



UP TO 23,694 SF FOR LEASE

HIGHWAY 7 CORPORATE CENTER

7003 W LAKE ST | ST. LOUIS PARK, MN 55426

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CBRE



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HWY 7 CORPORATE CENTER

ST. LOUIS PARK, MN 55426

FLOOR PLANS

PROPERTY DESCRIPTION

- High image office, showroom and warehouse space.
- Direct access to Highway 7.
- Attractive glass lines with decorative brick exterior.
- Abundant parking.
- Close proximity to retail and restaurants.
- Southwest lightrail station within blocks.
- Owner willing to reduce office build-out for users with larger showroom or warehouse requirements.

NET RENTAL RATES

- Negotiable

AVAILABLE

- Now

EST. 2025 CAM & RE TAXES

- \$2.50 CAM
- \$3.89 TAX
- \$6.39 TOTAL

PROPERTY SPECIFICATIONS

SUITE 100 - AS BUILT

Office: 14,768 SF
 Warehouse: 2,671 SF
 Total: 17,439 SF
 Loading: 1 dock door, 1 drive-in

SUITE 100-150

Office: 19,807 SF
 Warehouse: 3,887 SF
 Total: 23,694 SF
 Loading: 2 dock doors, 1 drive-in

SUITE 110 - SPEC SUITE

Office: 5,738 SF
 Warehouse: 11,701 SF
 Total: 17,439 SF
 Loading: 1 dock door, 1 drive-in

