

GRANDVIEW CENTER OFFICE BUILDING

2960 N Winnetka Ave, Crystal, MN 55427



OFFERING SUMMARY

AVAILABLE SF:	Upper Level, Suite 210 1,195 SF
LEASE RATE:	\$15.50 SF/yr (Gross) (\$1,545/month)
LOT SIZE:	.91 Acres
BUILDING SIZE:	12,120
PARKING:	Free off-street parking 60 surface spaces

PROPERTY OVERVIEW

Suite 210, consisting of approximately 1,195 square feet, is available for lease. The space was formerly occupied by a psychiatrist's clinic, and it consists of 6 private offices, a large reception area, and a break room/file room with a sink.

The Grandview Center is a professional office building with high quality finishes and great natural light. This building is ideal for professional services, including real estate, financial advisory, personal consulting, legal, and more.

LOCATION OVERVIEW

Easy access off Winnetka Avenue, and minutes from major thoroughfares such as Hwy 55, Hwy 169, and Hwy 100. Shopping amenities, coffee shops, and restaurants are less than a mile away. Located on the bus line.

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

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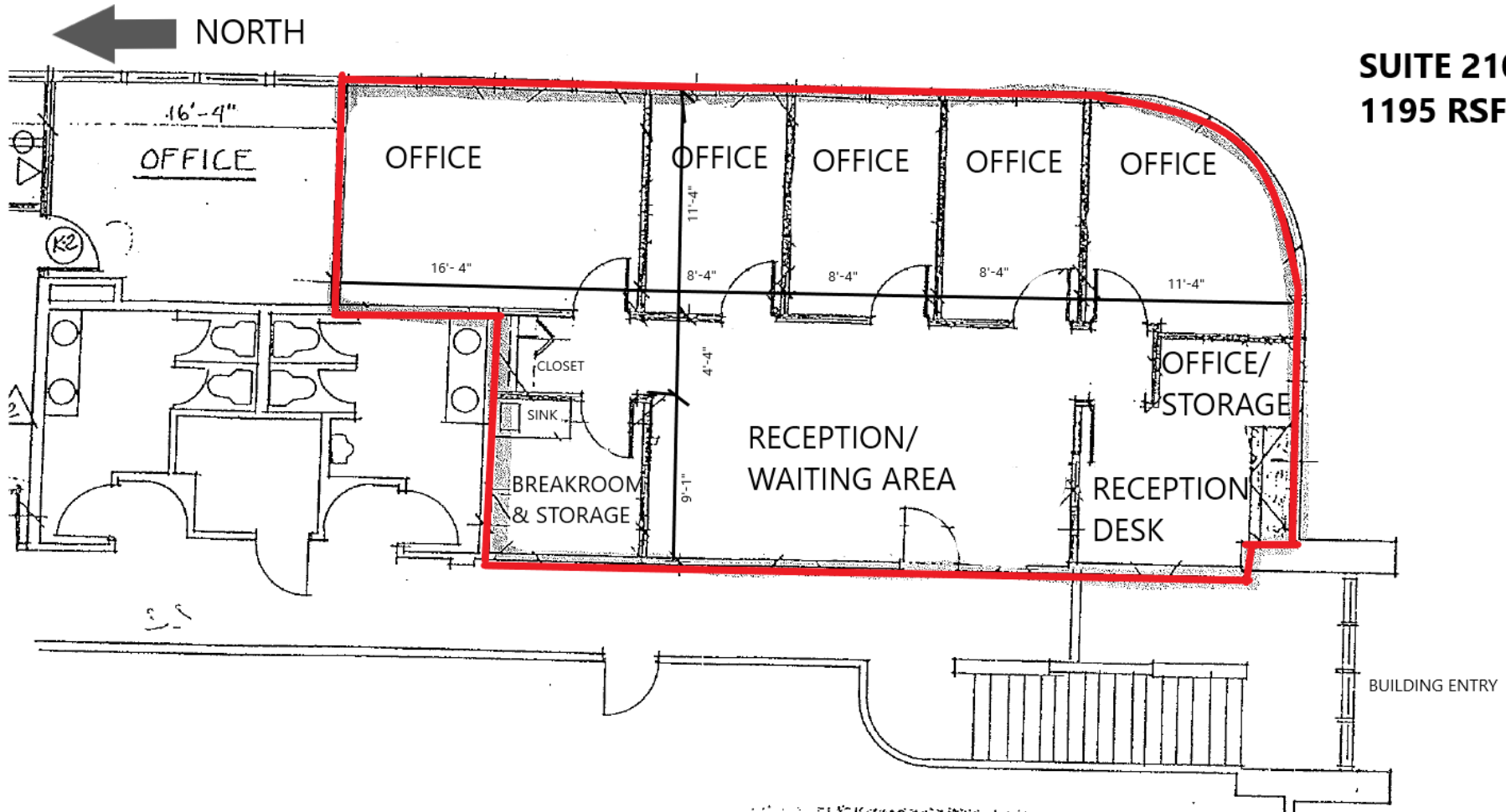
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SUITE 210
1195 RSF



