



For Lease

5825 Excelsior Blvd,
St. Louis Park, MN

MUST SEE

- Space that will WOW you
- Ceiling open to deck & painted bright white
- Outstanding window lines
- Open floor plan
- Ready for tenant finishes

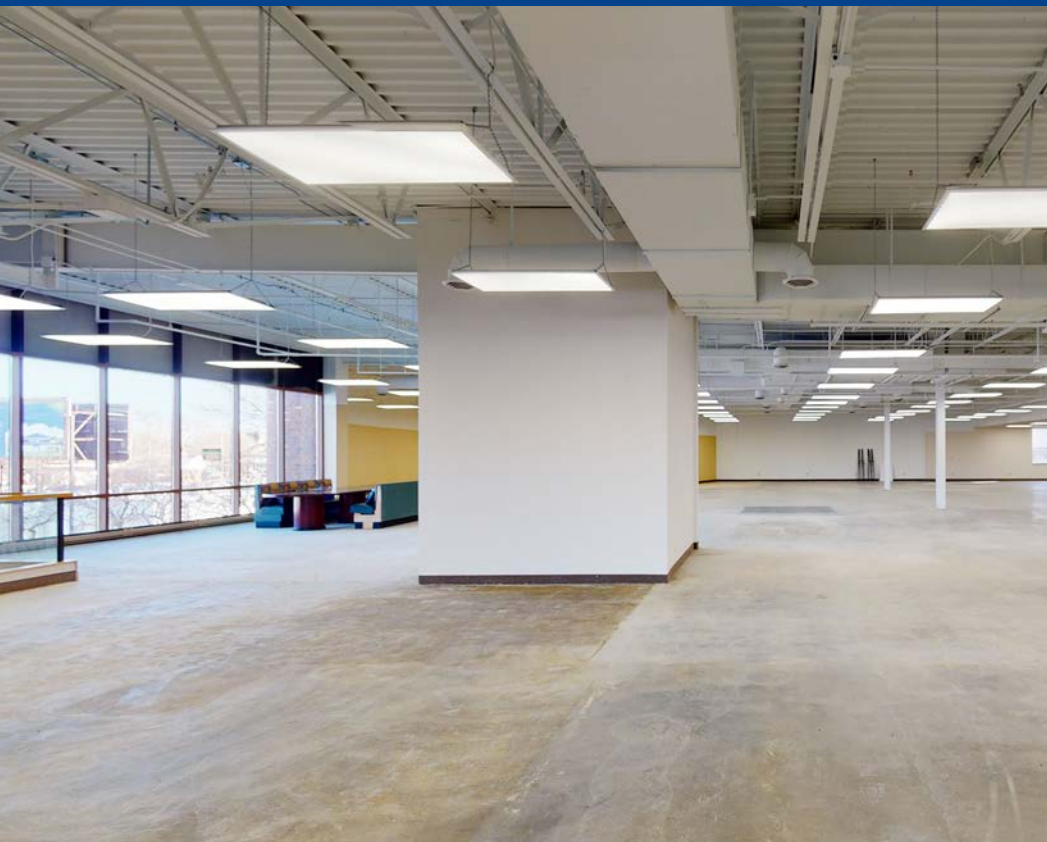


Accelerating success.

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Demographics

*Measured by a 3-mile radius



2022
Population*

121,174



4 mins to
grocery stores



2022 Average
Household Income*

\$156,065



3 mins to coffee
shops



2022 Total
Daytime Employees*

68,519



3 - 6 mins
to fast food
and popular
restaurants



2022 Total
Households*

58,057



5 mins to gyms



2022 Total
Businesses*

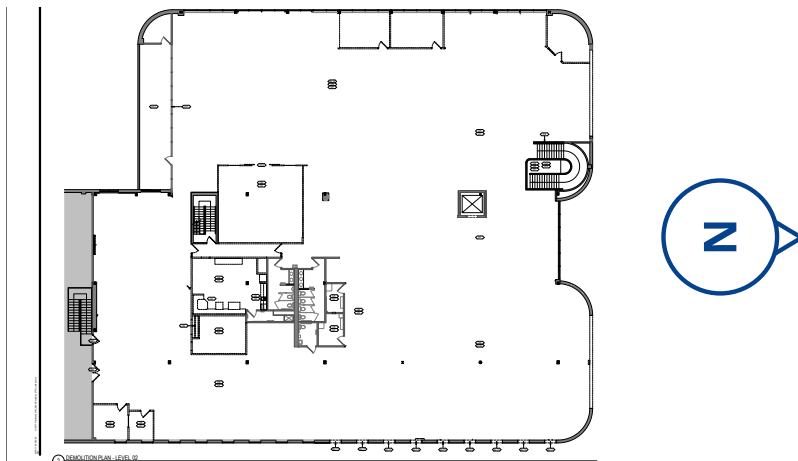
4,845



5 mins to retail
stores

Property Overview

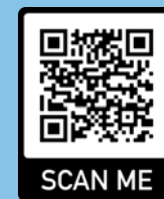
Civic Address	5825 Excelsior Blvd, St. Louis Park, MN
Building Name	5825 Building
Year Built	1980
Area	2.68 acres
Building Area	61,000 SF total
Available For Lease	24,000 SF
Suite	200
Parking	90 parking spaces (3.75/1,000 SF) for office vacancy
Lease Rates	\$14.00 PSF Net
Est. 2022 Tax/Cam	\$3.50 PSF



