

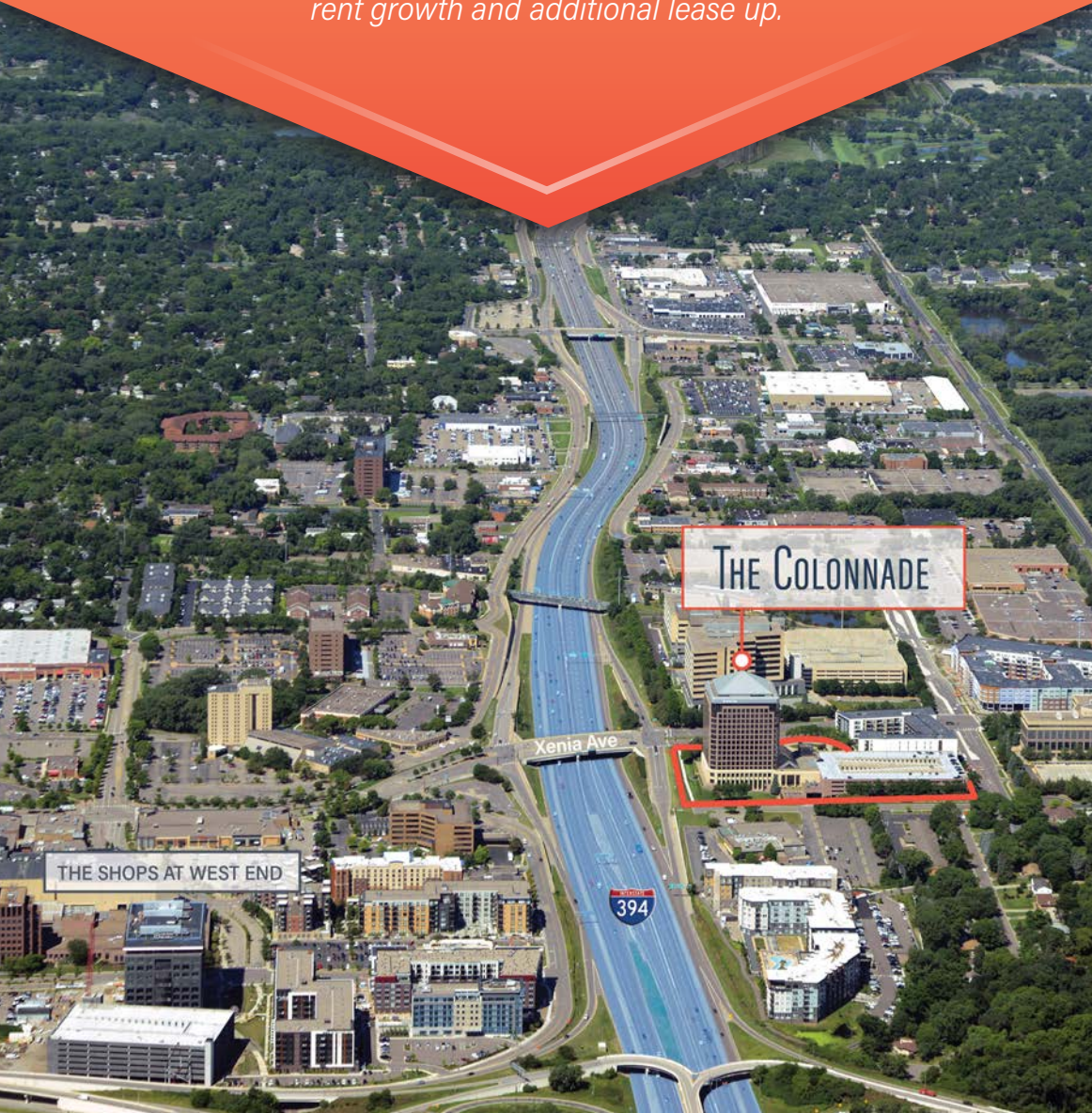
EXCLUSIVE  
OFFERING PREVIEW

# THE COLONNADE

5500 WAYZATA BOULEVARD  
GOLDEN VALLEY, MN

A premier 16-story, Class A, 358,808 square foot trophy office tower located near the dynamic West End micro market

*CBRE is pleased to present investors with the distinct opportunity to purchase The Colonnade, a premier 16-story Class A 358,808 square foot office tower. Located in the top performing I-394 submarket and the dynamic West End micro market, this well-known trophy asset offers investors a strong in-place cash flow with upside through rent growth and additional lease up.*



## INVESTMENT HIGHLIGHTS



Premier class A trophy office tower



Superior location and accessibility with landmark visibility



Top performing asset in a leading Minneapolis submarket



Dynamic location offering urban conveniences within a millennial driven marketplace



Upside with proven rent growth, historical occupancy and below replacement cost value



Institutionally owned, featuring timeless finishes and amenities



Top secondary market with proven sale liquidity



Minneapolis outperforms National unemployment through COVID-19








Top performing Minneapolis/St. Paul economy, home to 15 Fortune 500 Companies

## PROPERTY SUMMARY

Address	5500 Wayzata Boulevard   Golden Valley, MN
Property Type	16-floor class A suburban office building
Total Square Feet	358,808
Site Size	5.16 Acres
Occupancy	89%
W.A.L.T.	4.9 years
Year Built	1988
Developer	Trammell Crow

## MAJOR TENANT SUMMARY

TENANT	CREDIT/REVENUE	PSF
 <b>PENTAIR</b>	Moody's: Baa3	94,021
 <b>Bell</b> State Bank & Trust	\$6B in Assets	63,149
 <b>Inspire</b> Sleep Apnea Innovator	2019 Revenue: \$82.1M	45,914
 <b>BUFFALO WILD WINGS</b>	Parent (Inspire Brands): S&P B	24,070
 <b>comcast.</b>	Guarantor: S&P: A-	23,633



MINNEAPOLIS CBD

UPTOWN



## AWARDS & ACCOLADES



THE COLONNADE

THE SHOPS AT WEST END

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The CBRE logo is displayed in white, bold, uppercase letters on a dark blue background.