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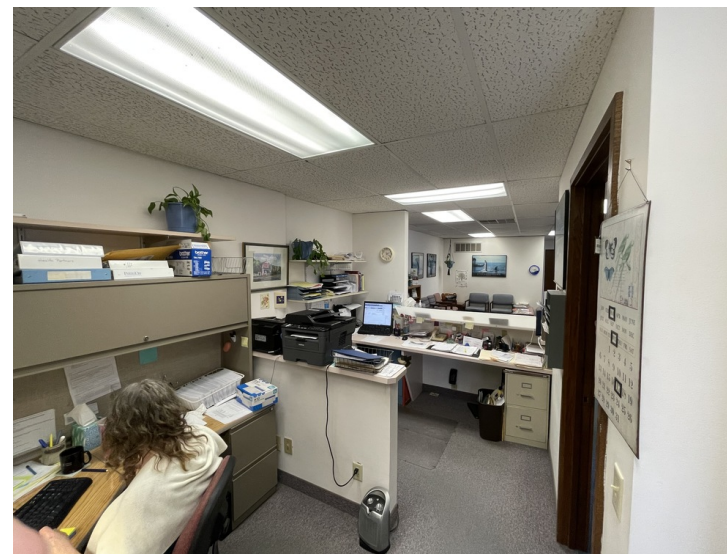
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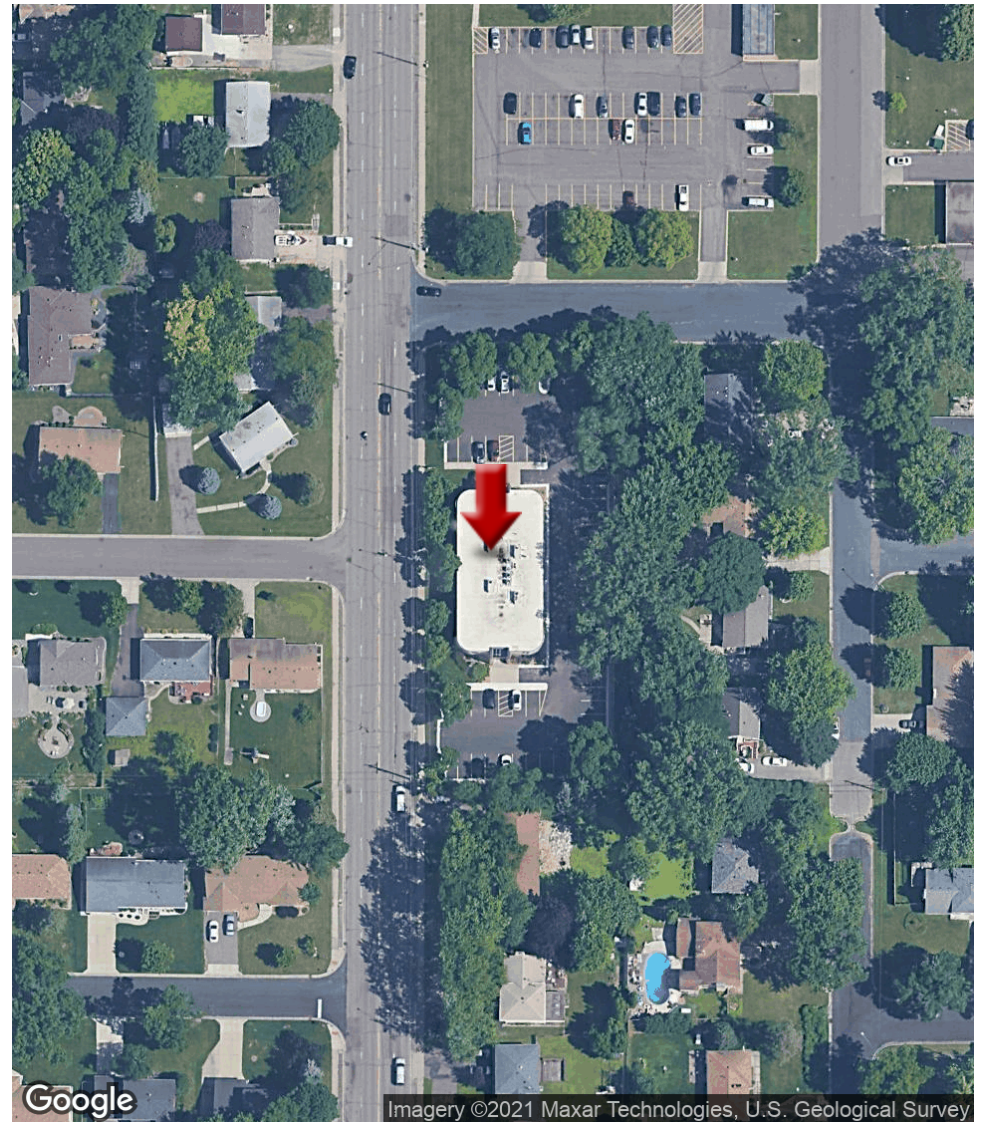
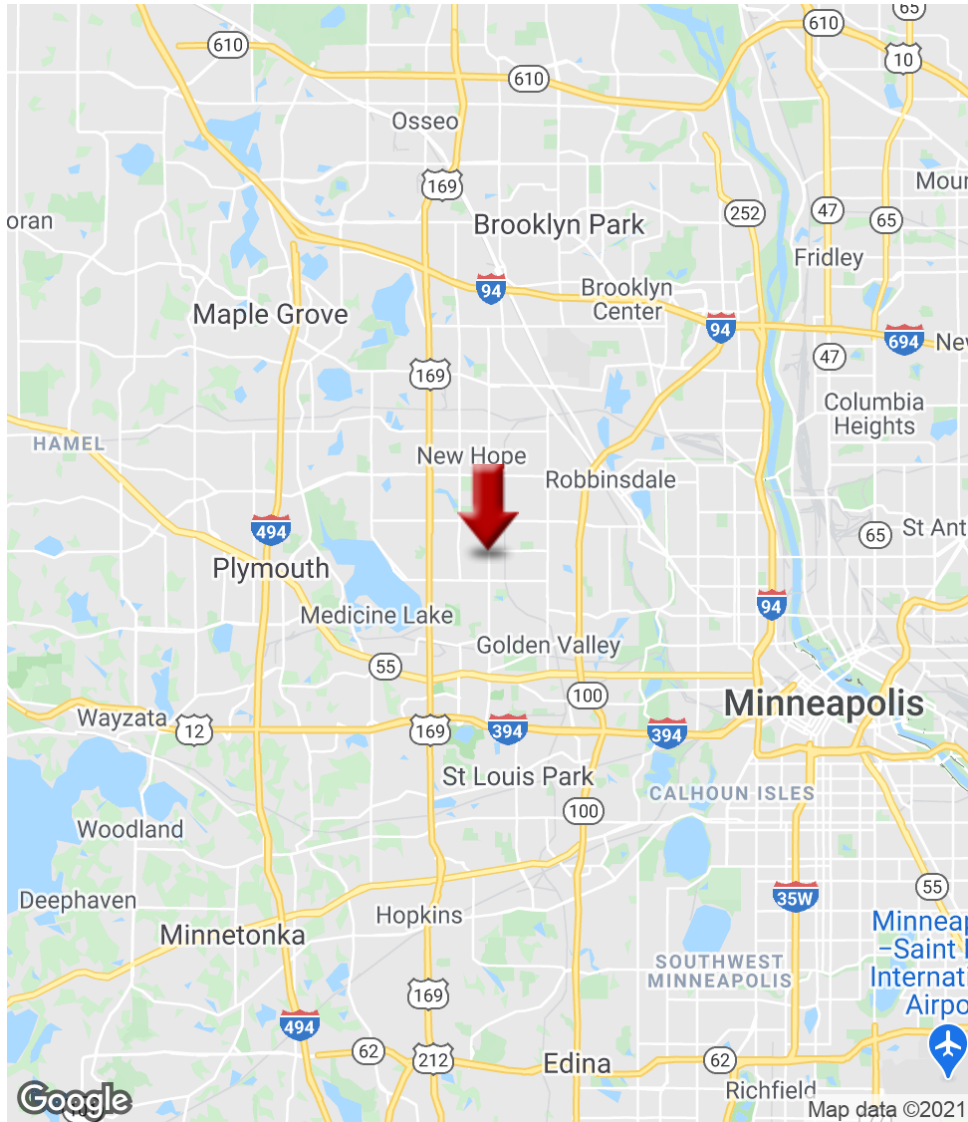
