

OFFICE FOR LEASE

I-394 FRONTAGE OFFICE SUITE AVAILABLE

2801 Wayzata Blvd S, Minneapolis, MN 55405



OFFERING SUMMARY

AVAILABLE SF:	1,081 SF
LEASE RATE:	\$10.00 SF/yr (NNN)
LOT SIZE:	0.46 Acres
BUILDING SIZE:	12,000 SF
RENOVATED:	2018
ZONING:	B-1

PROPERTY OVERVIEW

Lower Level suite has 3 private offices, reception, common restrooms, kitchenette and conference room. Free onsite parking, common conference/training room in lower level.

PROPERTY HIGHLIGHTS

- Lower level: 1,081 RSF with 3 private offices, reception and conference room
- Common Training room/conference room and kitchenette
- On site (no fee) parking on east & south side of building
- Easy access to I-394 at Penn Ave, minutes to downtown Minneapolis & west suburbs
- I-394 frontage (125,000 VPD)

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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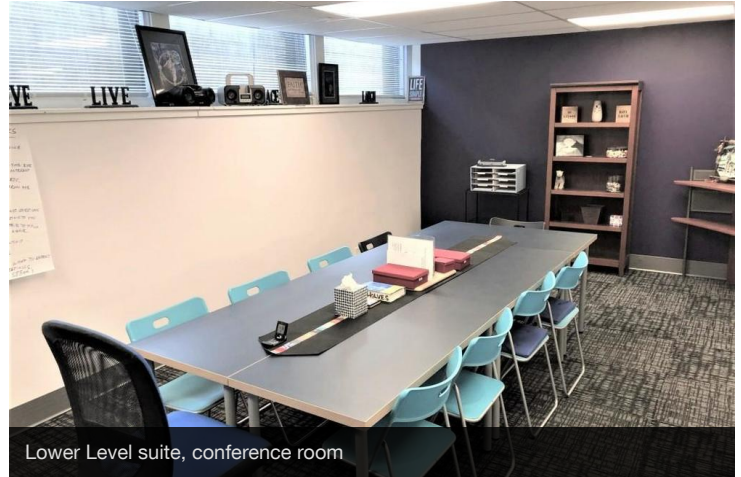
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Lower Level suite, reception



Lower Level suite, conference room



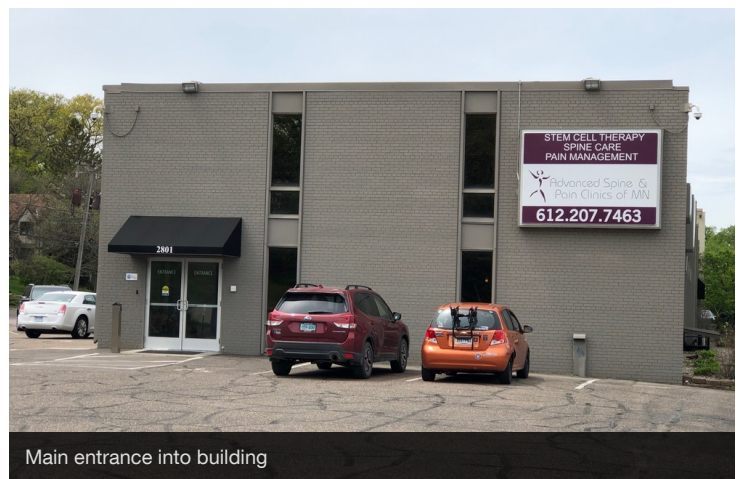
Lower Level, training room/conference room/break room



