

OFFICE FOR LEASE

6480 WAYZATA BLVD

6480 WAYZATA BOULEVARD, GOLDEN VALLEY, MN 55426



OFFICE SPACE FOR LEASE

KW COMMERCIAL | MINNETONKA

13100 Wayzata Blvd #400
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

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OFFERING SUMMARY

LEASE RATE:	Suite 205: \$350/mo 200 RSF Suite 208: \$550/mo 250 RSF Full Service Gross
BUILDING SF:	7500 SF
AVAILABLE SF:	200 RSF- 250 RSF
FLOORS:	1
ZONING:	I-394 Mixed Use

PROPERTY HIGHLIGHTS

- Single Office spaces available: 200 -250 RSF
- Full Service Gross Rent
- 40 onsite parking stalls, 7.5/1000 parking ratio
- Multi-Tenant building
- Walking distance to restaurants
- On site property management
- Convenient access from Louisiana and Park Place Blvd exits
- High visibility I-394, Traffic Count 141,288 VPD
- Pole signage available



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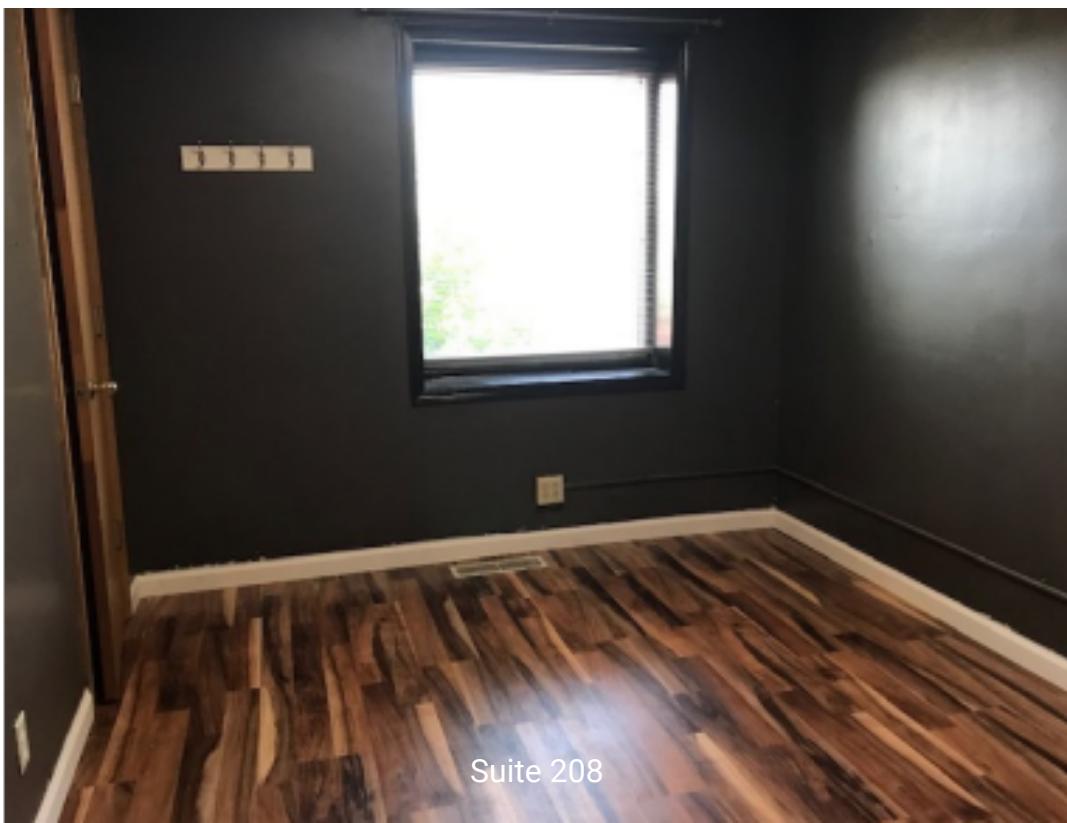
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PROPERTY PHOTOS

