

Available

For Lease

2,500 - 8,279 Square Foot
Office Space

830 Boone Avenue
Golden Valley, MN



Property Highlights:

- Great location near Hwy 169 & Hwy 55
- Remodeled in 2001
- Free standing building with one additional tenant; separate entrances
- Attractive brick building
- Monument signage available
- Excellent corporate identity
- Ample parking (38 spaces)
- Lease Rate: \$8.25 PSF, gross
- Taxes (\$1.66 PSF) & CAM (\$2.40 PSF) = \$4.06

Exclusively Marketed by:

Bruce C. Bermel, SIOR
Bruce Bahneman
Peter Tanis

Phone: 952-525-1000

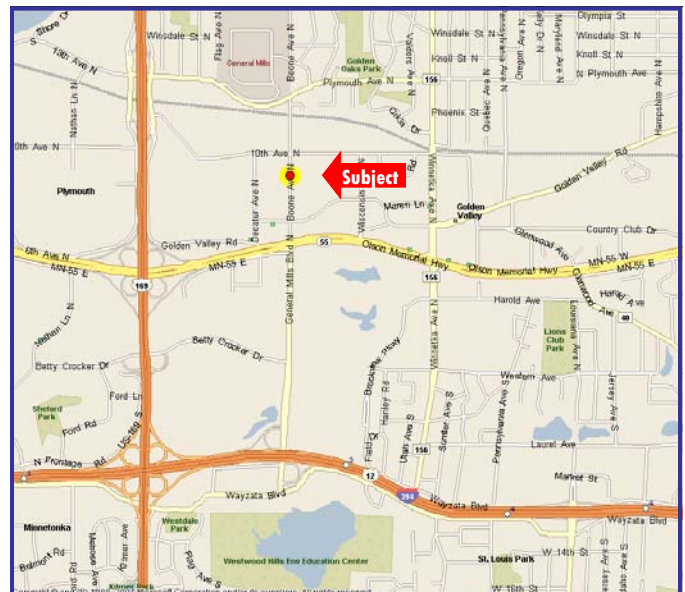
Fax: 952-525-1335

Email: bbermel@cchaseco.com

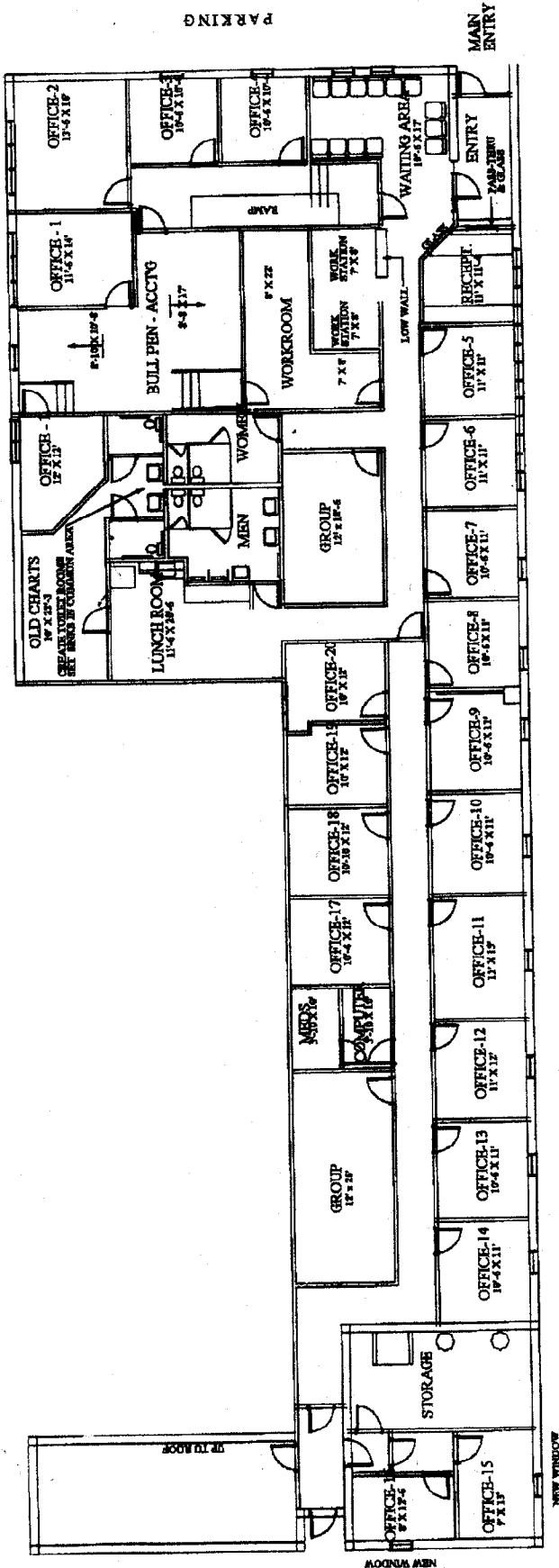
bruceb@cchaseco.com

ptanis@cchaseco.com

The C. Chase Company
5353 Gamble Drive, Suite 310
Minneapolis, MN 55416-1509



The C. Chase Company
CORFAC INTERNATIONAL



Pyramid Counseling Center
 Site: 430 Boone Avenue - Golden Valley

Schematic Floor Plan
 1/8" = 1'-0"

