



2501 S. WAYZATA BLVD.

Minneapolis ♦ MN 55405



Unique opportunity for owner/operator or investor to acquire a premier property on the western edge of Minneapolis with exceptional access and views to downtown, nearby amenities, access to transit and billboard visibility on Highway 394, which carries over 100,000 vehicles per day past the site.

- ♦ 44,203 SF Office Building
100% Leased Thru January 2027
- ♦ Close proximity to Downtown Minneapolis and West End
- ♦ Sale Price: Negotiable
- ♦ Located on I-394
2.5 miles from Minneapolis CBD
- ♦ 95 on-site parking stalls
- ♦ Single or Multi-tenant Opportunity
- ♦ Zoned High Density Office
- ♦ Year Built: 1957

FOR SALE

JASON A. BUTTERFIELD
(952) 460-9830
jason.butterfield@frauenshuh.com



DAVID M. ANDERSON
(952) 767-2838
david.anderson@frauenshuh.com

2501 WAYZATA BLVD. ♦ FOR SALE ♦ LOWER LEVEL FLOOR PLAN

Minneapolis ♦ MN 55405



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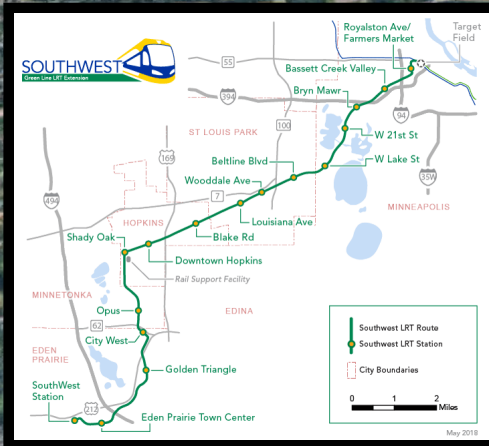
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2501 WAYZATA BLVD. ✦ FOR SALE ✦ AERIAL
 Minneapolis ✦ MN 55405



**DOWNTOWN
 MINNEAPOLIS**

103,000 VPD



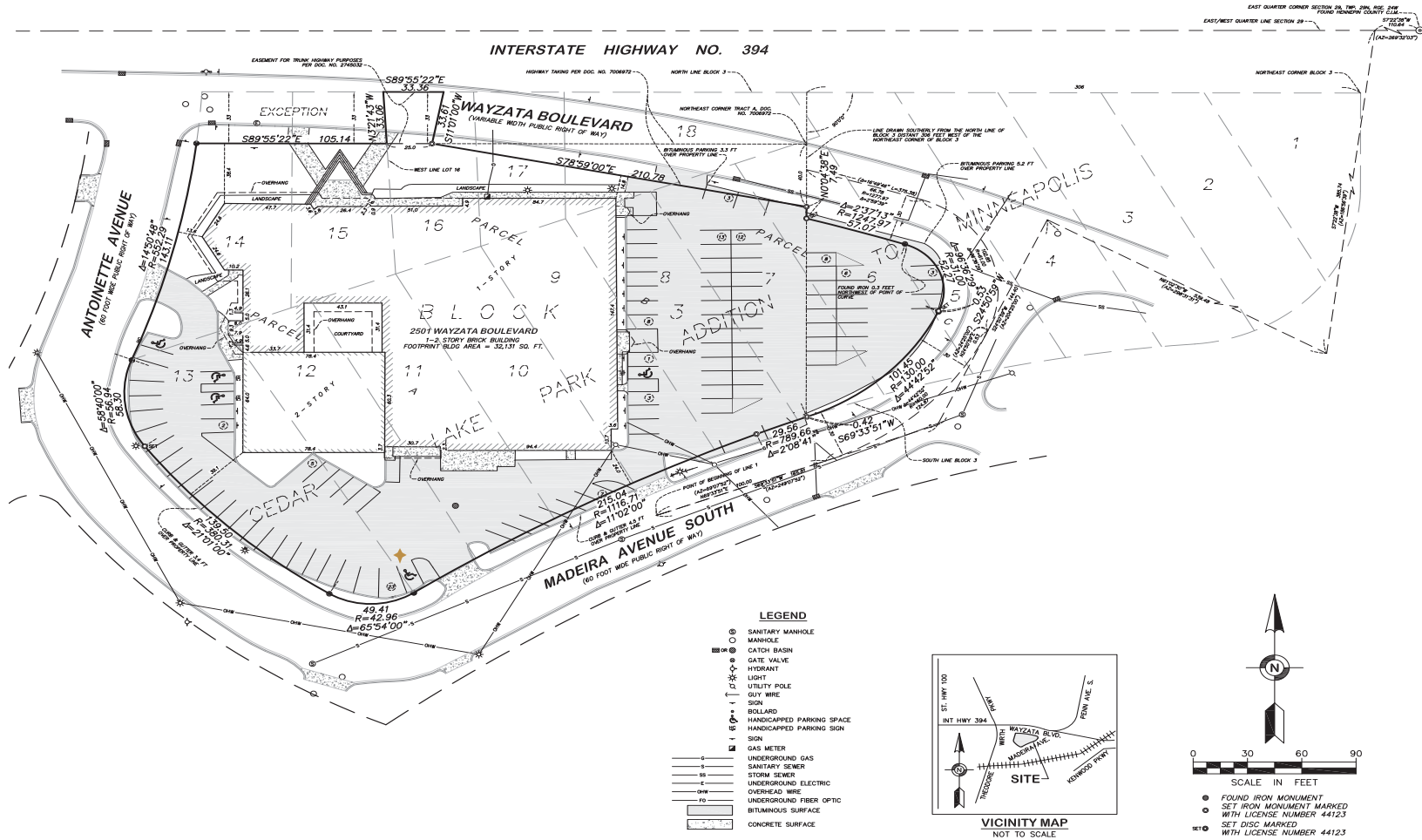
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2501 WAYZATA BLVD. ✦ FOR SALE ✦ SURVEY
 Minneapolis ✦ MN 55405



