



DOWNTOWN HOPKINS OFFICE/RETAIL FOR LEASE

1011 1st S st, Hopkins, MN 55343

Andrei Bortnov

Principal Manager, CCIM

M: (612)-702-6867

E: andrei@greatlandres.com

W: greatlandres.com

5821 Cedar Lake Rd S, Suite 350, St. Louis Park, MN 55416

Hannah Larrabee

Senior Associate

M: (218) 248-0725

E: hannah@arrgm.com

W: arrgm.com

7401 Bush Lake Rd Edina, MN 55439



PROPERTY FEATURES

- ✓ Easy access to major roadways (Hwy 169, 494, 7)
- ✓ Renovated as recently as 2023
- ✓ Fully Sprinklered (wet system)
- ✓ Availability: Q4, 2026
- ✓ Fully heated and air conditioned
- ✓ Surface parking and paid ramp parking
- ✓ Ideal for small to mid-sized businesses
- ✓ Anchored by Wells Fargo Bank



AVAILABLE SIZES
332 SF - 54,883 SF

LEASE RATE AND TYPE
\$10-25/SF per year Gross

TOTAL BUILDING SIZE
58,714 SF

AVAILABILITY
October 1st 2026

YEAR BUILT
1955

YEAR RENOVATED
2023

COMMON AREAS
**Two elevators, conference rooms,
covered paid parking**

ZONING
RX-TOD (Office Mix)

PERMITTED USES
**Professional and clinical office, wellness
and service providers, financial
institutions, retail and shops, assembly**



Andrei Bortnov

Principal Manager, CCIM

M: (612)-702-6867

E: andrei@greatlandres.com

W: greatlandres.com

5821 Cedar Lake Rd S, Suite 350, St. Louis Park, MN 55416



Hannah Larrabee

Senior Associate

M: (218) 248-0725

E: hannah@arrgm.com

W: arrgm.com

7401 Bush Lake Rd Edina, MN 55439



FLOOR PLAN



LOWER LEVEL: UP TO 10,830 SF (DEMISABLE)

