



# Medical Space For Lease

6099 Wayzata Boulevard, St. Louis Park, MN 55416



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- New Class "A" medical office development!
- Ambulatory Surgery Center on site
- Billboard visibility from I-394
- Access to prime retail and restaurants at nearby West End
- Abundant free surface parking
- Underground parking, patient pickup, bike storage, and electric car charging stations available
- Adjacent to major public transit lines

- Covered patient drop-off
- Beautiful common area finishes
- Superior central location

<b>Building Size:</b> 77,996 sq. ft.	<b>Space Available:</b> 32,149 sq. ft.
Net Rental Rate:	\$26.50/sq. ft.
Operating Expenses:	\$10.00/sq. ft.
Real Estate Taxes:	\$ 1.50/sq. ft.



### BUILDING TENANTS:



### TRAFFIC COUNT

129,000 vehicles on I-394 A.A.D.T. (average annual daily traffic)



### 2020 ESTIMATED POPULATION

1 mile: 10,692  
 3 miles: 100,627  
 5 miles: 376,250



### 2020 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$114,246  
 3 miles: \$112,444  
 5 miles: \$103,840

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## Interior



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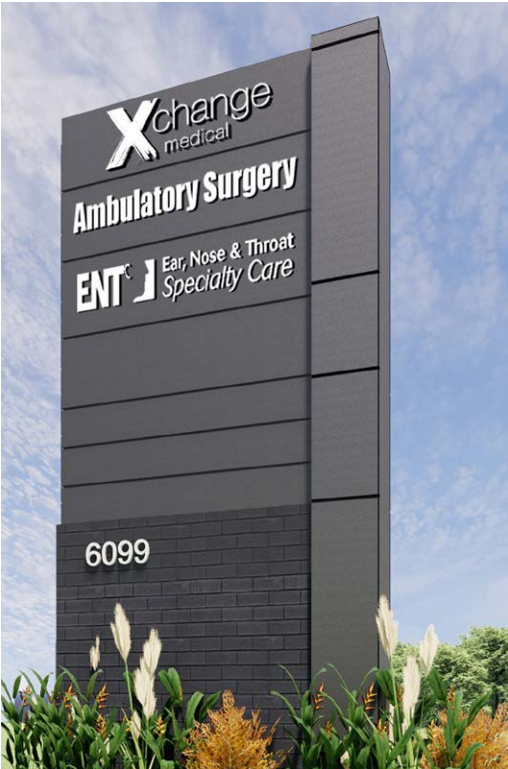