Lower Level, training room kitchenette



View of entrance off of Wayzata Blvd frontage road



Main entrance into building

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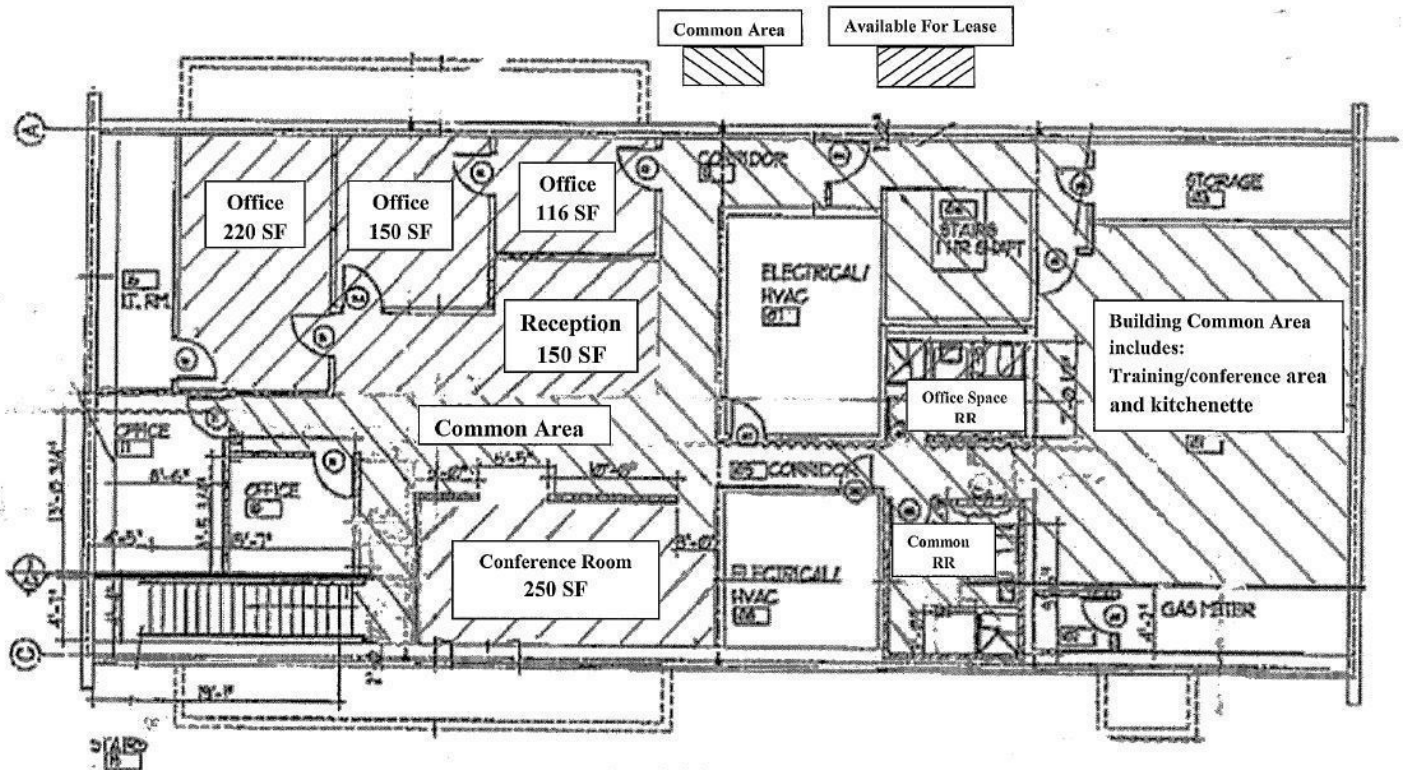
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Lower Level Floor Plan 2801 Wayzata Blvd, Minneapolis