Andrei Bortnov

Principal Manager, CCIM

M: (612)-702-6867

E: andrei@greatlandres.com

W: greatlandres.com

5821 Cedar Lake Rd S, Suite 350, St. Louis Park, MN 55416



Hannah Larrabee

Senior Associate

M: (218) 248-0725

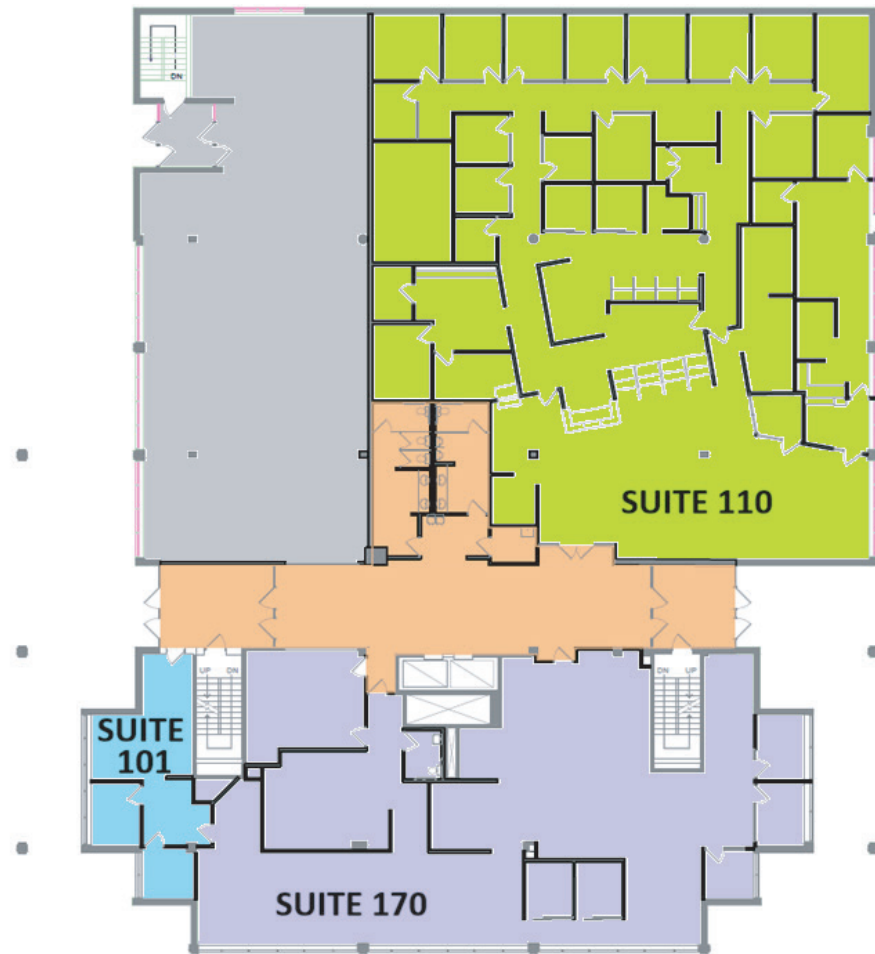
E: hannah@arrgm.com

W: arrgm.com

7401 Bush Lake Rd Edina, MN 55439



FLOOR PLAN



FIRST LEVEL: SUITE 101 (612 SF) SUITE 110 (9,914 SF) SUITE 170 (4,974 SF)