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## Monument & Exterior



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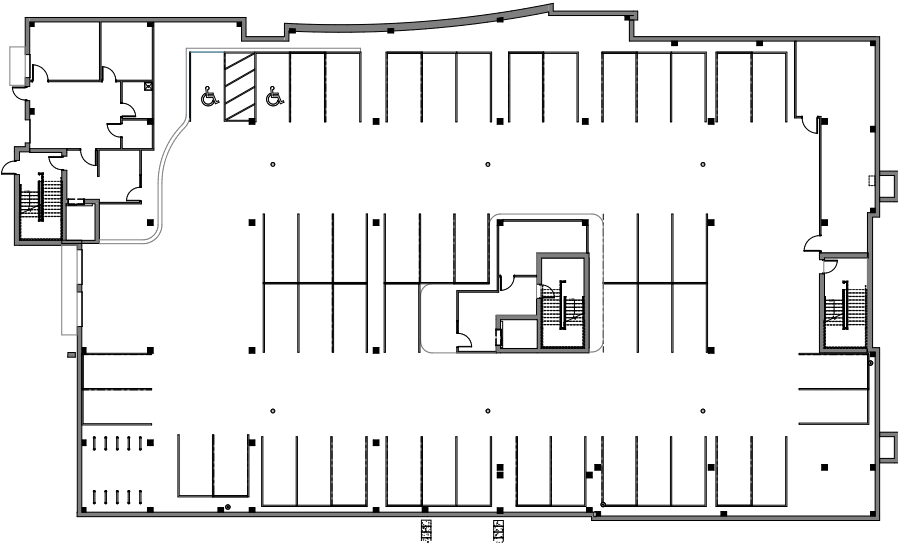
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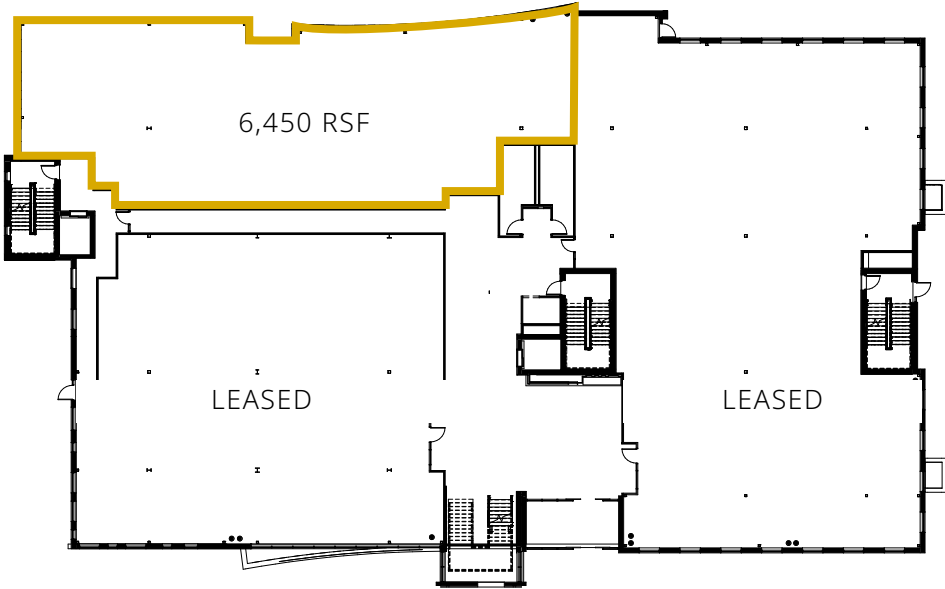


## Sample Floor Plans

Lower Level  
Parking & Patient pick up



Level 01  
6,450 RSF



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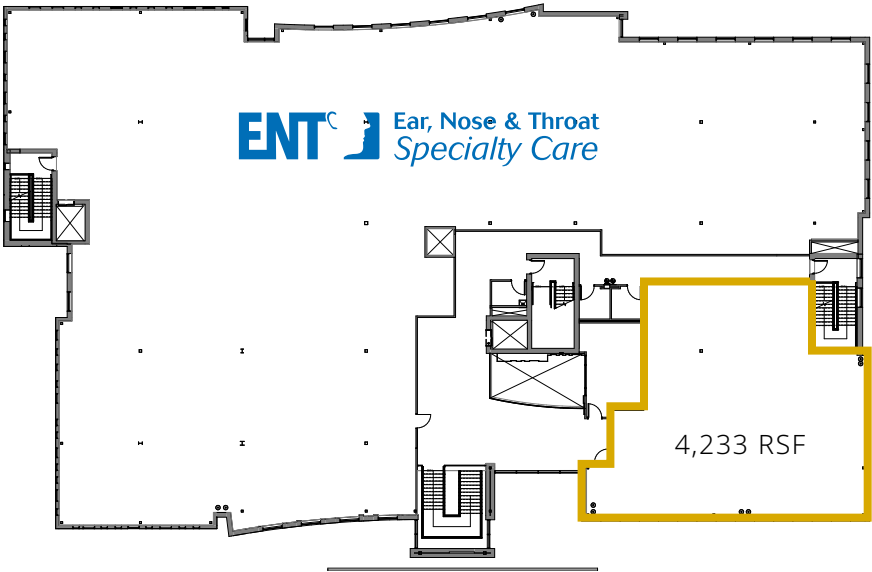
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## Sample Floor Plans

Level 02  
4,233 RSF

Level 03  
Leased



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## Site Plan



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# Davis

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### A Convenient Central Location