- Can add up to 6,255 contiguous sf to total 23,694 sf

TOTAL BUILDING SF

78,831 SF

YEAR BUILT

2007

SPRINKLER SYSTEM

ESFR

PARKING

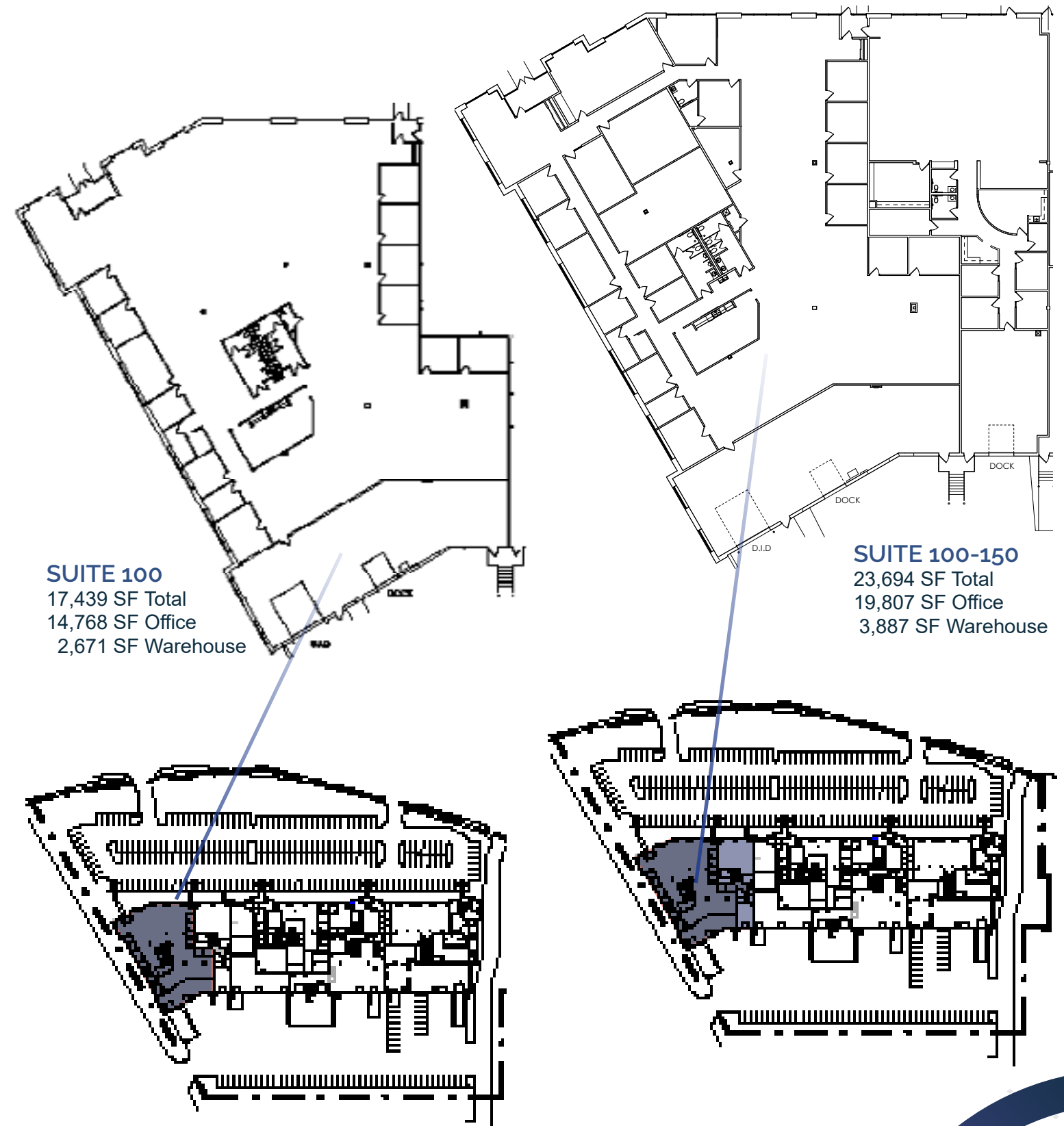
3.5/1,000

CLEAR HEIGHT

18'

