

RICHFIELD PROFESSIONAL BUILDING

7400 Lyndale Avenue South, Richfield, MN 55423



AVAILABLE SF:	Suite 180 - 1,642 RSF
LEASE RATE:	\$18.00 SF/yr (Gross)
LOT SIZE:	0.55 Acres
BUILDING SIZE:	10,000 SF
RENOVATED:	2000
ZONING:	C-2 General Business District
MARKET:	Minneapolis CBD
SUBMARKET:	I-494 Corridor

PROPERTY OVERVIEW

Highly visible professional office building located at the corner of Lyndale Avenue S. and 74th Street W. allows easy access for customers or clients. Close proximity to area retail and MSP Airport. Current zoning allows a wide variety of retail and service businesses that may serve the trade area of Richfield and neighboring cities such as Edina and Bloomington.

PROPERTY HIGHLIGHTS

- 1642 RSF: could be divided if less space is needed
- Three private offices with natural light
- Common area and 13' x 9' conference room within space
- Handicap accessible
- Surface Parking
- Underground Parking \$75/Month
- Easy access to I-35W and I-494S

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

DAN BOSCHWITZ
Associate
0: 612.804.8730
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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.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

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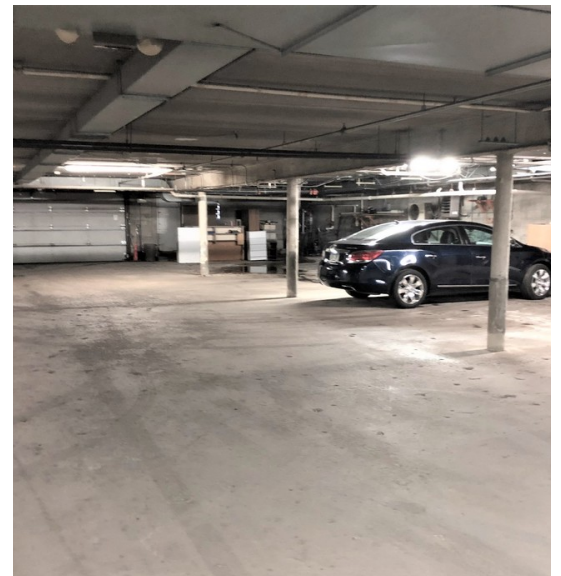
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Front of building: pylon signage



Located at the intersection of Lyndale Ave and W. 74th Street



Onsite parking

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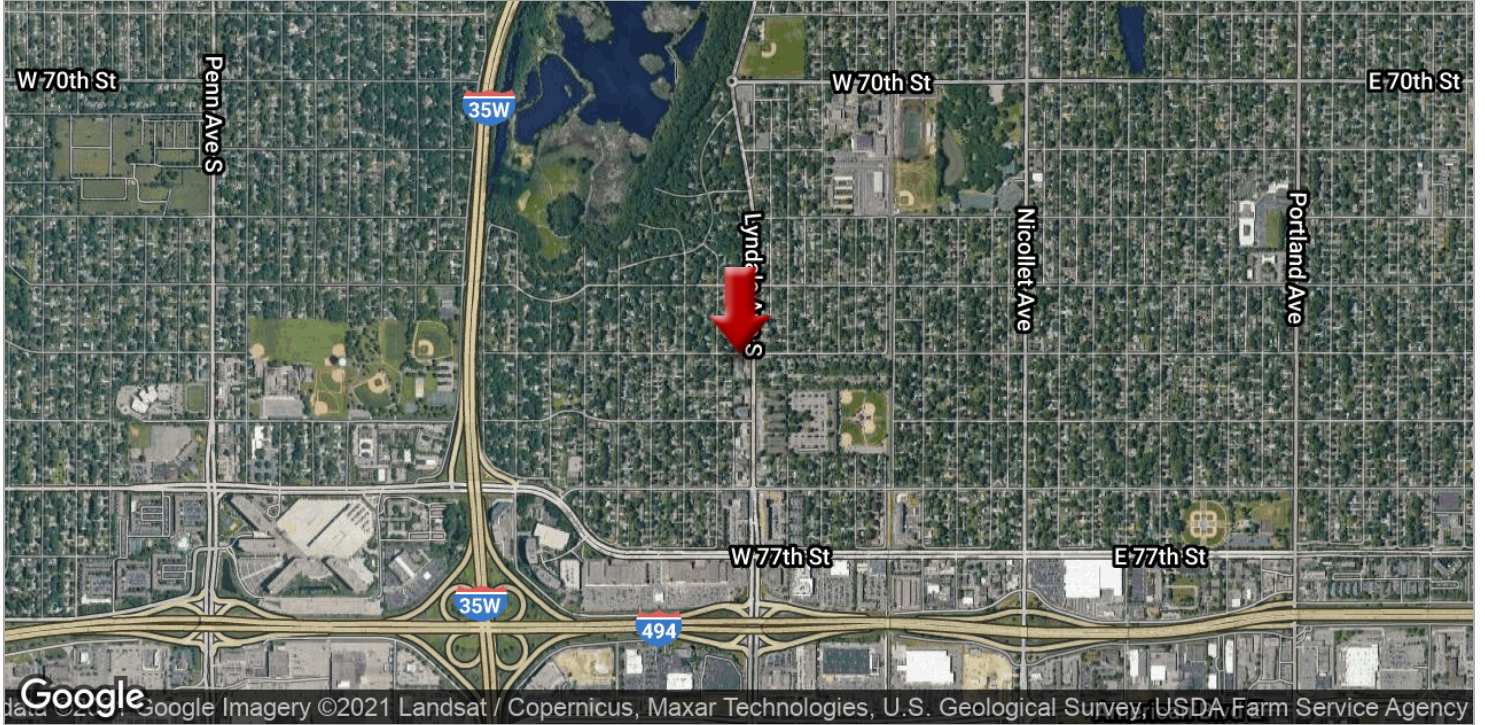
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