

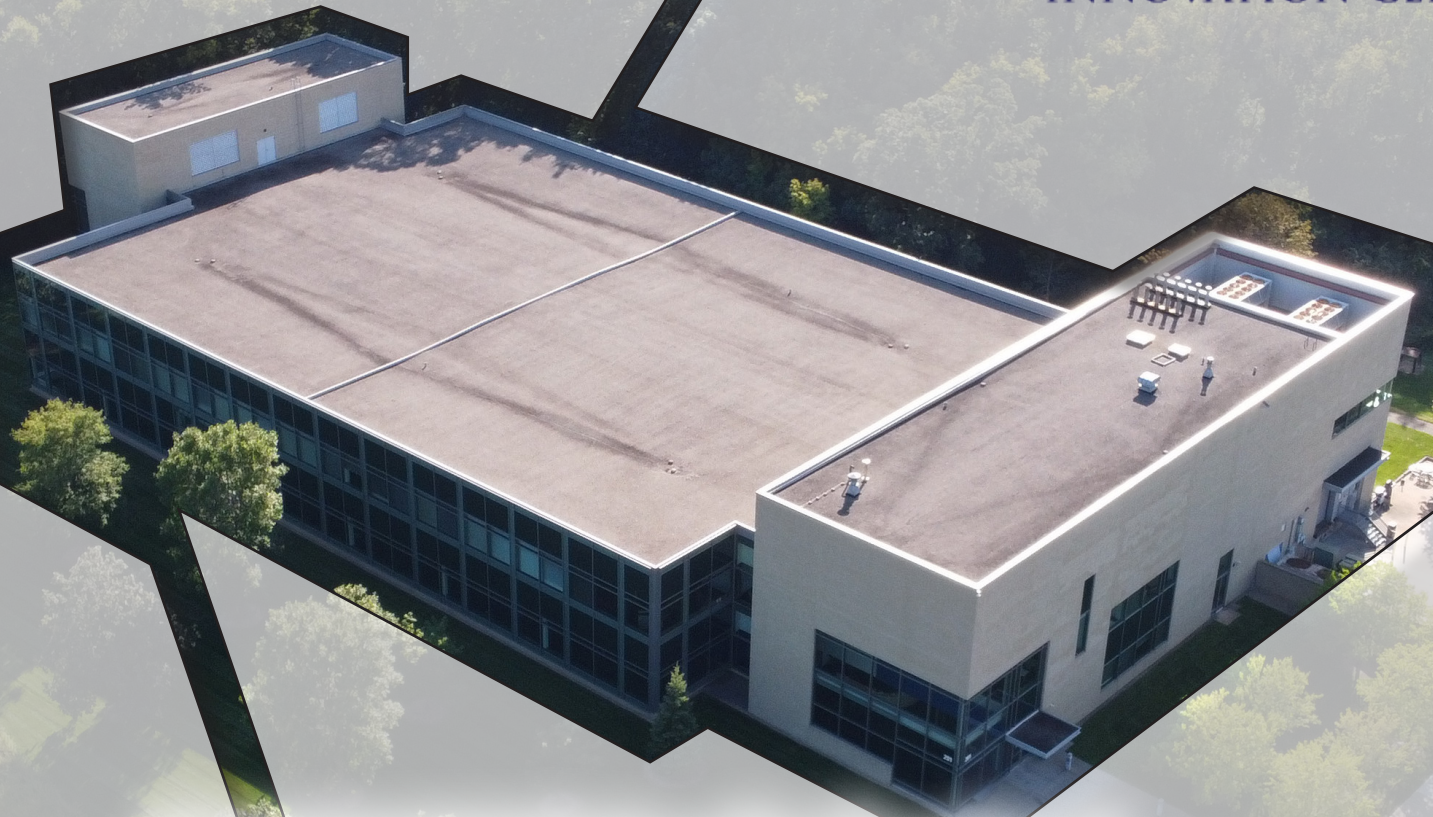


Building - Drone Video/Virtual Tour



Land - Drone Video/Virtual Tour

**Bassett Creek**  
INNOVATION CENTER



**\$1,000,000 Price Reduction!**

**90,000 SF Corporate Headquarters  
on 20 Acres | I-394 & Hwy 169**

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# THE OPPORTUNITY

Address	201 General Mills Blvd,
City, State	Golden Valley, MN
Building Size	90,000 SF
Available Space	45,000 - 90,000 SF
CAM, Tax & Ins.	\$13.49 (2022 Est)
