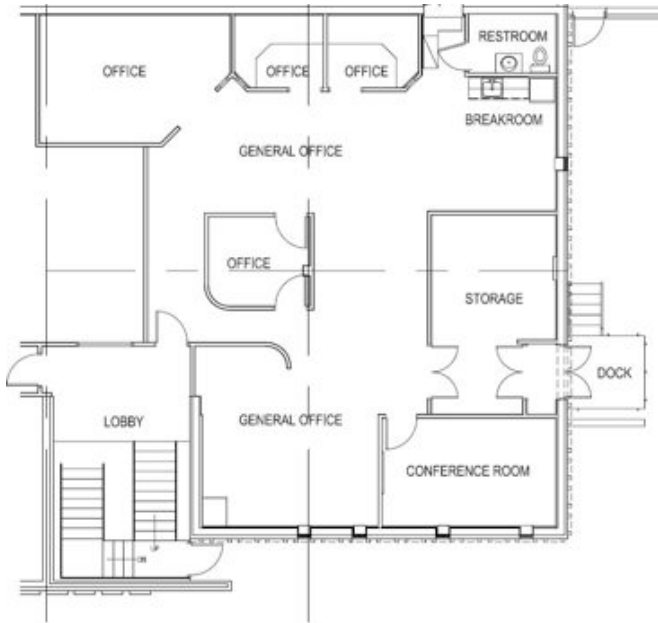
*Please call for more information:*

**Rich Yablonsky**  
**(763) 231-0282**

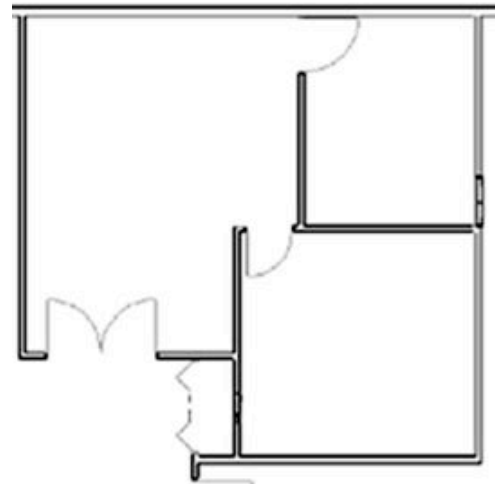
# Map



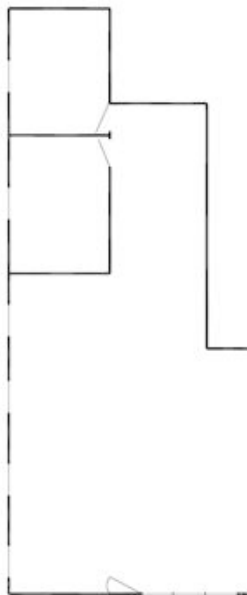
## Floor Plans



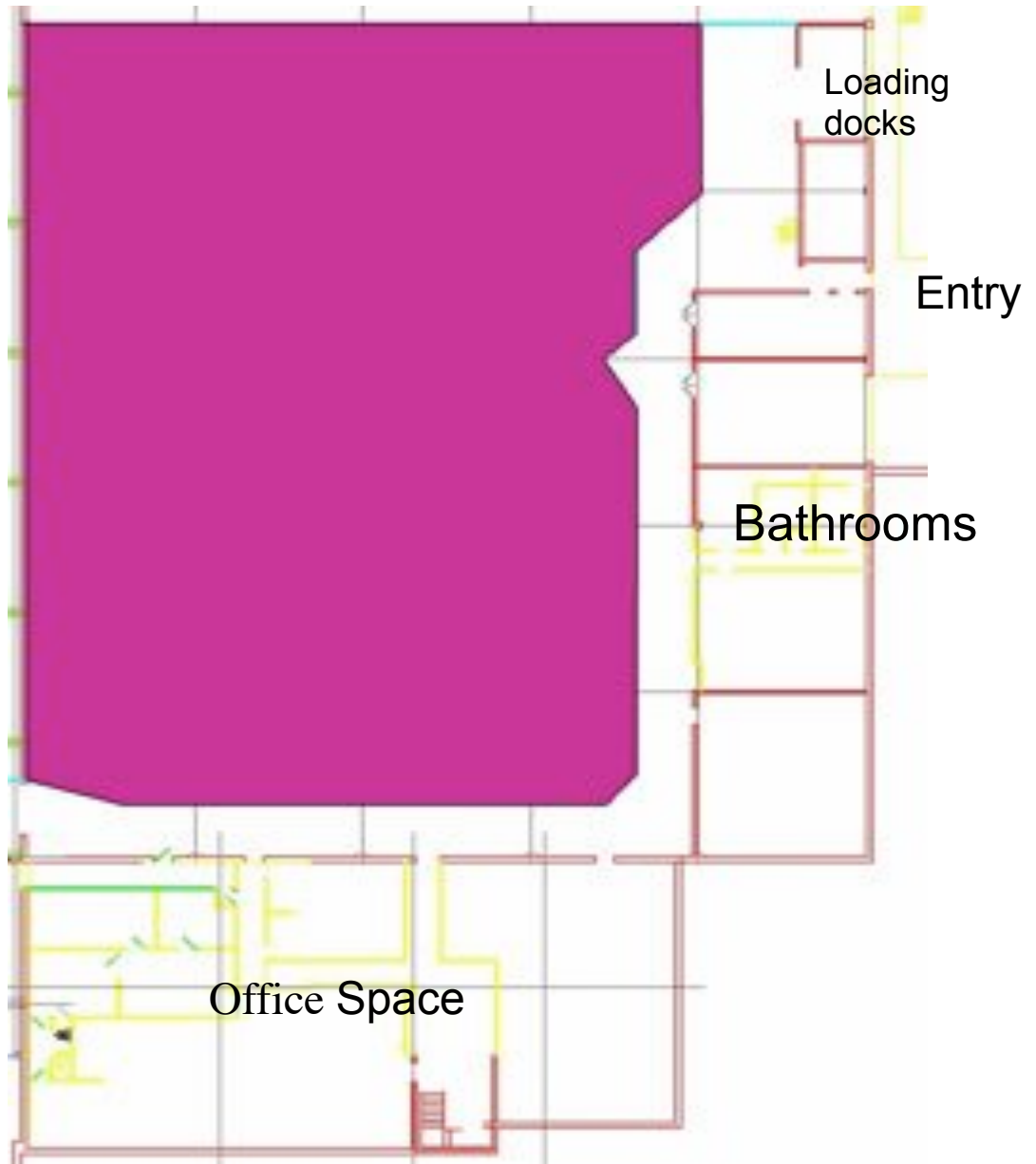
7600 WAYZATA BOULEVARD  
SUITE 200  
2,045 S.F.



601 SF



1,900 SF



**17,500 SF**