

5353 WAYZATA OFFICE CENTER

5353 Wayzata Boulevard, Saint Louis Park, MN 55416



OFFERING SUMMARY

AVAILABLE SF FOR SUBLEASE:	2,900 SF
SUITE AVAILABLE:	Ste. 205
BUILDING SIZE:	112,304
LEASE RATE:	\$11.25 SF/yr (Net)
CAM & TAXES (2021):	\$13.92 SF/yr
REMAINING LEASE TERM:	Through 12/31/25
PARKING:	Ample surface and underground parking available
MARKET:	West End

PROPERTY OVERVIEW

2,900 square feet of office space available for sublease at the West End. The space available is built out with reception area, 4 private offices with windows, a large conference room, a file room, a break room with sink, and an area for 6 cubicles/work stations. Just walking distance from the West End Shopping center, and conveniently located off I-394 and Hwy. 100. This space is set up well for financial, real estate, legal, and other professional fields.

PROPERTY HIGHLIGHTS

- Restaurants walking distance away include: The Local, Crave, Rojo Mexican Grille, Yardhouse, Punch Bowl Social, Jersey Mikes, 5 Guys, Bruegger's Bagels, Caribou Coffee, Arby's, and more!
- Several hotels such as the Homewood Suite, the Double Tree, and the AC Hotel walking distance away.
- Located minutes from downtown Minneapolis
- Sheltered bus line stop in front of the building
- Lifetime Fitness, Cub Foods, Home Depot, and Costco all within walking distance.
- \$2.00 per square foot per year discount compared to the asking rate of the other spaces available in the building!

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

BRIAN ERTEL
Director
O: 763.228.2800
C: 763.228.2800
bertel@cre-mn.com
MN #20622742

ROYCE DURHMAN, CCIM
Associate Director
O: 651.492.2201
C: 651.492.2201
royce.durhman@kw.com

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OFFICE FOR LEASE

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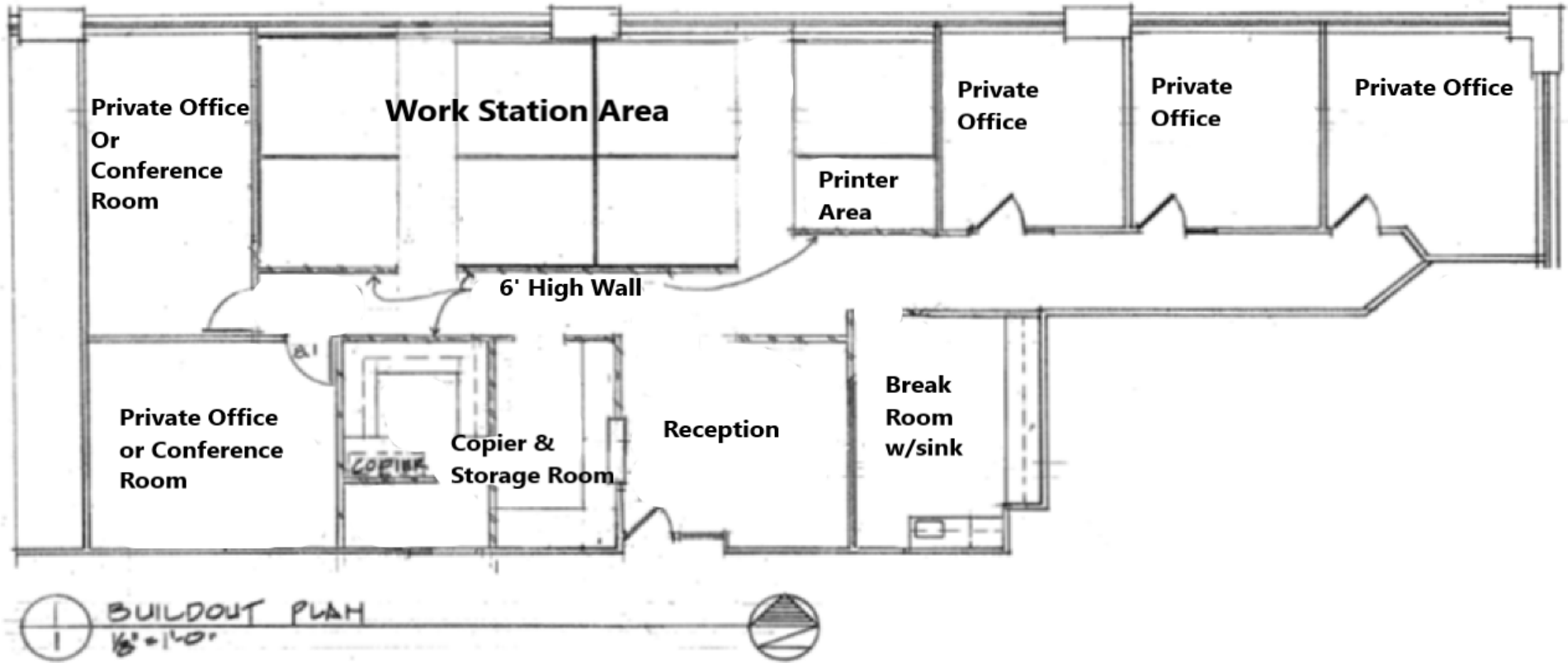
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5353 WAYZATA OFFICE CENTER- SUITE 205 FLOOR PLAN