Amenities

- Located in St. Louis Park and minutes to Minneapolis CBD
- Direct access to Hwy 100 and minutes to Hwy 169
- Building signage available
- Covered terrace space
- Close proximity to several dining and shopping amenities

Virtual Property Tour

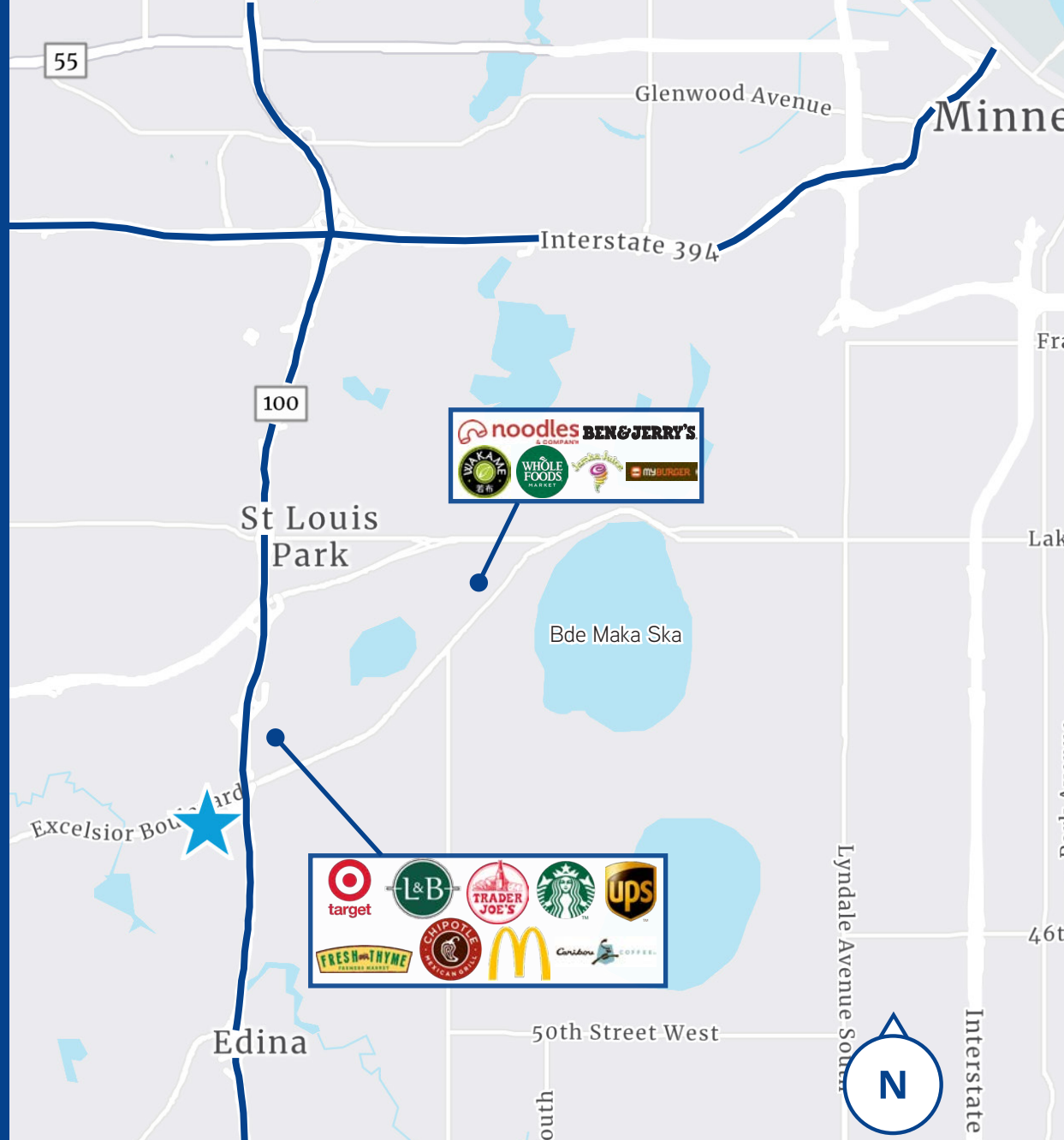


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