POWER

3 panels
 2 - 225 amps 208/120
 1 - 400 amps 208/120

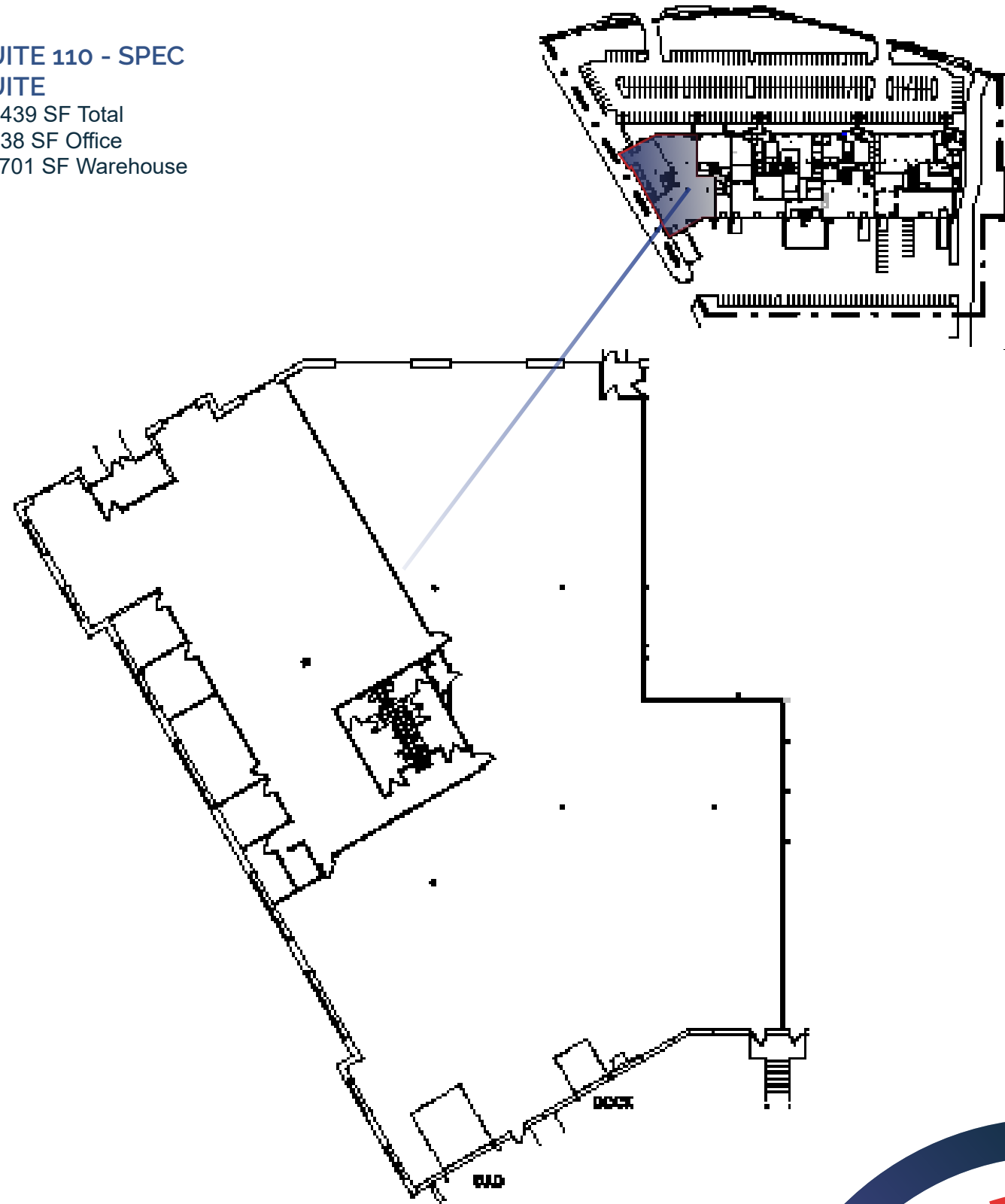


SUITE 100
 17,439 SF Total
 14,768 SF Office
 2,671 SF Warehouse

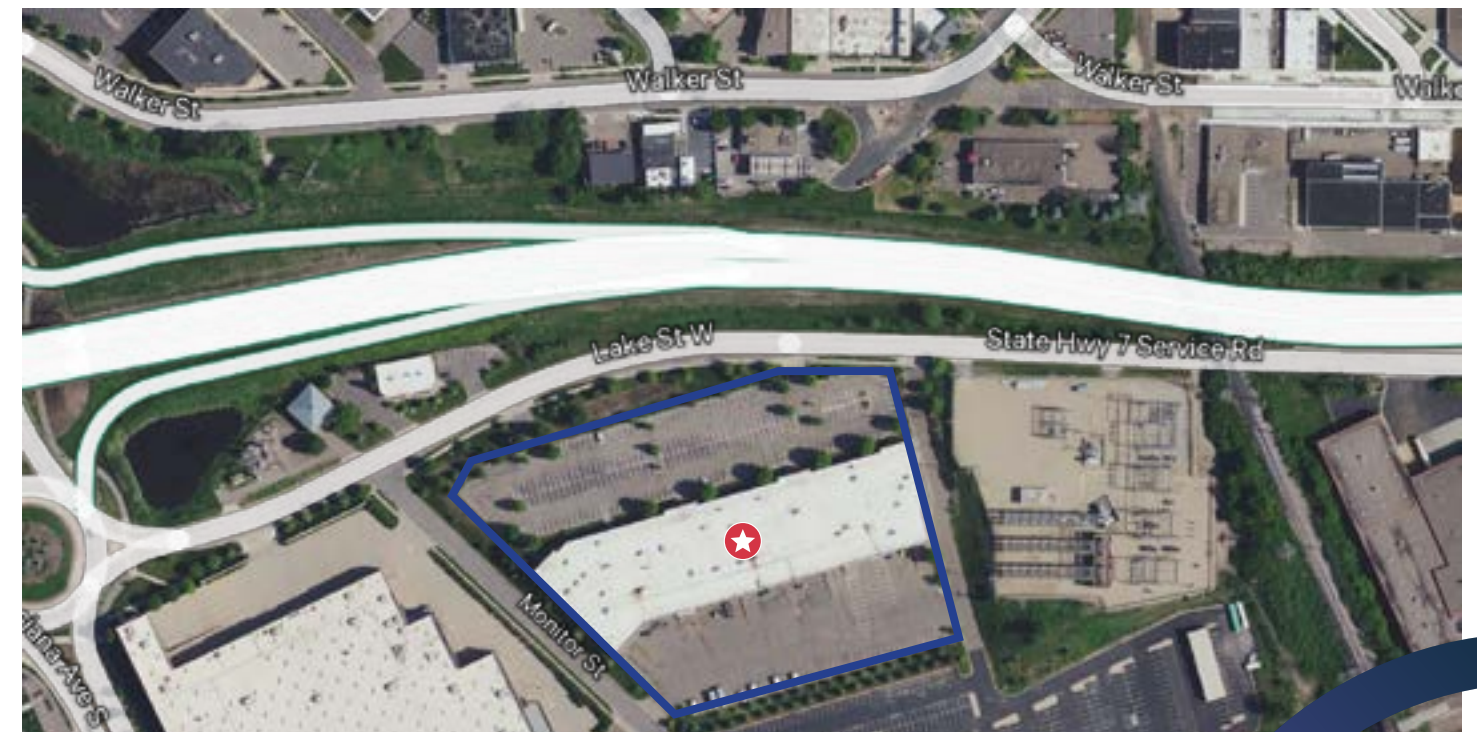
