

Bassett Creek

INNOVATION CENTER

201 GENERAL MILLS BLVD

GOLDEN VALLEY | MN







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INNOVATION CENTER

THE OPPORTUNITY

Address	201 General Mills Blvd, Golden Valley
Building Size	90,000 SF
Available Space	15,000 SF - 42,000 SF
Lease Rate	\$19.00 Net
Date Available	January 1st 2020
CAM, Tax & Ins	\$12.45 (2020 Est)
Year Built	1998
Parking	5/1,000

- » Direct Access from Interstate 394, Hwy 169 & Hwy 55.
- » On-Site fitness center
- » Campus Setting featuring natural wetlands provide aesthetically pleasing work background.
- » Abundant front door parking with a 5/1,000 ratio.

LOCATION



NEARBY

FOOD WITHIN ONE MILE:



- » New Bohemia
- » Culvers
- » Red Lobster
- » Lat 14
- » Chipotle
- » Noodles & Company
- » Leeann Chin
- » Doolittles Woodfire Grill

BROOKVIEW



- » Brookview is a 18 hole public golf course.
- » Other available activities include: Lawn Bowling, fat tire biking and disc golf.
- » Three One Six Bar is within the clubhouse.

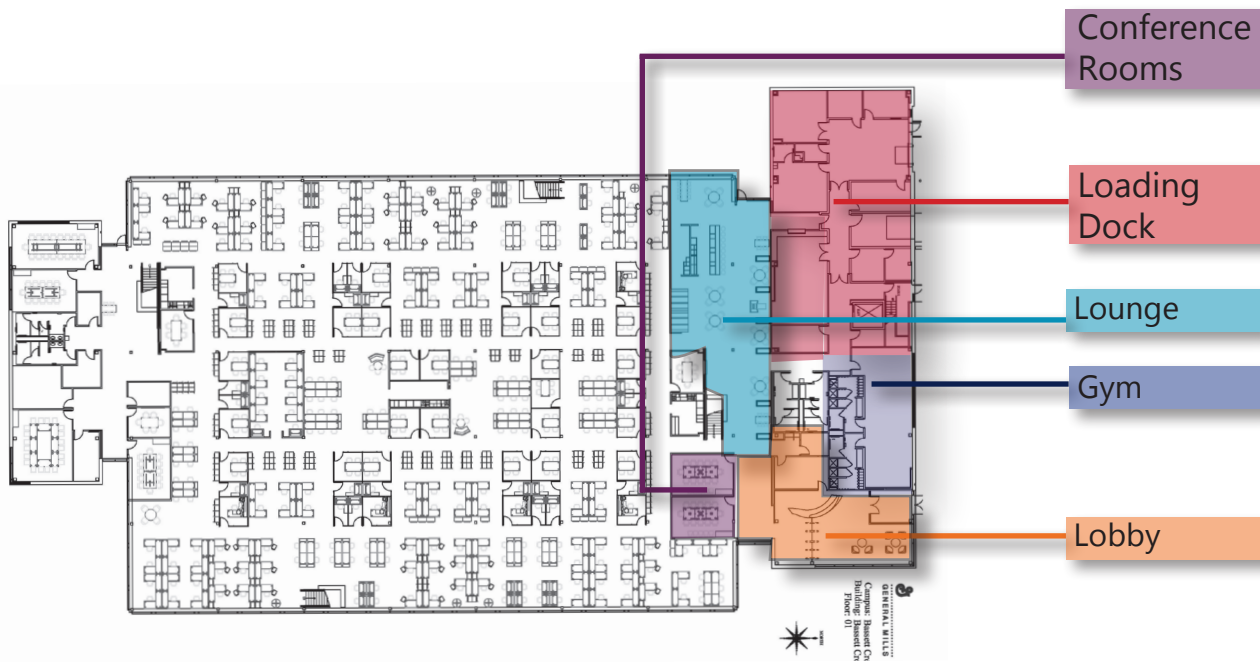
GENERAL MILLS



General Mills Headquarter Campus is next door with 5,500 employees.



AMENITIES





CENTRALLY LOCATED

- » Its central location is easily accessible by employees with ease of access using direct exits from Interstate 394, Highway 169 and Highway 55. This is a highly desirable location within the Western Suburbs.

ACTIVE

- » The campus features a gym with full locker rooms as well as a paved walking path that surrounds the property. The Neighboring Brookview Golf Course and park also provides an array of activities.

