

**Westwood Lake Office Park**



**Address:**  
 8401 - 8441 Wayzata Blvd

**Leasing Office**

**Phone:**  
 (612) 269-3107

**Email:**  
 leasing@tedglasrud.com

Westwood Lake Office Park located in Golden Valley, Minnesota was purchased by Ted Glasrud Associates MN, LLC in December 2002. This complex is located on seven acres on the Southeast corner of Interstate Highway I-394 and General Mills Boulevard and is adjacent to Westwood Lake Nature Preserve. This office park consists of three, three story buildings, containing 128,000 square feet along with a covered parking ramp, temperature controlled storage units, and on site property management. This complex was completely remodeled inside and out and has been highly praised by the community. These buildings have three common conference rooms that are available for use by all tenants along with an up to date exercise facility with womens and mens locker rooms with showers and cable television. Located in the central courtyard is a gazebo with table and chairs, natural gas grille for cooking multiple picnic tables and many park benches. The complex also has direct access to the miles of walking/hiking/running trails located in the Westwood Lake Nature preserve which is adjacent on the south side of the compex. This project is owned, leased and managed by Ted Glasrud Associates MN, LLC.

Suite	Sq. Ft.	Rate
8421 S180	805	\$19 p.s.f.
8421 S300	3091	\$19 p.s.f.
8441 S116	684	\$21 p.s.f.
8441 S240	1741	\$21 p.s.f.
8441 S125	1788	\$21 p.s.f.
8441 S360	2260	\$21 p.s.f.