### Everything You Need !

- Shop or dine within walking distance
- Close proximity to West End for retail, restaurants and entertainment
- Only 5 minutes to downtown Minneapolis
- Close to major expressways for an easier commute
- Multiple metro transit stops close by
- Only 17 miles to MSP Airport
- Multiple trails that connect St. Louis Park to downtown Minneapolis, the Uptown area, Hopkins and Chaska
- 51 parks nearby

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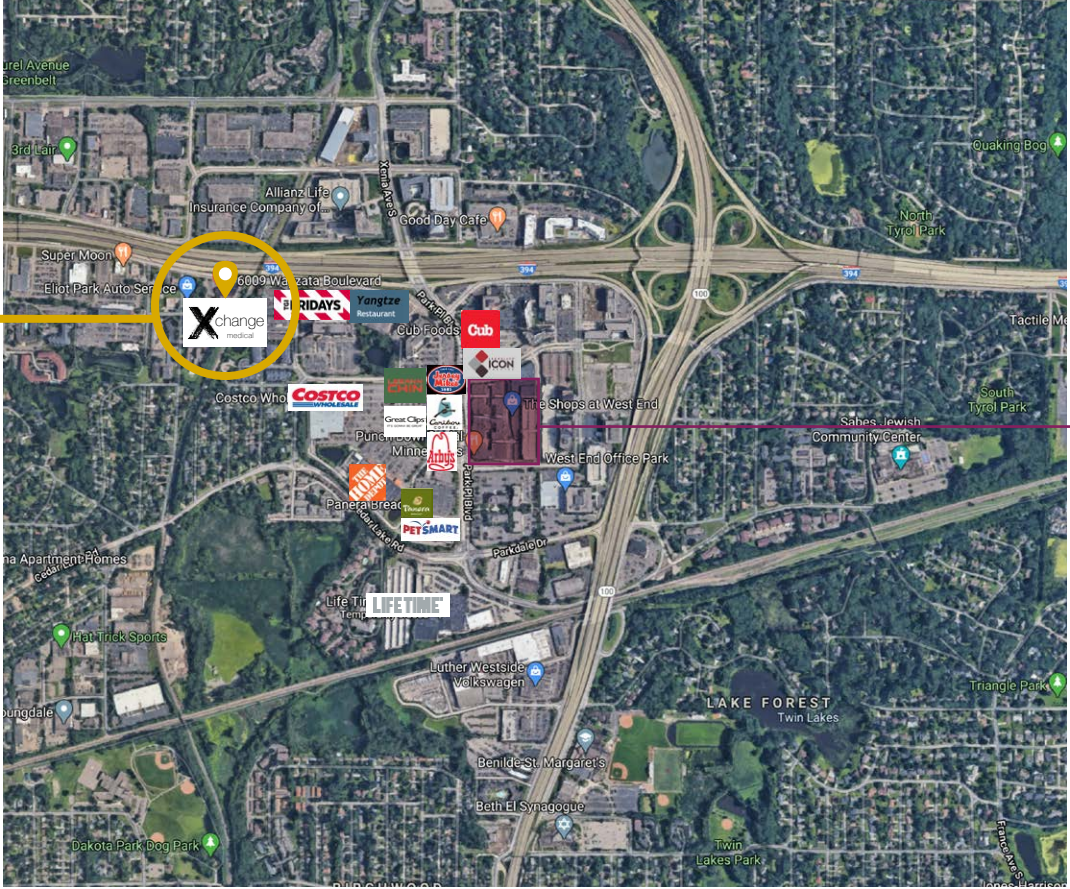
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## Aerial View



6099 Wayzata Boulevard  
St. Louis Park, MN 55416



### The Shops at West End

- verizon
- francesca's
- EVEREVE
- ANTHROPOLOGIE
- LUCKY CRICKET
- Yard House
- Rojo MEXICAN GRILL
- THE LOCAL
- B-HLDN
- RH OUTLET
- JPS A. BANK
- Roku
- PUNCH BOWL SOCIAL
- loop
- CRAVE FRESH • VIBRANT • AMERICAN

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