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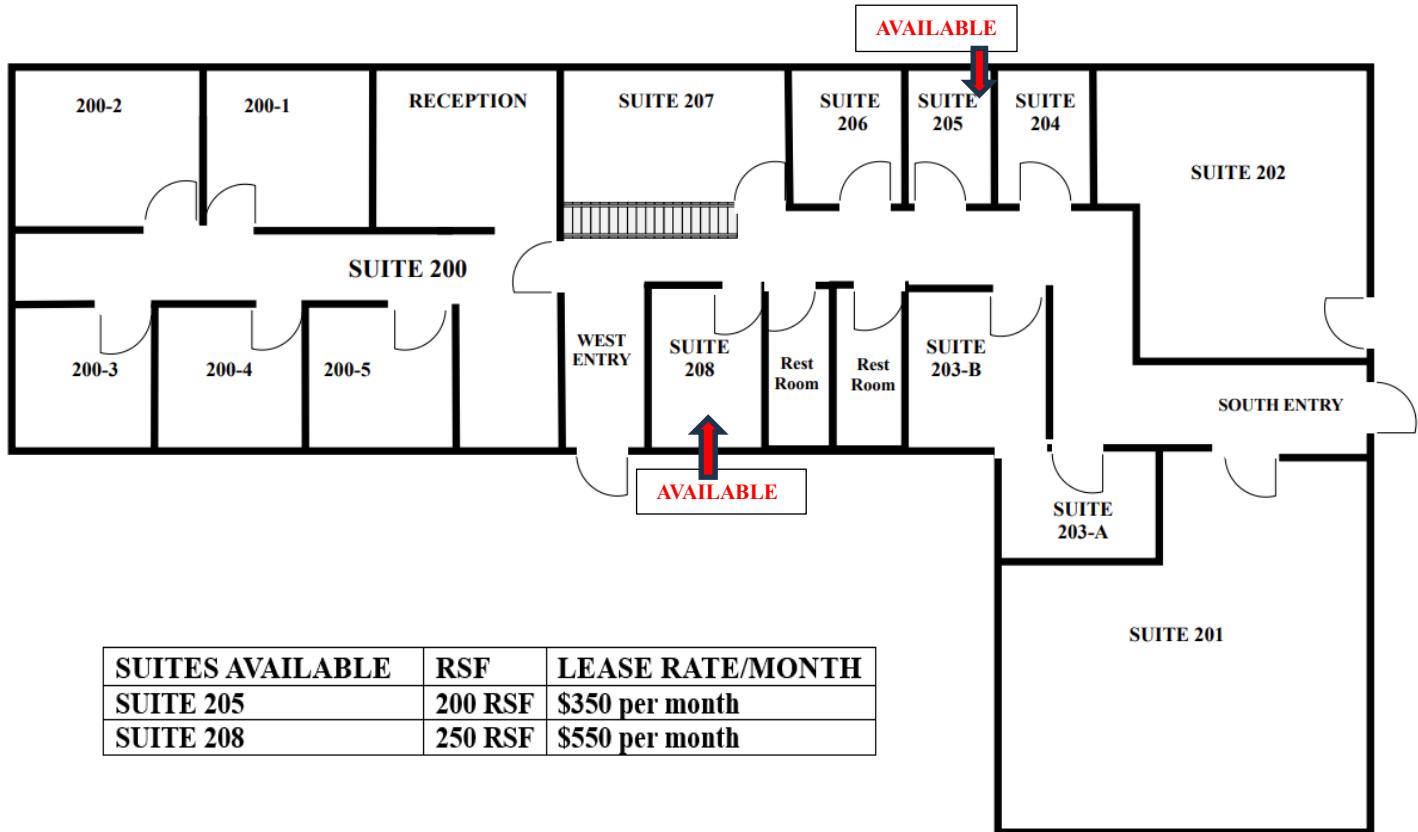
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FLOOR PLAN