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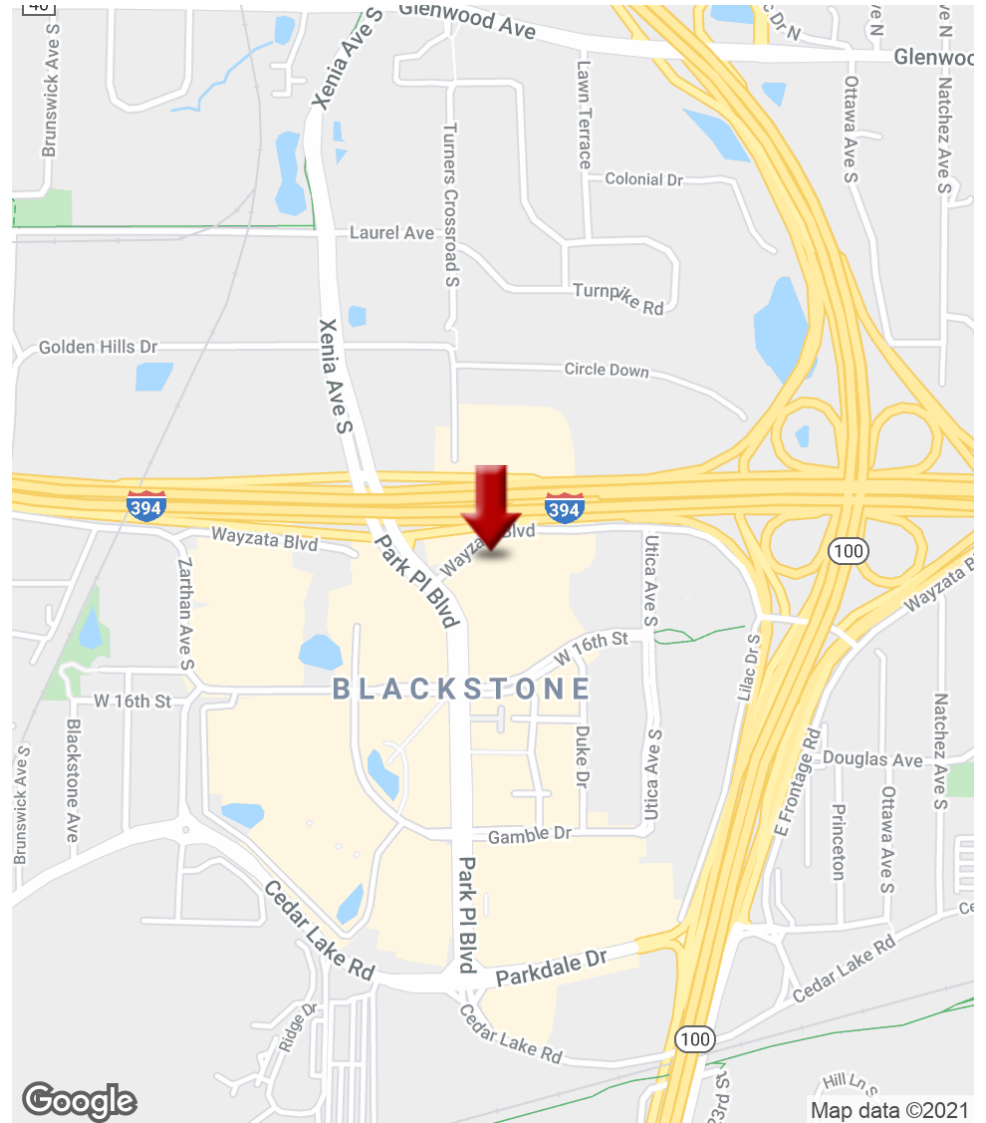
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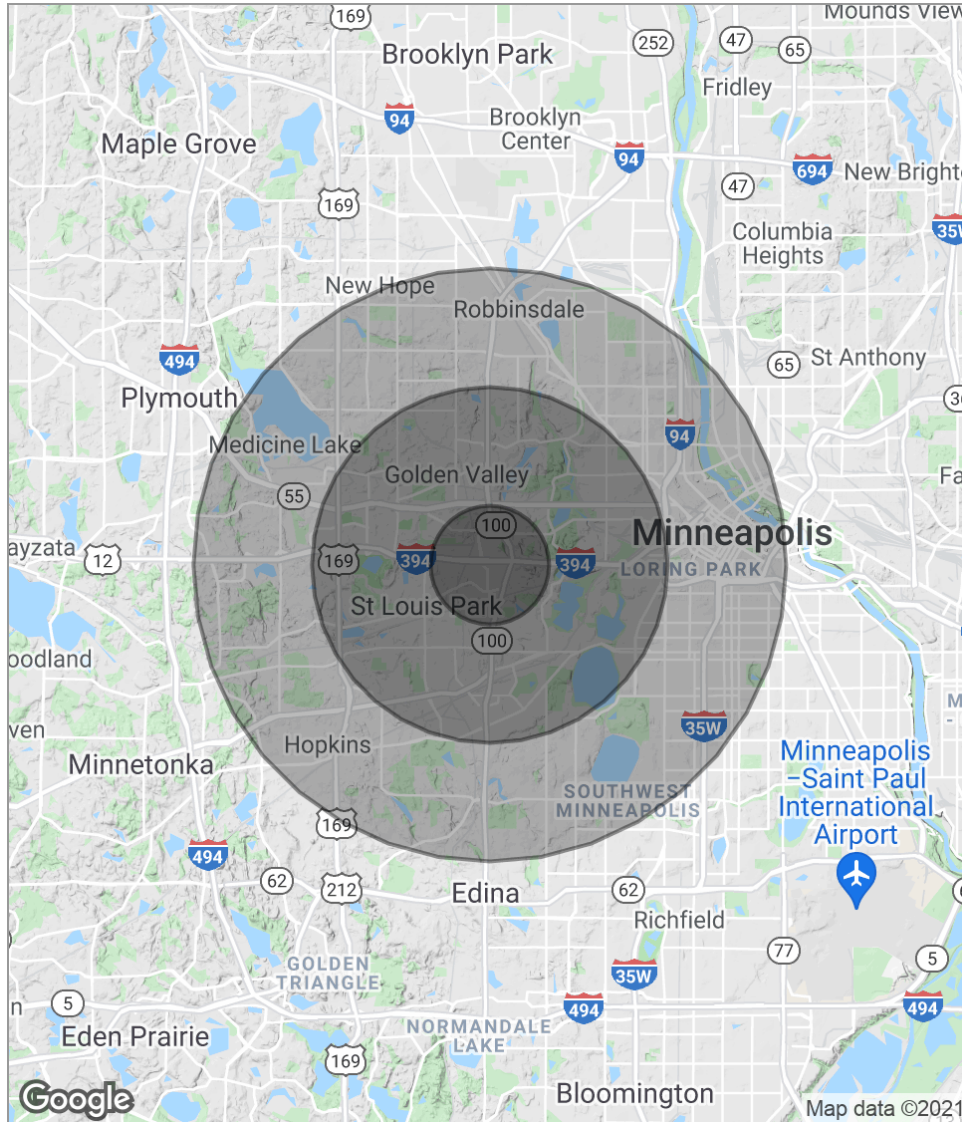
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,042	87,957	344,928
Median Age	38.9	38.0	35.5
Median Age (Male)	38.3	37.0	34.8
Median Age (Female)	40.1	39.5	36.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,451	40,751	159,338
# Of Persons Per HH	2.0	2.2	2.2
Average HH Income	\$91,347	\$91,831	\$80,339
Average House Value	\$256,780	\$322,696	\$339,041

* Demographic data derived from 2010 US Census

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