- Owner: Inerbury Properties 651-631-0200 5-25-01
 Architects: Howman Architects
- revised 5-25-01 room
 - revised 6-05-01 add door and exit to workroom
 - revised 6-13-01 retitle 2 new toilet rooms into unisex
 - revised 6-20-01 toilet rooms - move seats into comp. rm
 - revised 6-22-01 move door and exit to workroom
 - revised 6-22-01 move office walls to meet toilet room
 - revised 6-22-01 show existing office back at the south by placing a wall to divide men and women



HOWMAN ARCHITECTS
AN AFFILIATE OF
COURTNEY PARTNERS

833 THIRD STREET SW
NEW BRUNSWICK, NJ 08901
(908) 401-4000
E-MAIL: info@howmanarch.com

PLEASE VERIFY ANY AND ALL SPECIFICATIONS
ARE MET AND THAT THE CONTRACTOR HAS
OBTAINED ALL NECESSARY PERMITS AND
INSURANCE.

NAME: _____
REGISTERED: _____ DATE: _____
BY: _____ OWNER: _____

**PYRAMID
COUNSELING**

833 ROOSE AVENUE
GOLDEN VALLEY, NY

PROJECT LOCATION:

833 ROOSE AVENUE
GOLDEN VALLEY, NY

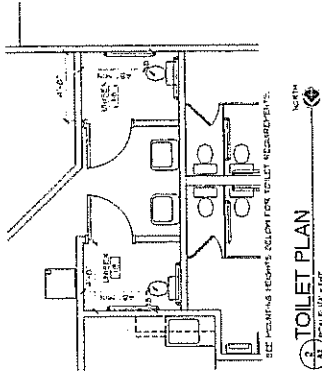
GENERAL CONTRACTOR:

**CONSTRUCTION
BID SET
3-14-02**

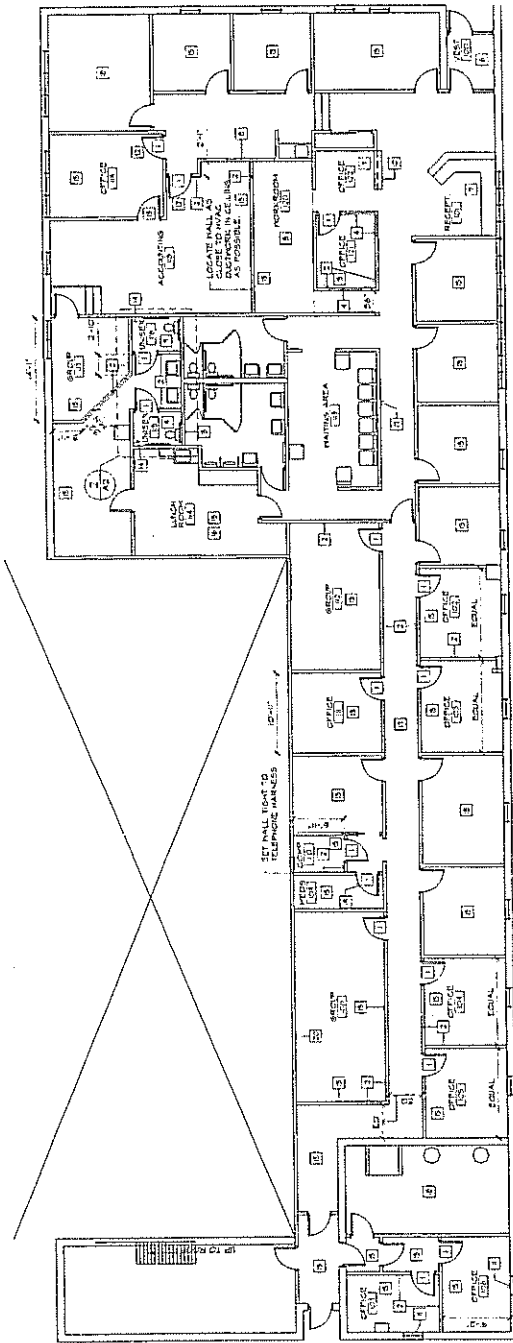
NUMBER OF SHEETS: _____ DATE: _____
NO. OF SET: _____