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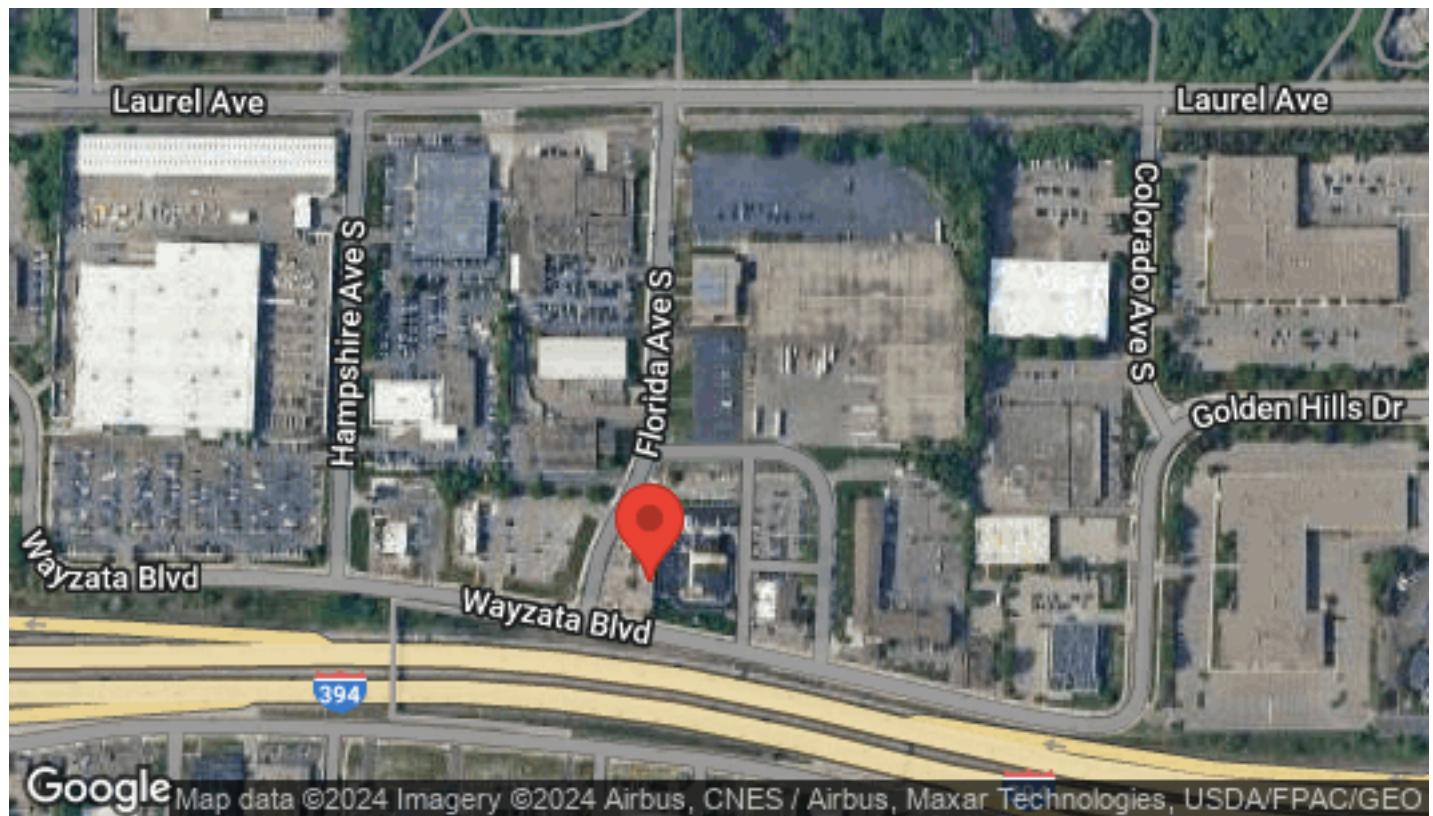
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LOCATION MAPS