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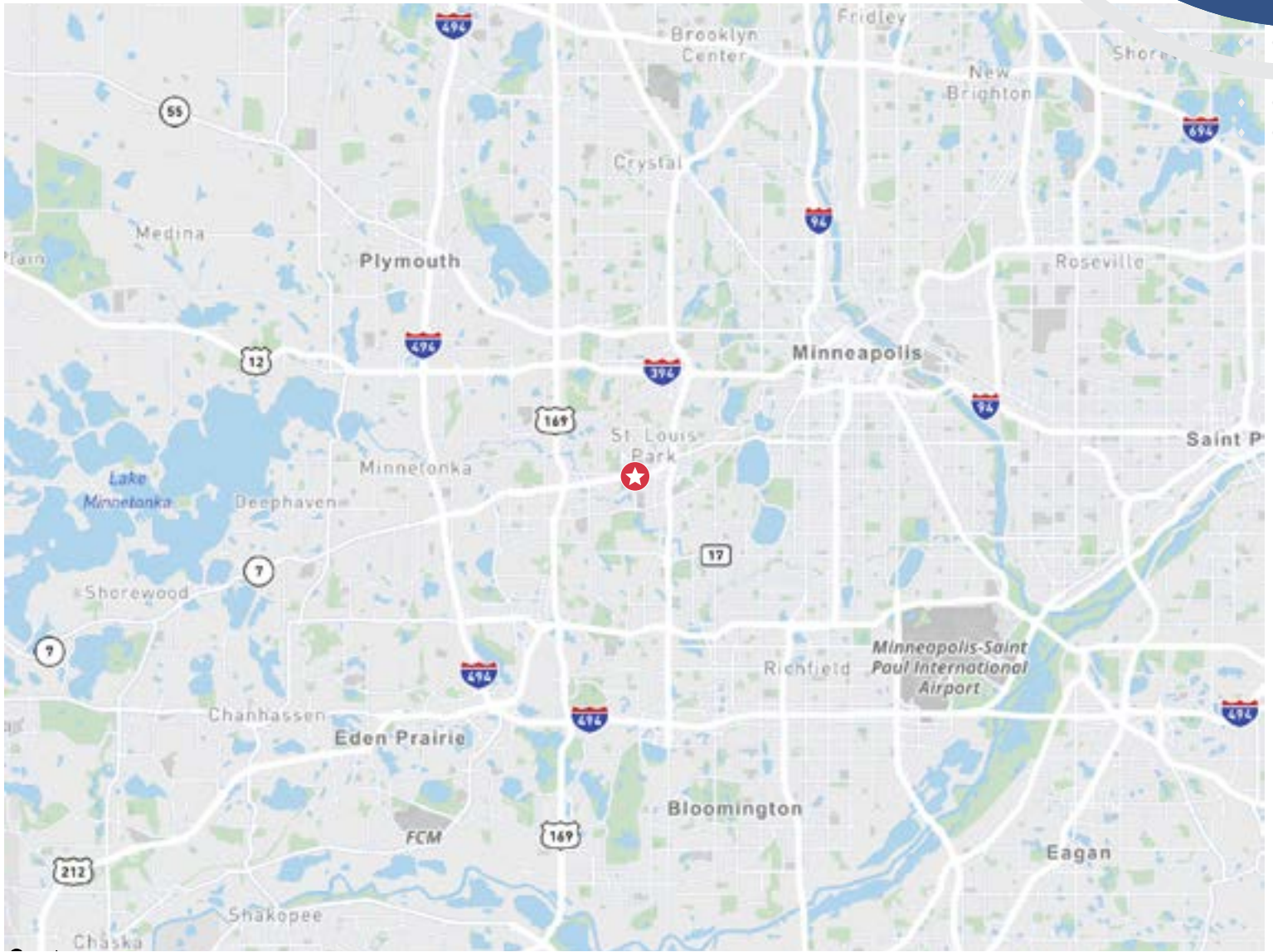
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SUITE 110 - SPEC
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