

ANCHOR BANK

14665 Galaxie W, Apple Valley, MN 55124



AVAILABLE SF:	838 - 3,779 SF
LEASE RATE:	\$12.00 SF/Yr Net
BUILDING SIZE:	50,129 SF
BUILDING CLASS:	A

PROPERTY OVERVIEW

Located in Apple Valley, MN at Galaxie Avenue W and 147th Street W. The property has great visibility and is centrally located in the heart of the city.

PROPERTY FEATURES

- Prominently Located
- Great location near County Courthouse, Apple Valley Medical Center, Restaurants and Retail
- Convenient access to Cedar Ave, County Rd 42 and I-35E
- Perfect location for professional or medical services
- Lease Rate: \$12.00 Net; 2018 Operating Expense: \$10.23 psf
- Lobby & Suite Signage, Monument signage on Galaxie Ave W available

KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

ANDY MANTHEI
Director Of Brokerage Services
651.262.1006
andy@kwcmidwest.com

JEFF HART
Director Of Commercial Services
612.747.7794
jeff.hart@kwcommercial.com

MATTHEW KLEIN, CCIM
Senior Director - Investment Services
612.382.3403
mklein@kwcommercial.com
MN #20186454

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OFFICE FOR LEASE

SALIENT INFORMATION

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BUILDING INFORMATION

ADDRESS:	14665 Galaxie Avenue W, Apple Valley, MN 55124
BUILDING SIZE:	50,129 Square Feet
FLOORS:	Three
ZONING:	Planned Development
YEAR BUILT:	1996
AVAILABLE SPACE:	838 - 3,779 SF
LEASE RATE:	\$12.00/SF per year (Net Base)
CAM RATE:	\$6.64/SF per year (2018)
TAX RATE:	\$3.59/SF per year (2018)

BUILDING FEATURES

CROSS STREETS:	Galaxie Ave W & 147th St W
NEARBY FREEWAYS:	I-35W & I-35E
PARKING LOT:	4 spaces per 1,000 SF surface lot (200 spaces)
ACCESSIBILITY:	Lot accessible from Galaxie Ave & 147th St W
TRAFFIC COUNT:	15,000+ vpd on Galaxie Ave & 8,800+ vpd on 147th St W
SIGNAGE:	Lobby and Suite Signage, Monument signage available
BUILDING AMENITIES:	Class A interior finishes
LOCATION AMENITIES:	One block north of County Rd 42, Two blocks east of Cedar Avenue Numerous amenities in downtown Apple Valley Restaurants, Retail,

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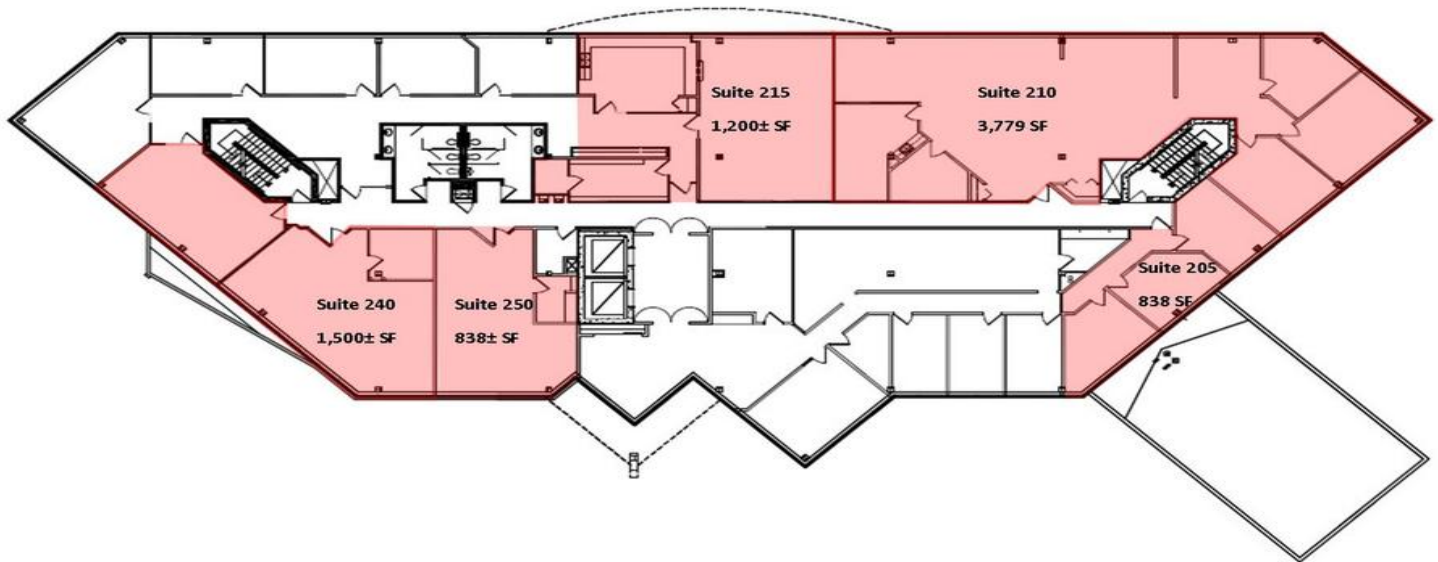
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 205	Office Building	\$12.00 SF/YR	Net	838 - 5,817 SF	VACANT
Suite 210	Office Building	\$12.00 SF/YR	Net	3,779 - 5,817 SF	VACANT
Suite 215	Office Building	\$12.00 SF/YR	Net	1,200 - 5,817 SF	VACANT
Suite 240	Office Building	\$12.00 SF/YR	Net	1,500 - 2,338 SF	VACANT
Suite 250	Office Building	\$12.00 SF/YR	Net	838 - 2,338 SF	VACANT