COMPANY CULTURE

- » Building amenities including a full gourmet cafe, fitness center, training facility and employee lounge provide for an employee centered company culture.

EFFICIENT

- » An open floor plan with various sized meeting rooms and offices leads to a customizable and efficient layout for teams and individuals.

CAMPUS

SITE AERIAL





Exterior Rendering 1

Exterior Rendering 2

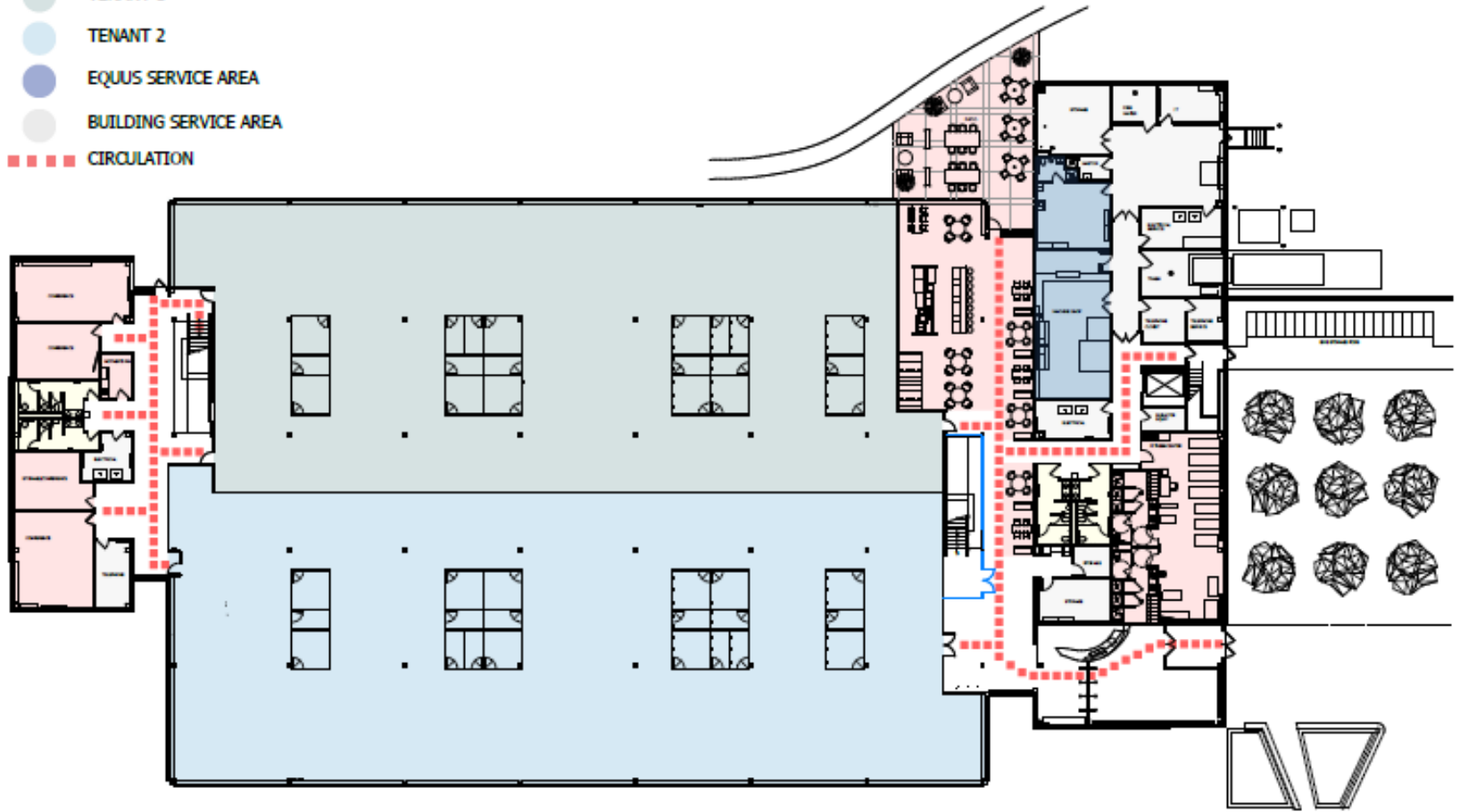




Exterior Rendering 3

1st Floor Conceptual 2 Tenant Layout

- RESTROOMS
- BUILDING AMENITY SPACES
- TENANT 1
- TENANT 2
- EQUUS SERVICE AREA
- BUILDING SERVICE AREA
- CIRCULATION





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