\$10/FT (base rent) plus \$9.50/FT (CAM/Taxes est.2019) = \$19.50/FT

1,081 RSF x \$19.50/FT = \$1,756.63



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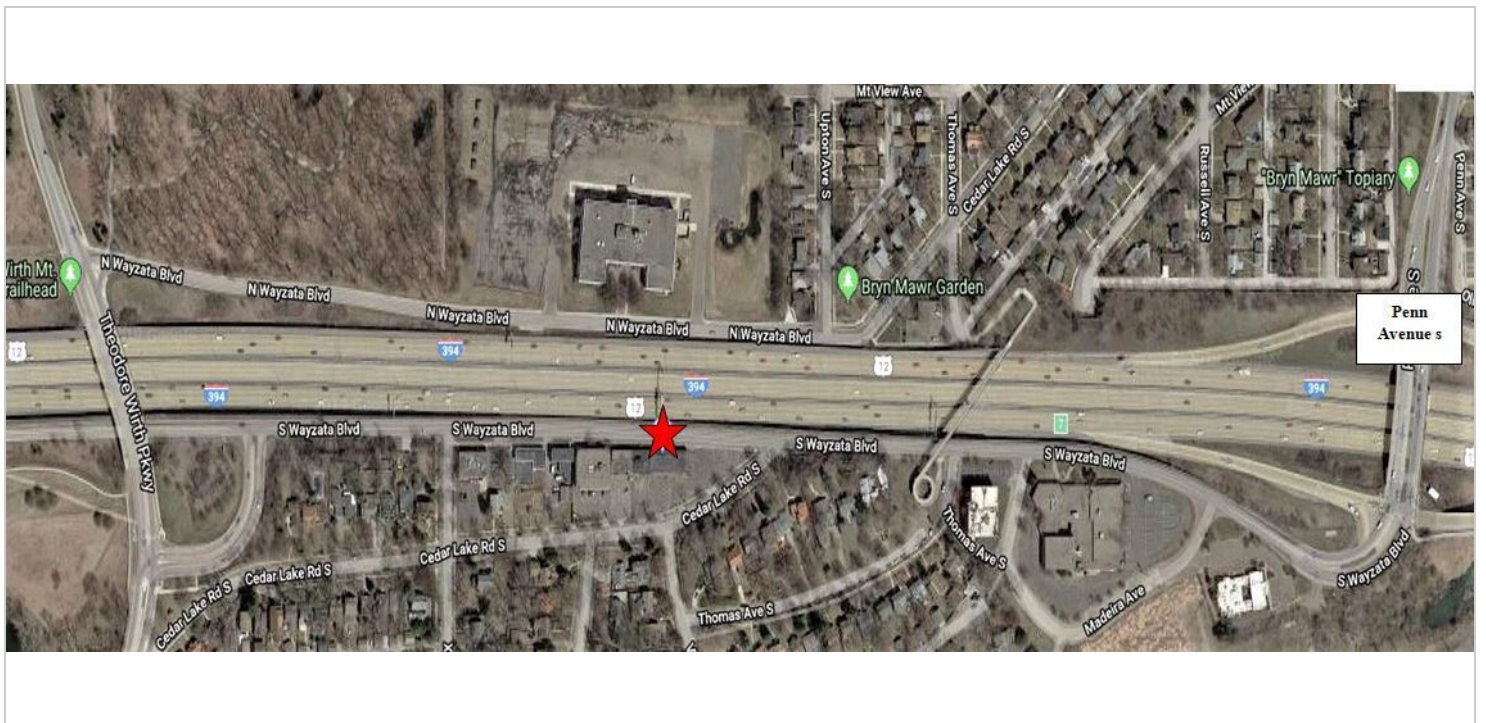
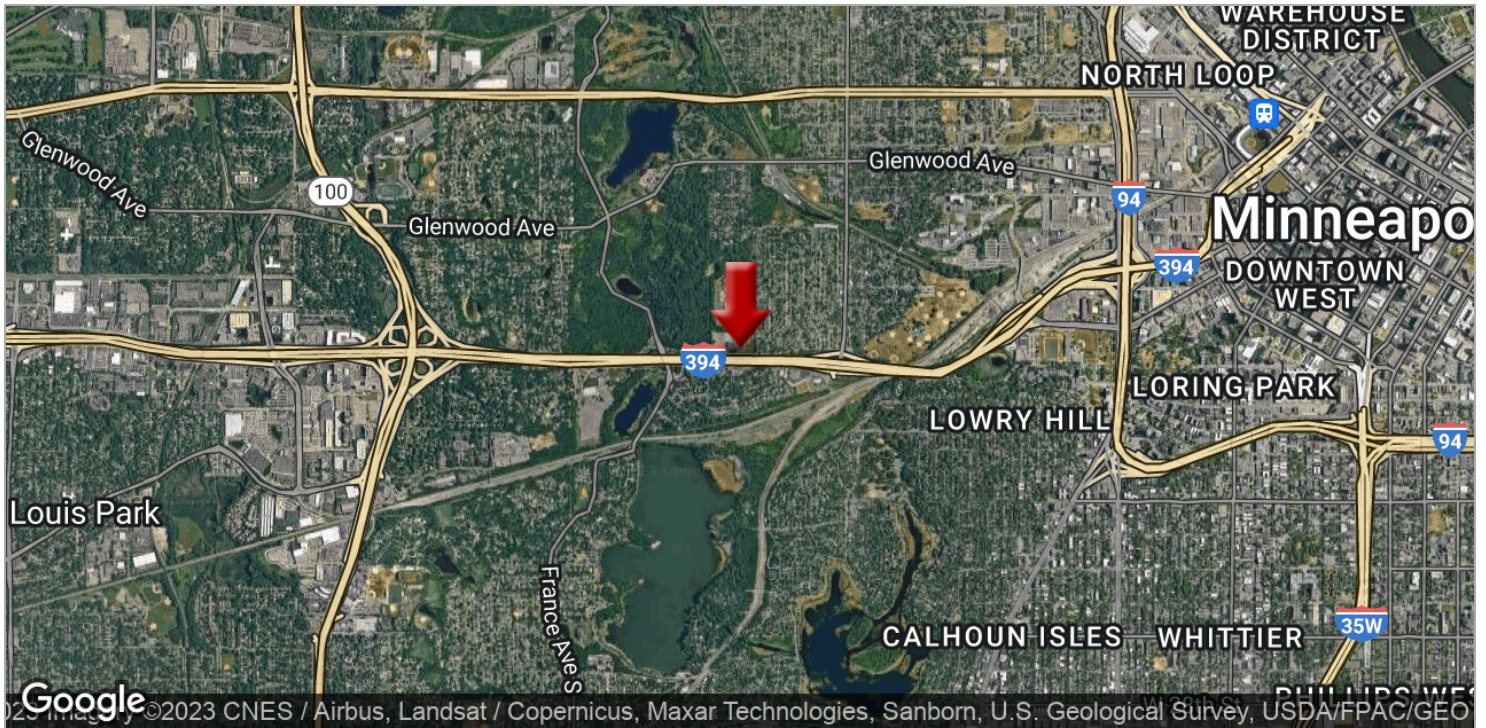
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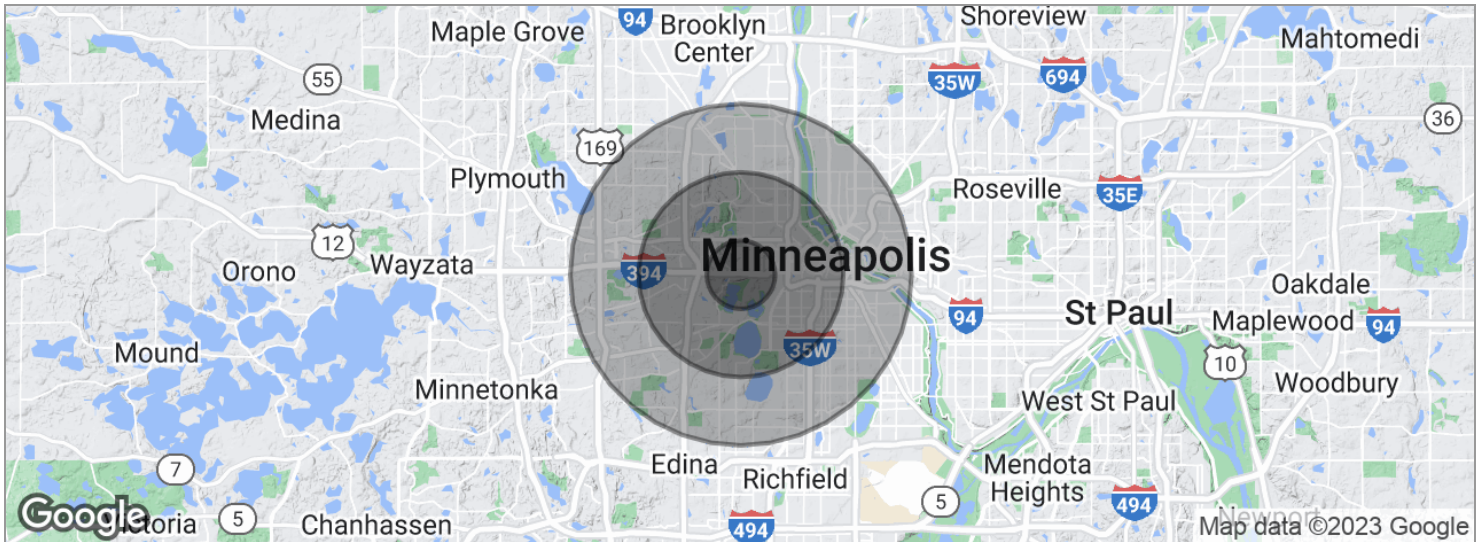
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,404	158,156	448,013
Median age	40.6	32.5	33.6
Median age (male)	40.0	32.3	33.3
Median age (Female)	41.4	32.8	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,834	78,494	201,326
# of persons per HH	2.2	2.0	2.2
Average HH income	\$145,188	\$74,078	\$72,753
Average house value	\$379,074	\$346,434	\$343,219

* Demographic data derived from 2020 ACS - US Census

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