Andrei Bortnov

Principal Manager, CCIM

M: (612)-702-6867

E: andrei@greatlandres.com

W: greatlandres.com

5821 Cedar Lake Rd S, Suite 350, St. Louis Park, MN 55416



Hannah Larrabee

Senior Associate

M: (218) 248-0725

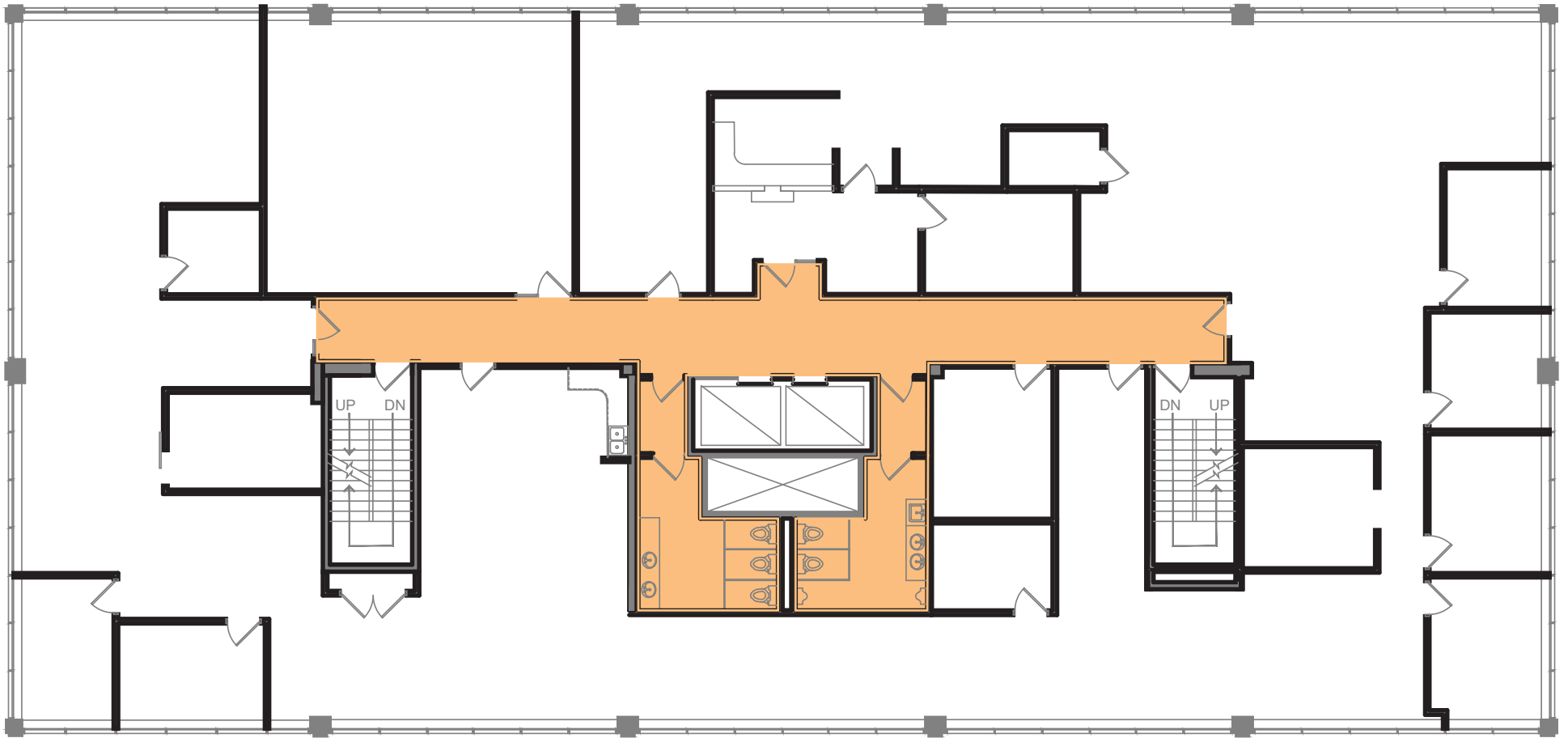
E: hannah@arrgm.com

W: arrgm.com

7401 Bush Lake Rd Edina, MN 55439



FLOOR PLAN



SECOND LEVEL: UP TO 9,565 SF (DEMISABLE)