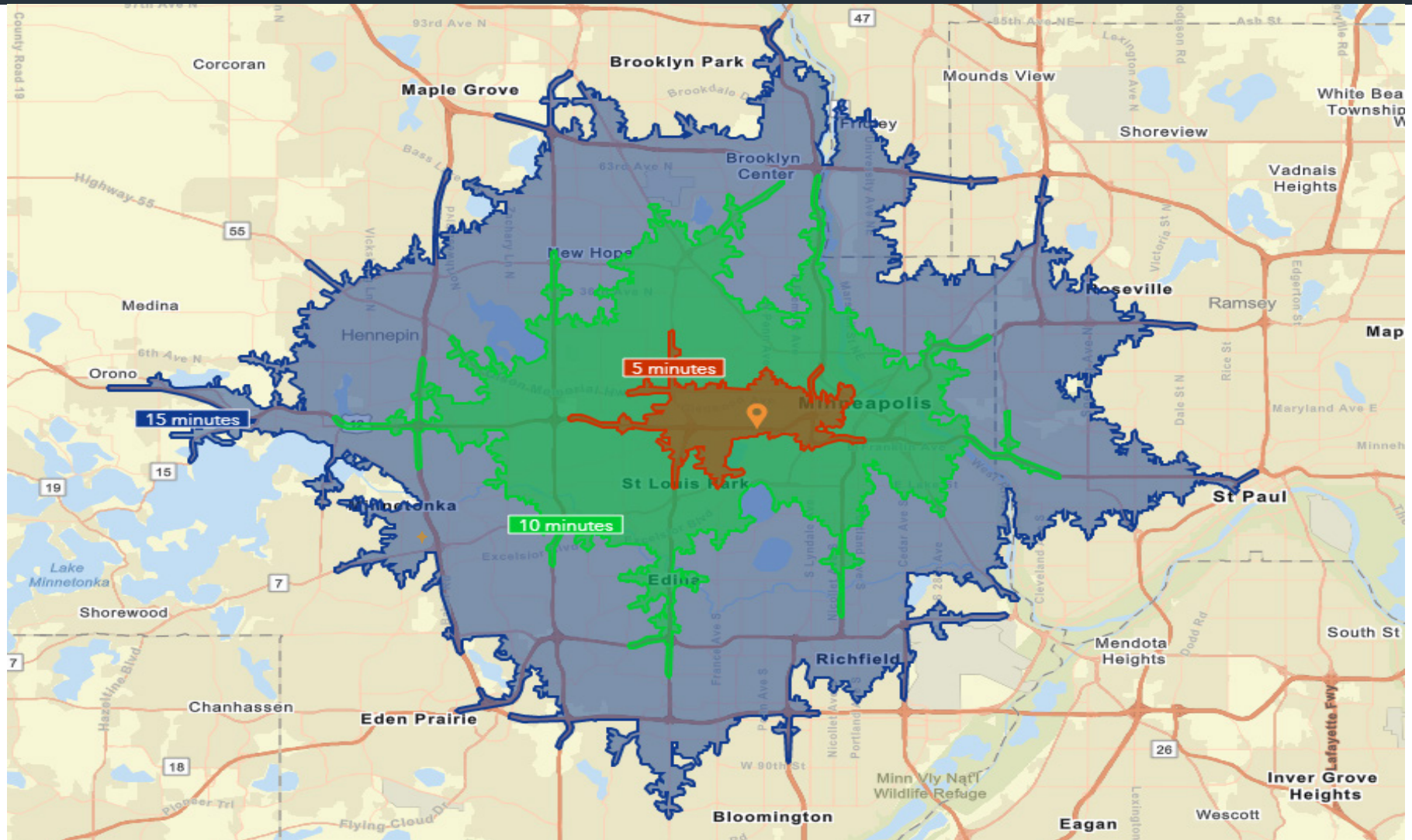
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2501 WAYZATA BLVD. ♦ FOR SALE ♦ DRIVE TIME MAP
Minneapolis ♦ MN 55405



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2501 WAYZATA BLVD. ✦ FOR SALE ✦ DEMOGRAPHICS

Minneapolis ✦ MN 55405

DEMOGRAPHICS

MINNEAPOLIS, MINNESOTA

3 MILE RADIUS



5 MILE RADIUS



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