Year Built	1998
Parking	620 + Surface Stalls (7/1,000)
Lease Rate	Negotiable on TIA, Term, & Credit
Sale Price	<del>\$17,950,000</del> <b>\$16,950,000</b>
<b>On-Site FF&amp;E Available For Tenant's Use</b>	



# EXISTING AS-BUILT

## 1st Floor

Conference Rooms

Storage



Loading Dock

Lounge

Gym

Lobby



## 2nd Floor

Conference Rooms

Storage



Cafeteria

2nd Floor Lobby

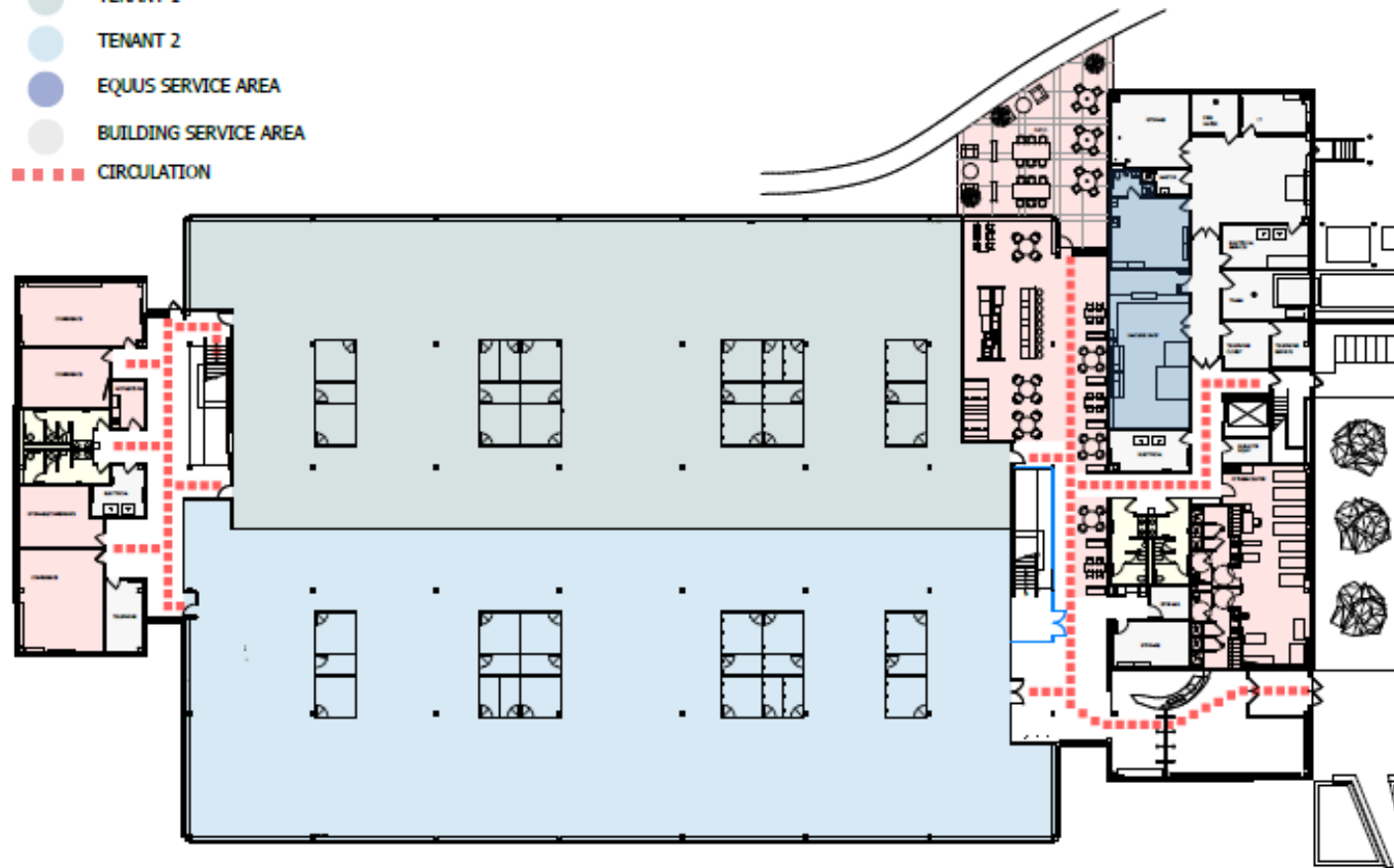
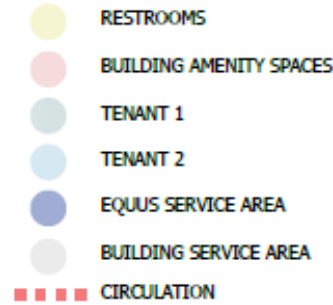
Training Room