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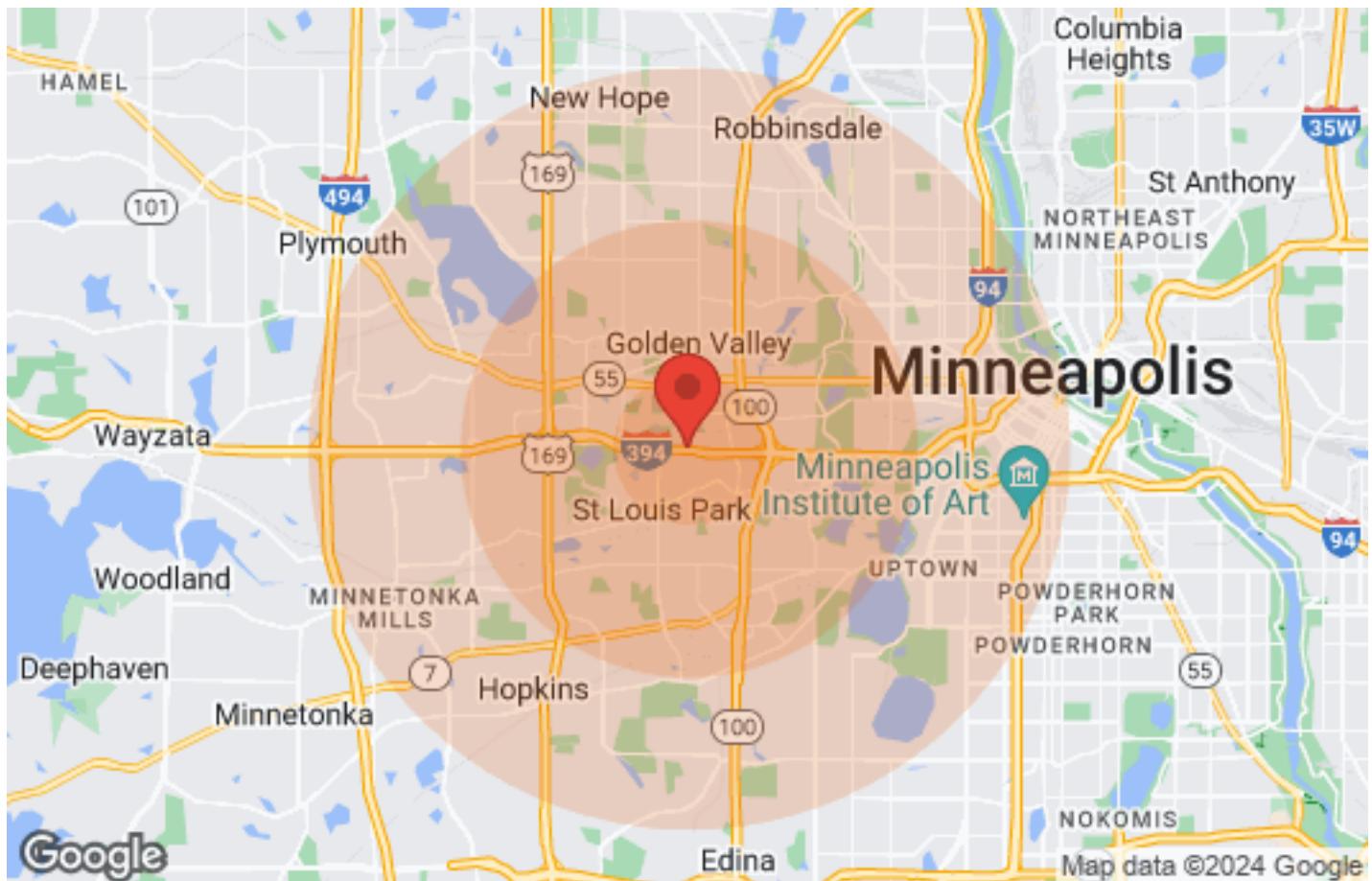
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DEMOCRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,401	43,460	166,312
Female	3,554	47,030	169,693
Total Population	6,955	90,490	336,005
Age			
	1 Mile	3 Miles	5 Miles
Ages 0-14	1,041	14,626	61,675
Ages 15-24	630	9,122	36,256
Ages 25-54	3,036	37,355	144,850
Ages 55-64	934	11,962	41,340
Ages 65+	1,314	17,425	51,884
Income			
	1 Mile	3 Miles	5 Miles
Median	\$67,900	\$69,216	\$56,347
< \$15,000	287	3,187	20,312
\$15,000-\$24,999	339	3,322	14,410
\$25,000-\$34,999	361	3,752	15,267
\$35,000-\$49,999	528	5,826	21,282
\$50,000-\$74,999	726	8,400	26,953
\$75,000-\$99,999	417	6,294	18,498
\$100,000-\$149,999	399	6,656	20,013
\$150,000-\$199,999	183	2,609	7,159
> \$200,000	149	2,518	8,660

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,604	46,251	167,541
Occupied	3,411	43,082	153,930
Owner Occupied	2,129	26,395	79,925
Renter Occupied	1,282	16,687	74,005
Vacant	193	3,169	13,611

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DISCLAIMER

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