Andrei Bortnov

Principal Manager, CCIM

M: (612)-702-6867

E: andrei@greatlandres.com

W: greatlandres.com

5821 Cedar Lake Rd S, Suite 350, St. Louis Park, MN 55416



Hannah Larrabee

Senior Associate

M: (218) 248-0725

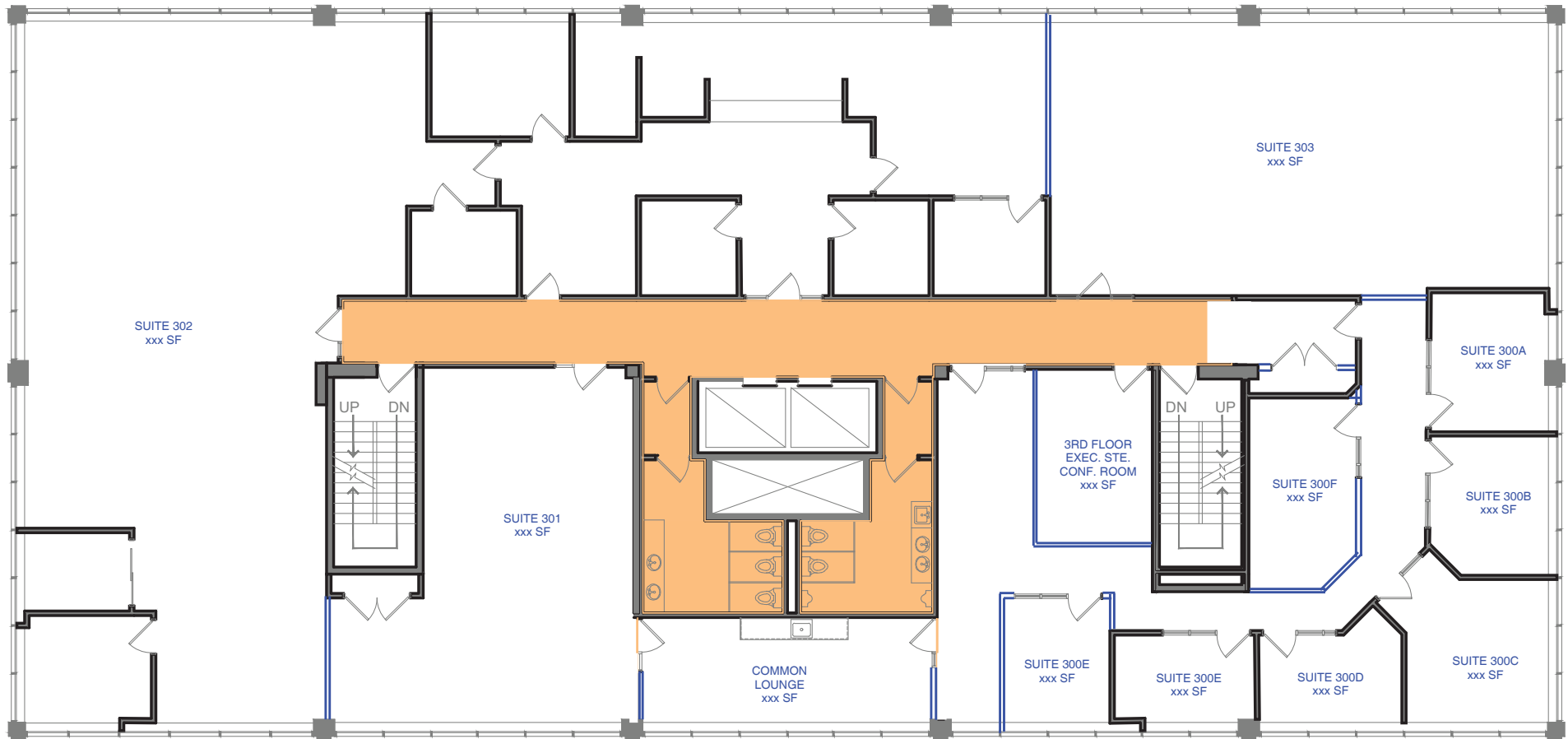
E: hannah@arrgmn.com

W: arrgmn.com

7401 Bush Lake Rd Edina, MN 55439



FLOOR PLAN



THIRD LEVEL: UP TO 9,627 SF (DEMISABLE)