20 - OFFICES  
18 - RECEPTION  
17 - FUTURE WORKSTATIONS

# 1st FLOOR CONCEPTUAL DEMISING

- » 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.
- » 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.
- » Building amenities including a grab and go cafe, fitness center, training facility for large corporate events and gatherings.
- » An open floor plan with various sized meeting rooms and offices leads to a customizable and efficient layout for teams and individuals.





# AERIAL VIEW EAST FACING

## Minneapolis CBD



Colonnade Tower

Shops at the West End

MENARDS



100,000 VPD

122,000 VPD

Golden Valley Country Club



33,500 VPD

### Brookview Golf Course



KARE

6,700 VPD

General Mills Blvd



## SITE

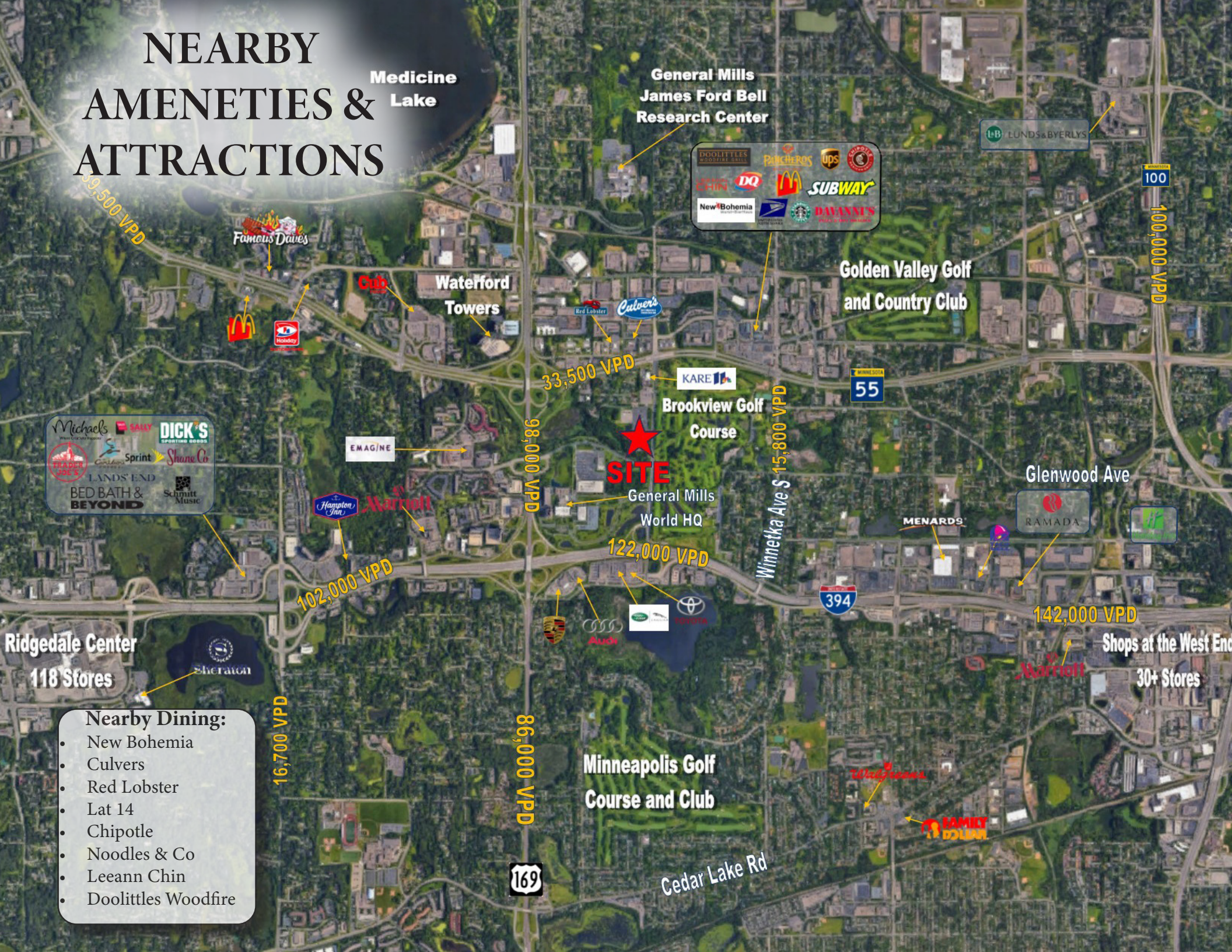
Betty Crocker Dr

General Mills World HQ

#### Location Highlights:

- Direct access from Interstate 394, Hwy 169, and Hwy 55
- Campus setting featuring natural wetlands provide aesthetic work environment
- Views of Brookview Golf Course

# NEARBY AMENITIES & ATTRACTIONS



Medicine Lake

General Mills James Ford Bell Research Center

LUNDS & BYERLYS

100,000 VPD

Golden Valley Golf and Country Club

Famous Dave's

Waterford Towers

33,500 VPD

Brookview Golf Course

**SITE**

General Mills World HQ

122,000 VPD

Winnetka Ave \$ 15,800 VPD

Glenwood Ave

MENARDS

RAMADA

142,000 VPD

Shops at the West End 30+ Stores

EMAGINE

Hampton Inn Marriott

102,000 VPD

98,000 VPD

86,000 VPD

Minneapolis Golf Course and Club

Cedar Lake Rd

394

55

169

Ridgedale Center 118 Stores

Sheraton

## Nearby Dining:

- New Bohemia
- Culvers
- Red Lobster
- Lat 14
- Chipotle
- Noodles & Co
- Leeann Chin
- Doolittles Woodfire

