



Bassett Creek

INNOVATION CENTER

LAND

201 GENERAL MILLS BLVD
GOLDEN VALLEY 1 MN

General Mills
World Headquarters

Betty Crocker Dr

4,550 VPD
Parcel Line

Bassett Creek
INNOVATION CENTER

SITE
4-5 Acres

General Mills Blvd

Harold Ave

6,700 VPD

Brookview
Golf Course



Josh Huempfer
612-465-8522
josh@upland.com

Samuel Gerlach
612-465-8529
sam@upland.com



Estimated Lot Boundaries
4 - 5 Acres

OPPORTUNITY



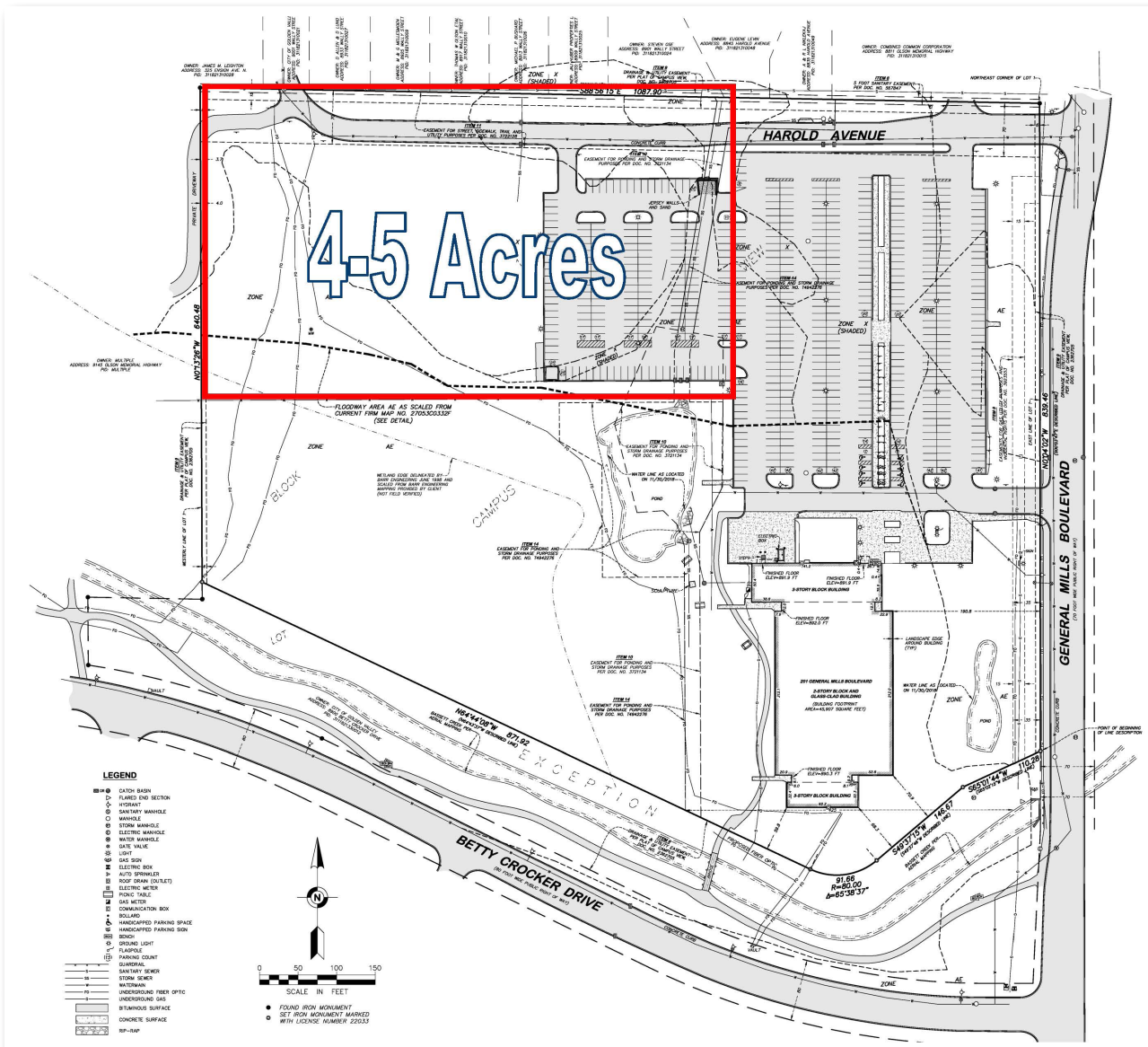
** Conceptual Site Layout for Office*

FOR SALE, FOR LEASE
OR BUILT TO SUIT

Address	201 General Mills Blvd, Golden Valley, MN
Lot Size	4.0 - 5.0 Acres
Sale Price	\$23.00 PSF
BTS Lease Rate	Negotiable

- » Direct Access from Interstate 394, Hwy 169 & Hwy 55.
- » Campus setting featuring natural wetlands provide aesthetically pleasing work background.
- » Local amenities include Brookview golf course, walking trails, and nearby eateries.

SURVEY



LOCATION



CBD
Minneapolis

West End

noodles
Culver's
Red Lobster
New Bohemia
SUBWAY
JJ
MORT'S
CHIPOTLE
STARBUCKS
SMASHBURGER
LEEANN CHIN
DONUTERIA

GOOD DAY CAFE
JJ's Clubhouse sports bar & grill

CRAVE
Rojo
Yard House
loop
Bluebonnet
The Local

THREE ONE SIX
BROOKVIEW GOLF COURSE

Car Dealerships
PORSCHE
Audi
LAND ROVER
RANGE ROVER
TOYOTA



BL

NEARBY

FOOD WITHIN ONE MILE:



- » New Bohemia
- » Culvers
- » Red Lobster
- » Lat 14
- » Chipotle
- » Noodles & Company
- » Leann 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.



Principal Uses

The following principal uses shall be permitted in the Office Zoning District:

1. Offices;
2. Clinics—medical, dental; or optical,
3. Financial institutions; and,
4. Essential services, Class I

Accessory Uses

The following accessory uses shall be permitted in the Office Zoning District:

1. Essential services, Class I

Conditional Uses

Conditional Uses. The following conditional uses may be allowed after review by the Planning Commissions and approval by the City Council in accordance with the standards and procedures set forth in this chapter:

1. Adult day care centers
2. Child care centers
3. Daytime activity centers or other facilities providing school and/or training for disabled people
4. Drive-through facilities for Financial institutions
5. Heliports accessory to an office
6. Limited retail services accessory to an office and within an office building
7. Recreational facilities accessory to an office; and
8. Laboratories—medical, dental, or research and development