Andrei Bortnov

Principal Manager, CCIM

M: (612)-702-6867

E: andrei@greatlandres.com

W: greatlandres.com

5821 Cedar Lake Rd S, Suite 350, St. Louis Park, MN 55416



Hannah Larrabee

Senior Associate

M: (218) 248-0725

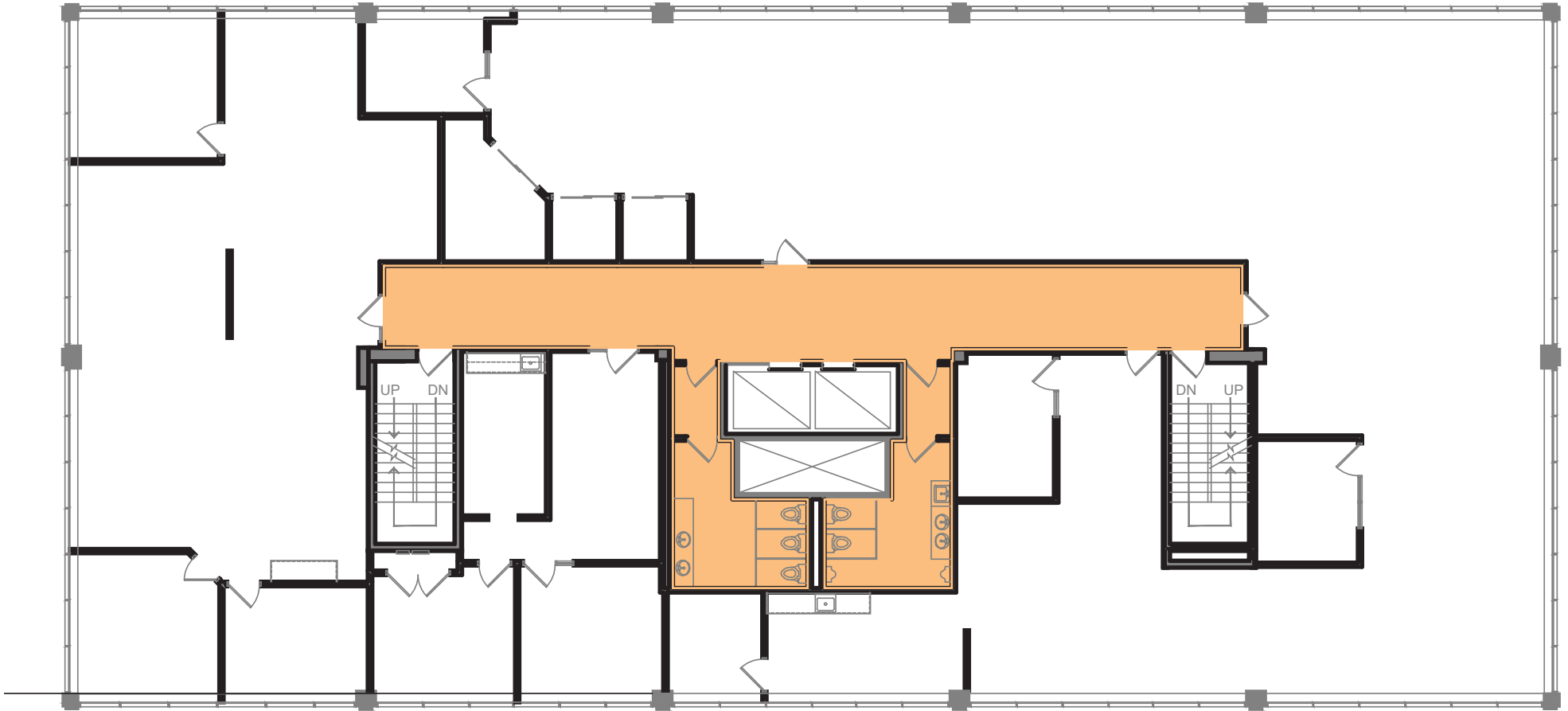
E: hannah@arrgmn.com

W: arrgmn.com

7401 Bush Lake Rd Edina, MN 55439



FLOOR PLAN



FOURTH LEVEL: UP TO 9,361 SF (DEMISABLE)

Andrei Bortnov

Principal Manager, CCIM

M: (612)-702-6867

E: andrei@greatlandres.com

W: greatlandres.com

5821 Cedar Lake Rd S, Suite 350, St. Louis Park, MN 55416



Hannah Larrabee

Senior Associate

M: (218) 248-0725

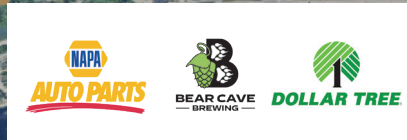
E: hannah@arrgm.com

W: arrgm.com

7401 Bush Lake Rd Edina, MN 55439



DEMOGRAPHICS



MAINSTREET
EXCELSIOR BLVD

NEW LIGHTRAIL



DEMOGRAPHICS

1 Mile

3 Mile

POPULATION

7,826

44,622

POPULATION (OVER 25)

5,303

31,378

HOUSEHOLD

6,728

30,985

MEDIAN HH INCOME

\$58,161

\$70,732

DEMOGRAPHICS

1 Mile

3 Mile

DAYTIME EMPLOYEES

4,494

24,460

ANNUAL HH EXPENDITURES

\$47,508

\$52,725

EDUCATION - HIGH SCHOOL

1,477

6,391

EDUCATION - BACHELORS

1,173

8,755

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

Andrei Bortnov

Principal Manager, CCIM

M: (612)-702-6867

E: andrei@greatlandres.com

W: greatlandres.com

5821 Cedar Lake Rd S, Suite 350, St. Louis Park, MN 55416



Hannah Larrabee

Senior Associate

M: (218) 248-0725

E: hannah@arrgmn.com

W: arrgmn.com

7401 Bush Lake Rd Edina, MN 55439

