

OFFICE FOR LEASE

WINNETKA PROFESSIONAL BUILDING

2738 Winnetka Avenue N. , New Hope, MN 55427



OFFERING SUMMARY

AVAILABLE SF:	Available now:
	173 SF, 175 SF, 193 SF, 887 SF
	Avail. July 1, 2022:
	1,118 SF
LEASE RATE:	\$17.50 GROSS
LOT SIZE:	0.56 Acres
BUILDING SIZE:	15,000 SF
ZONING:	Commercial

PROPERTY OVERVIEW

Well maintained office building locally owned and managed, easy access to Hwy 169 & Hwy 100, and on transportation route. The property offers reasonable rents with flexibility and variety of suite sizes to accommodate business growth & space layouts. Site amenities include a shared conference room, waiting area, restrooms on each floor, vending and convenient parking around the building.

PROPERTY HIGHLIGHTS

- Parking on site around the building
- Main lobby entrance
- Common Area restrooms on each floor and first floor conference room
- Mix of business professional and medical tenants
- Adjacent to area amenities: CVS, Family Dollar, Domino's, BP gas station, Outtakes Bar & Grill
- Two Single office spaces available: 173 SF, 175 SF & 193 SF
- Large office Suites available: 887 SF & 1,118 SF

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

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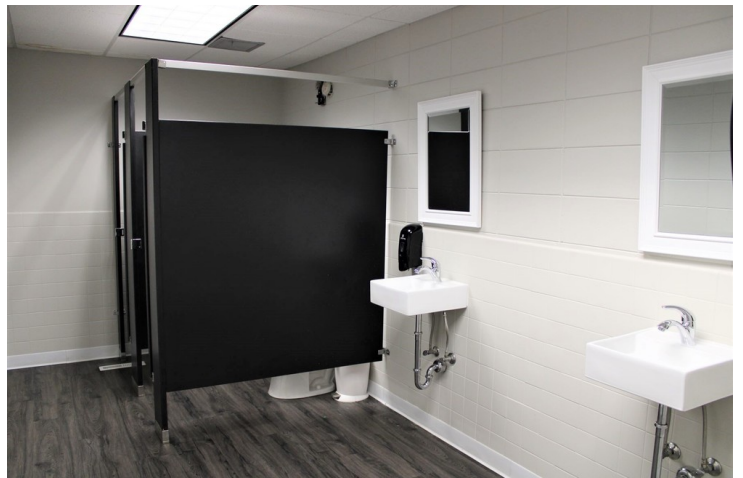
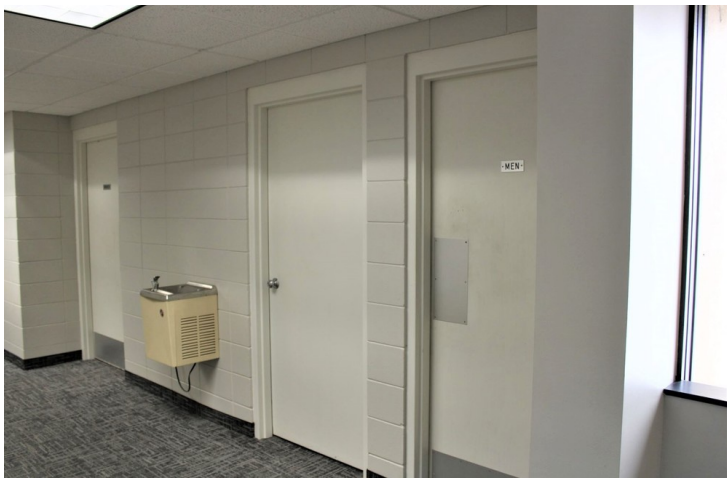
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SUITE AVAILABLE	RENTABLE SF	MONTHLY RATE	DATE AVAILABLE
STE 150 M1	173	\$252.29	NOW
STE 200 E	175	\$255.00	NOW
STE 220	193	\$281.00	NOW
STE 201	1118	\$1631.00	7/1/2022
STE 250	887	\$1294.00	NOW

UPDATED 3/28/22, ABOVE RENT RATES SUBJECT TO CHANGE.