# 1ST FLOOR INTERIOR HIGHLIGHTS



Large open floor plan allow for social distancing

# 2ND FLOOR INTERIOR HIGHLIGHTS



Brand New 2nd Floor Lobby



Newly Renovated Cafe Area





# EXTERIOR HIGHLIGHTS



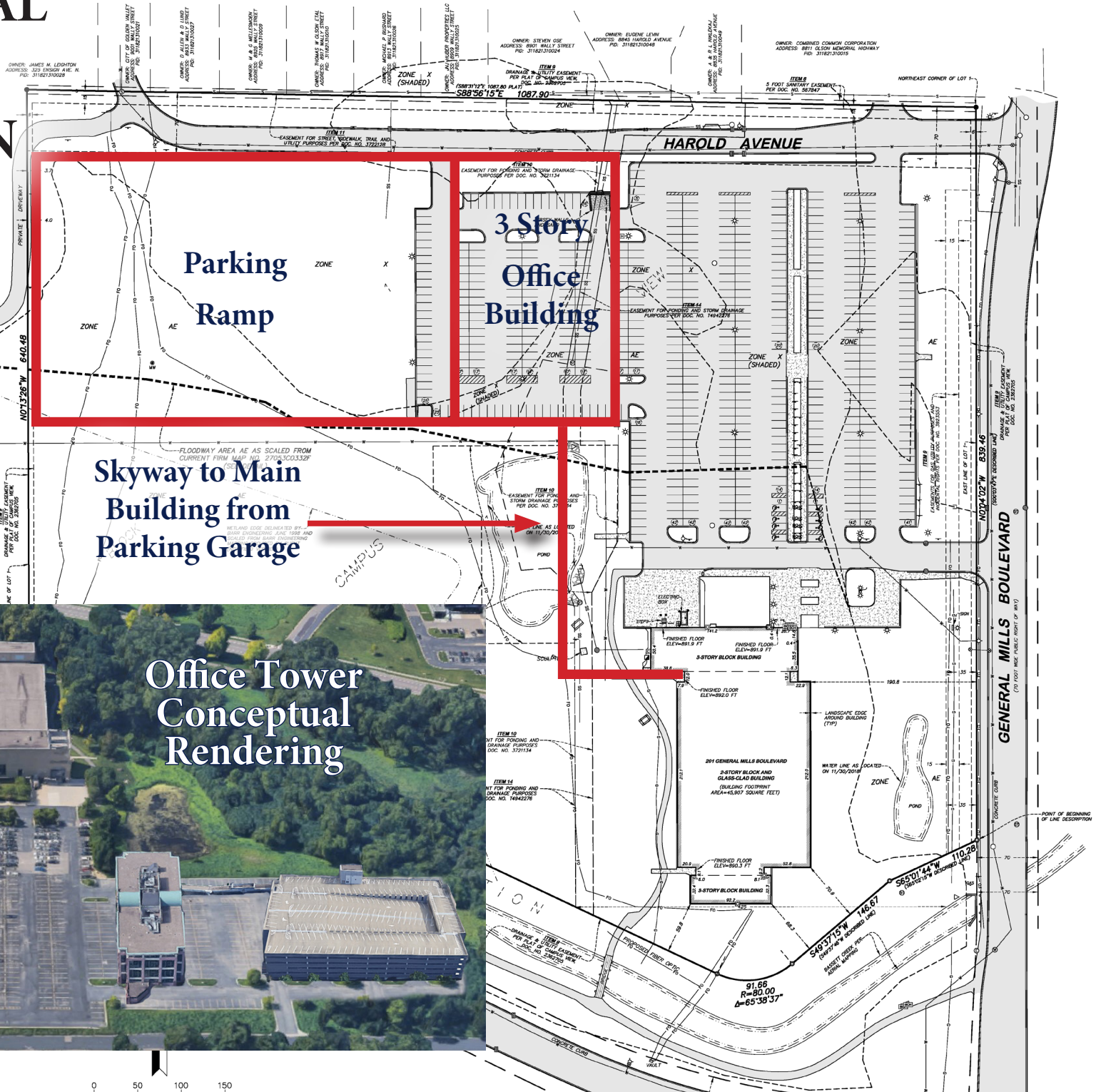
# EXPANSION LAND

3 Story | ~120,000 SF  
SF expansion Potential

Excess Land for  
Office Expansion



# CONCEPTUAL OFFICE EXPANSION



- GROUND LIGHT
- FLAGPOLE
- PARKING COUNT
- GUARDRAIL
- SANITARY SEWER



# Bassett Creek

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