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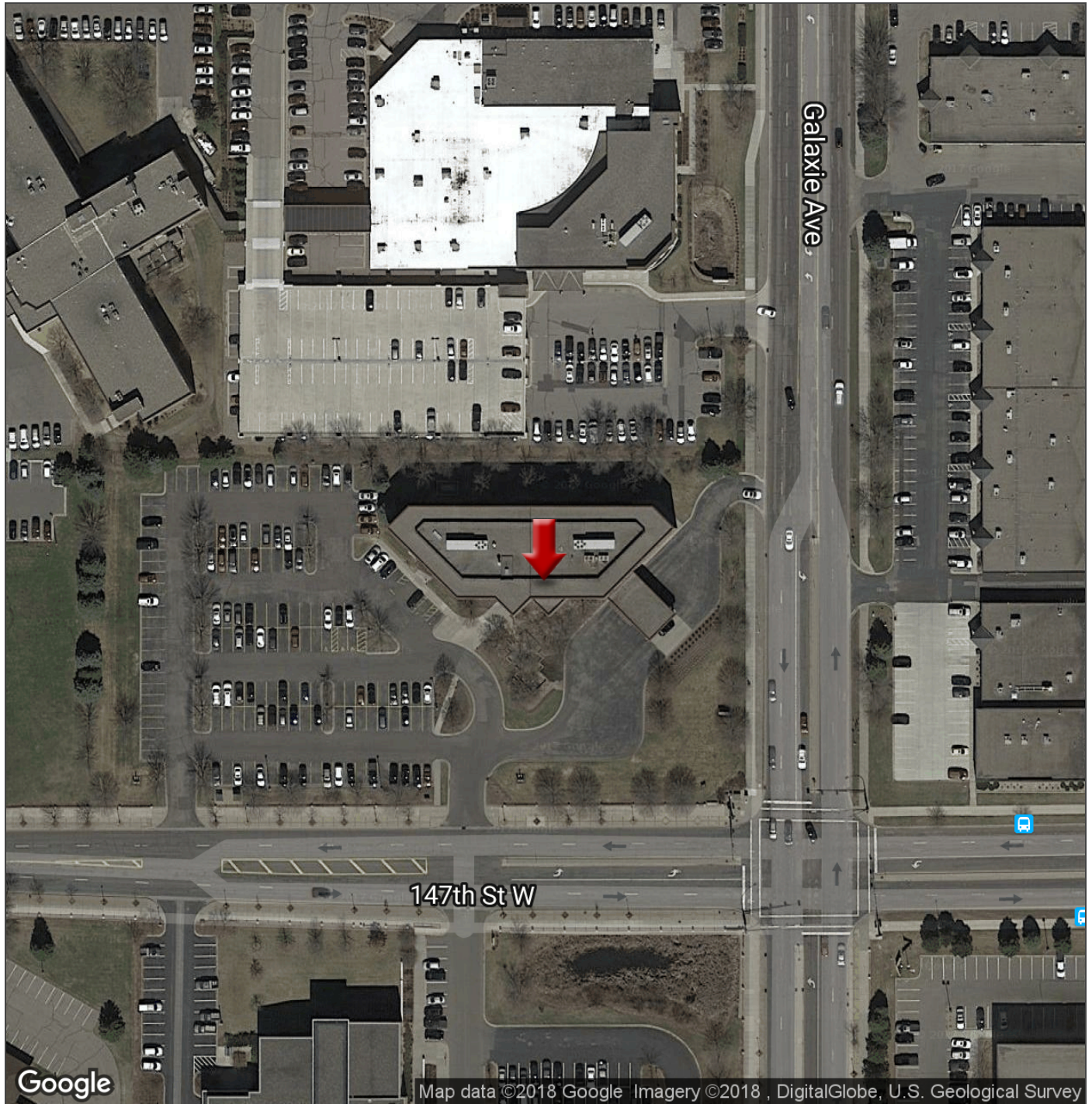