BY: _____
DATE: _____
DRAWN BY: _____
CHECKED BY: _____

A2



TOILET PLAN
SCALE: 1/8" = 1'-0"



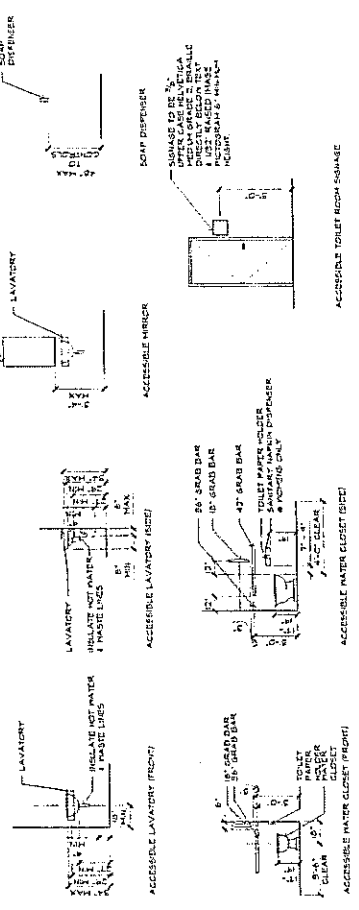
REMODELING PLAN
SCALE: 1/8" = 1'-0"

REMODELING, SECT. NOTES

- 1 PROVIDE NEW DOOR FRAME & HARDWARE MATCH EXISTING DOORS, USE LEVER HANDLES.
- 2 PROVIDE NEW 30" x 24" O.G. STEEL STUD WALL, 1/2" O.G. PROVIDE 2X6 STUDS AT 16" O.C. AND OTHER NECESSARY MATERIALS AND CONCRETE TO MATCH EXISTING.
- 3 PROVIDE NEW 6" PLUMBED WALL.
- 4 PROVIDE NEW FINISHES TO MATCH EXISTING.
- 5 PROVIDE NEW FINISHES TO MATCH EXISTING.
- 6 TO RAISE FLOOR (HATCHED AREA) TO MATCH FLOOR HEIGHT OF OFFICE 01.
- 7 PROVIDE DOOR SILL IN VERTICAL O.C. TO COORDINATE MECHANICAL DESIGN BLDG CONTRACTOR.
- 8 PROVIDE DOOR SILL TO OPEN VERTICAL DOOR O.C. TO COORDINATE MECHANICAL DESIGN BLDG CONTRACTOR.
- 9 WALL OPENING TO MATCH EXISTING.
- 10 PROVIDE NEW FINISHES TO MATCH EXISTING.
- 11 PROVIDE NEW FINISHES TO MATCH EXISTING.
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- 24 PROVIDE NEW FINISHES TO MATCH EXISTING.

GENERAL NOTES

- 1 ALL MATERIALS AND METHODS TO BE DETERMINED BY THE CONTRACTOR.
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MOUNTING HEIGHTS
SCALE: 1/8" = 1'-0"

Parcel Data for Taxes Payable 2010

Property ID:	31-118-21-13-0002	
Address:	830 BOONE AVE N	
Municipality:	GOLDEN VALLEY	
School Dist:	270	Construction year: 1972
Watershed:	7	Approx. Parcel Size: 375.15 X 408.81
Sewer Dist:	01	
Owner Name:	INTERKEY PROPERTIES LLC	
Taxpayer Name	INTERKEY PROPERTIES LLC	
& Address:	SUITE 1000 5101 OLSON MEMORIAL HWY GOLDEN VALLEY MN 55422	

Most Current Sales Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

NO SALE INFORMATION ON FILE FOR THIS PROPERTY.

Tax Parcel Description

Addition Name:	BUSCHS GOLDEN VALLEY ACRES
Lot:	009
Block:	
Metes & Bounds:	N 375 15/100 FT OF LOT 9 LYING W OF E 186 69/100 FT THOF

Abstract or Torrens:	ABSTRACT
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Value and Tax Summary for Taxes Payable 2010 Values Established by Assessor as of January 2, 2009

Estimated Market Value:	\$1,950,000
Taxable Market Value:	\$1,950,000
Total Improvement Amount:	
Total Net Tax:	\$67,064.24
Total Special Assessments:	
Solid Waste Fee:	
Total Tax:	\$67,064.24

Property Information Detail for Taxes Payable 2010 Values Established by Assessor as of January 2, 2009

Values:

Land Market	\$687,000
Building Market	\$1,263,000
Machinery Market	
Total Market:	\$1,950,000

Qualifying Improvements
Veterans Exclusion

Classifications:

Property Type	INDUSTRIAL PREFERRED
Homestead Status	NON-HOMESTEAD
Relative Homestead	
Agricultural	
Exempt Status	