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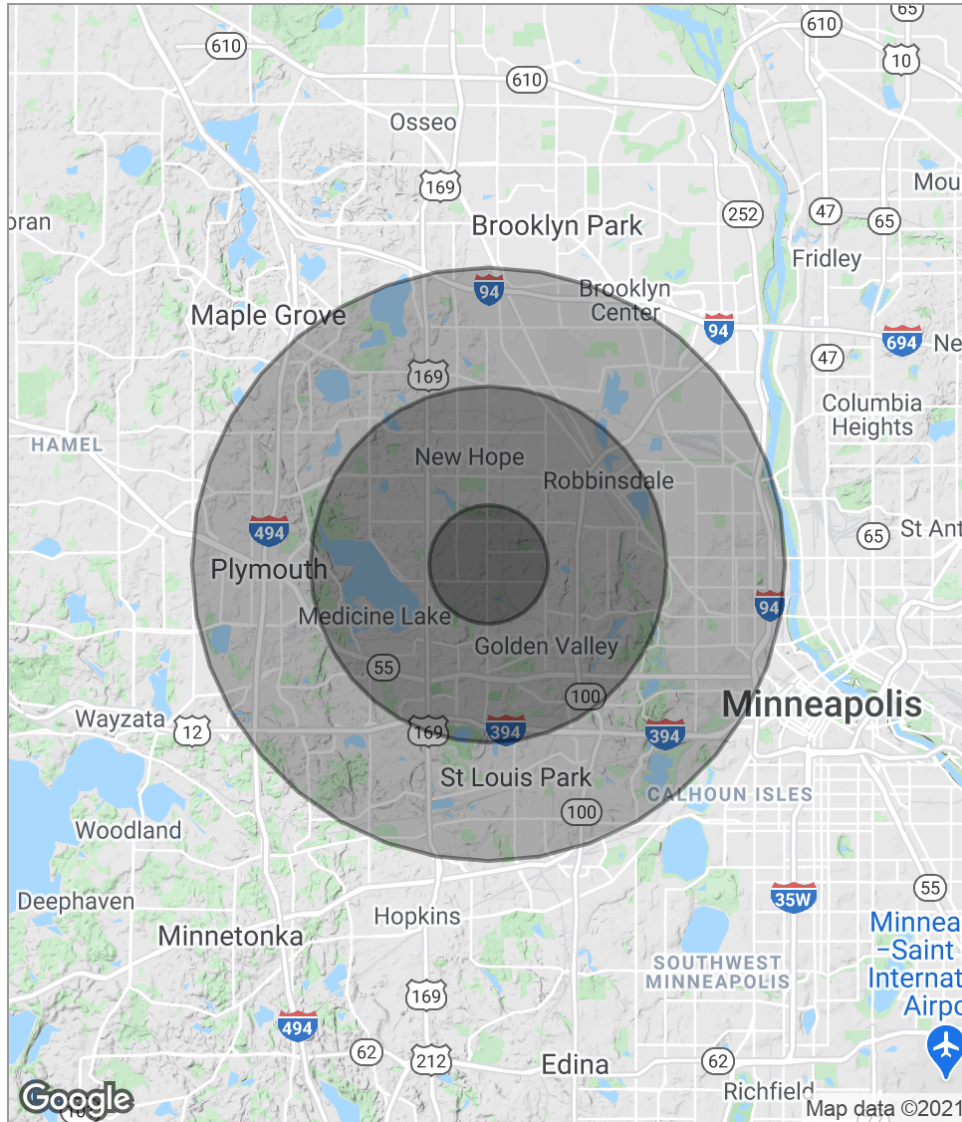
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,510	83,419	240,848
Median Age	40.4	39.2	37.9
Median Age (Male)	37.2	37.9	36.8
Median Age (Female)	42.8	40.3	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,919	35,093	102,135
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$70,836	\$75,859	\$76,792
Average House Value	\$239,319	\$246,694	\$262,358

* Demographic data derived from 2010 US Census

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