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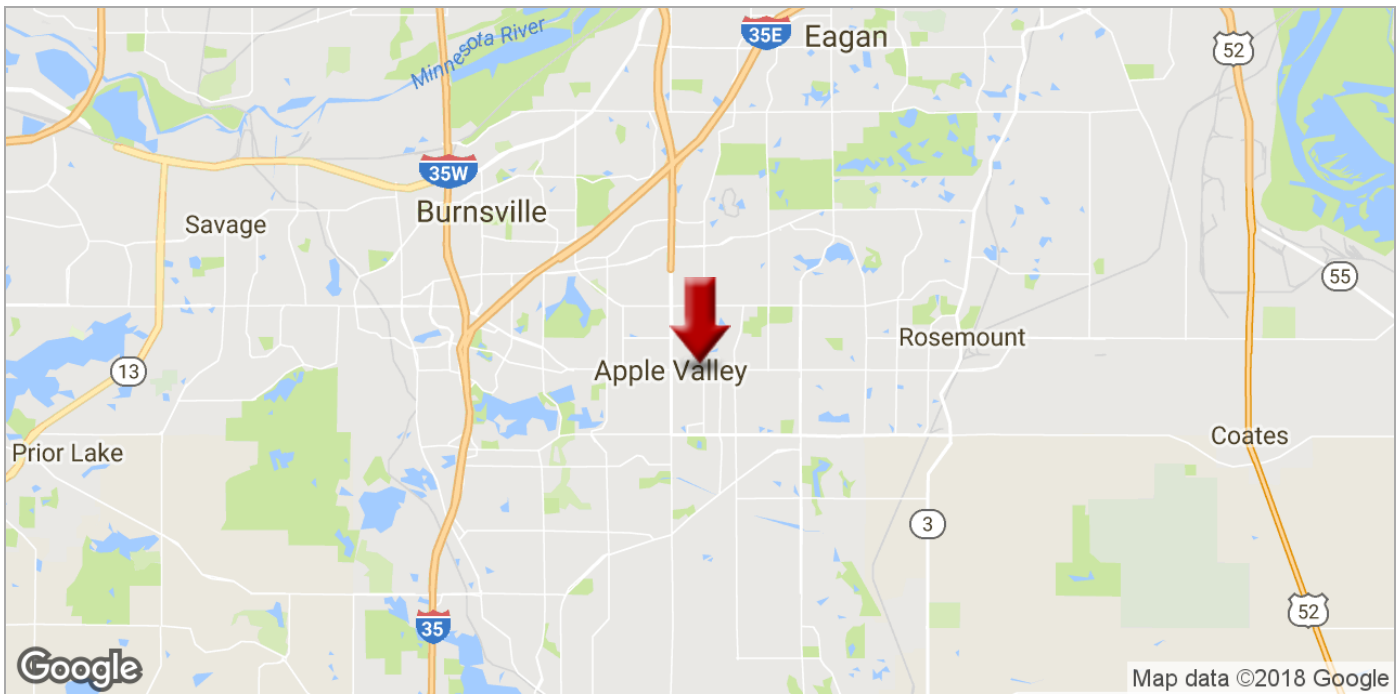
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