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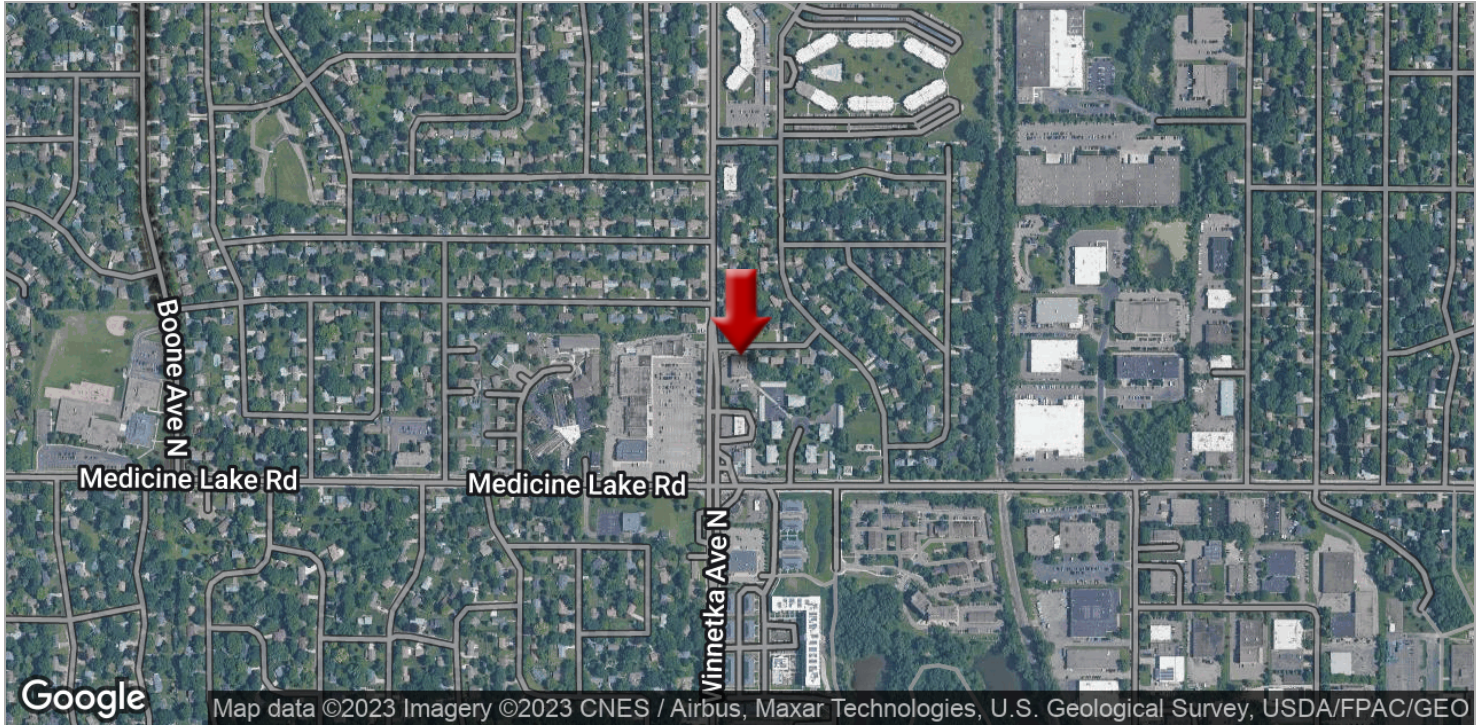
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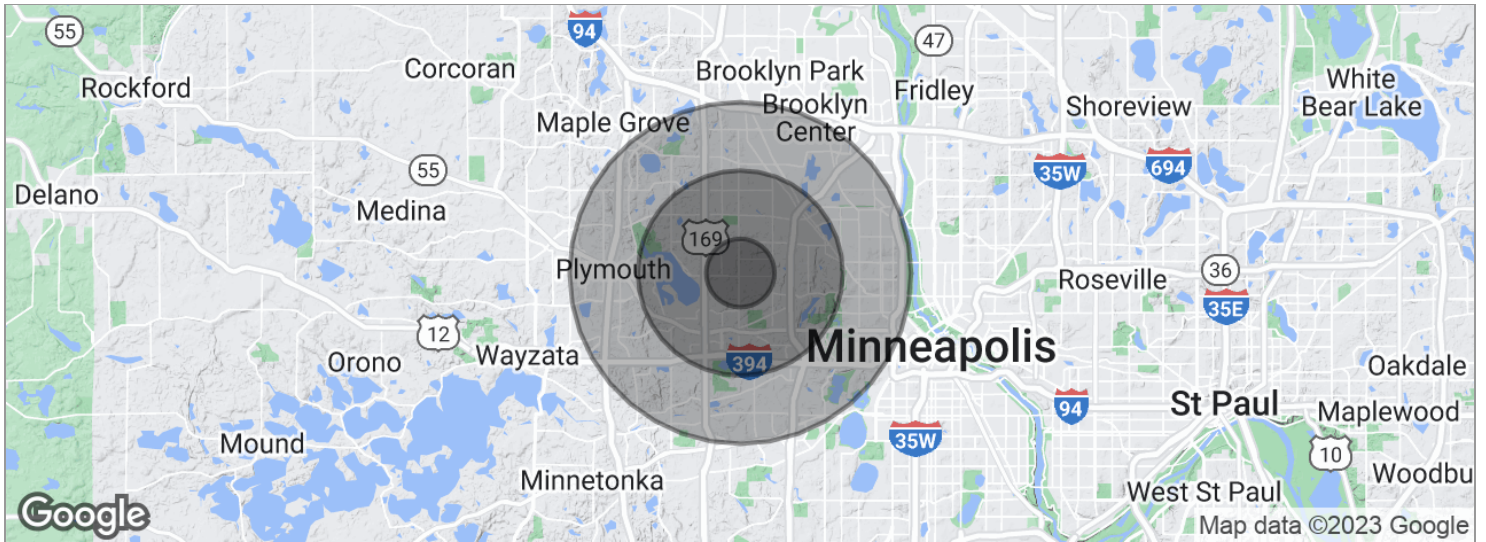
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,088	81,802	242,949
Median age	40.7	39.4	37.9
Median age (male)	37.5	38.2	36.8
Median age (Female)	43.1	40.3	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,734	34,470	103,630
# of persons per HH	2.3	2.4	2.3
Average HH income	\$71,267	\$76,879	\$76,864
Average house value	\$242,057	\$248,043	\$264,207

** Demographic data derived from 2020 ACS - US Census*

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