

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:

JEFFREY STEDMAN

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6480 WAYZATA BOULEVARD



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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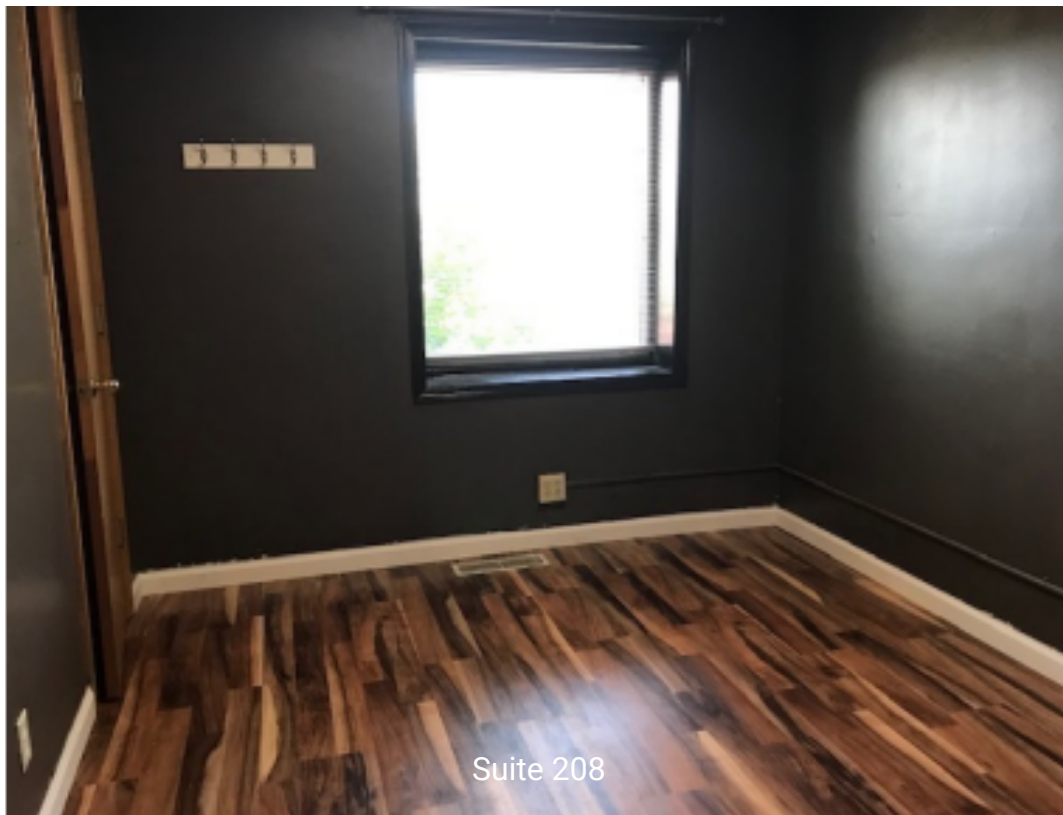
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PROPERTY PHOTOS

6480 WAYZATA BOULEVARD



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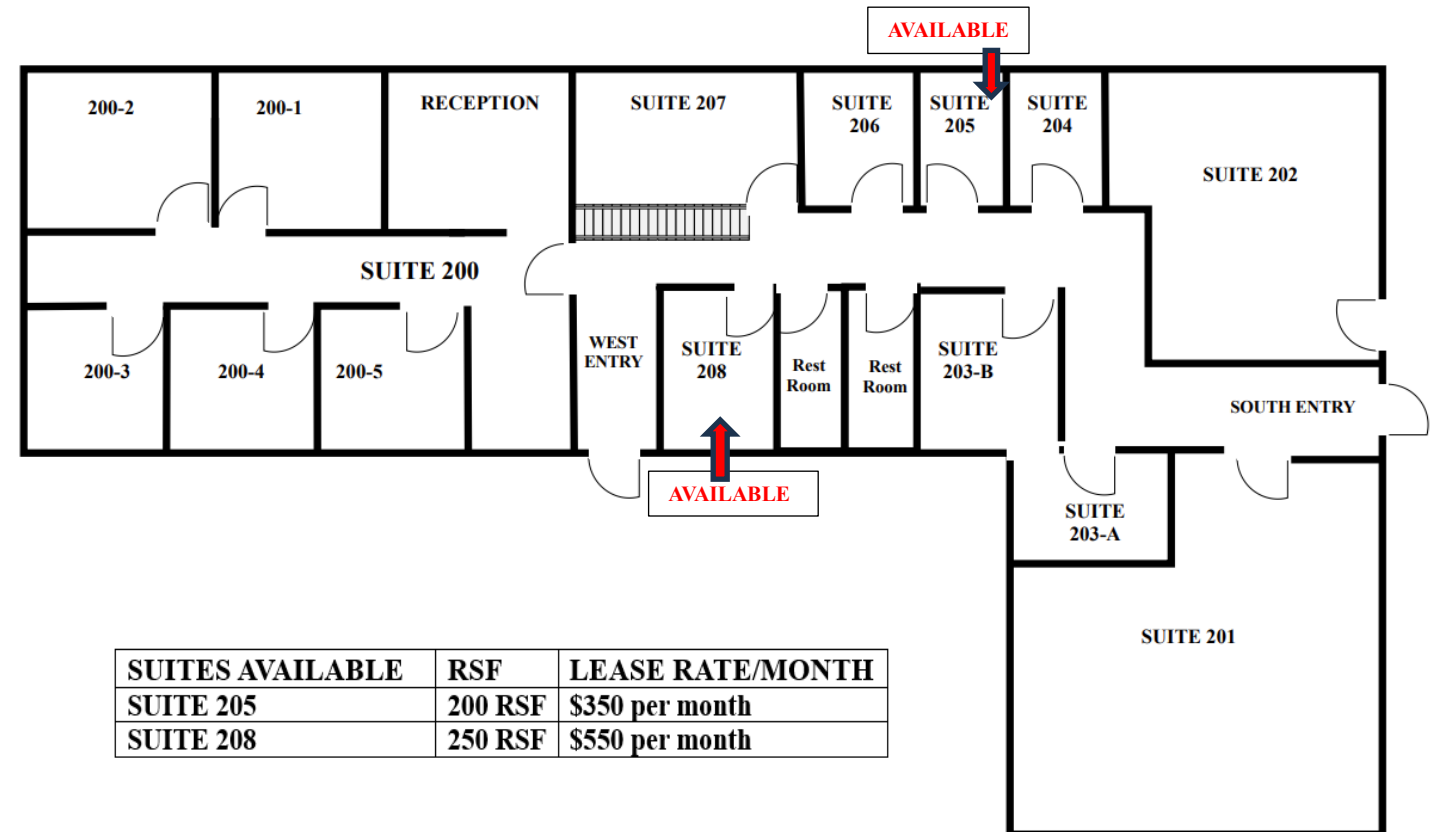
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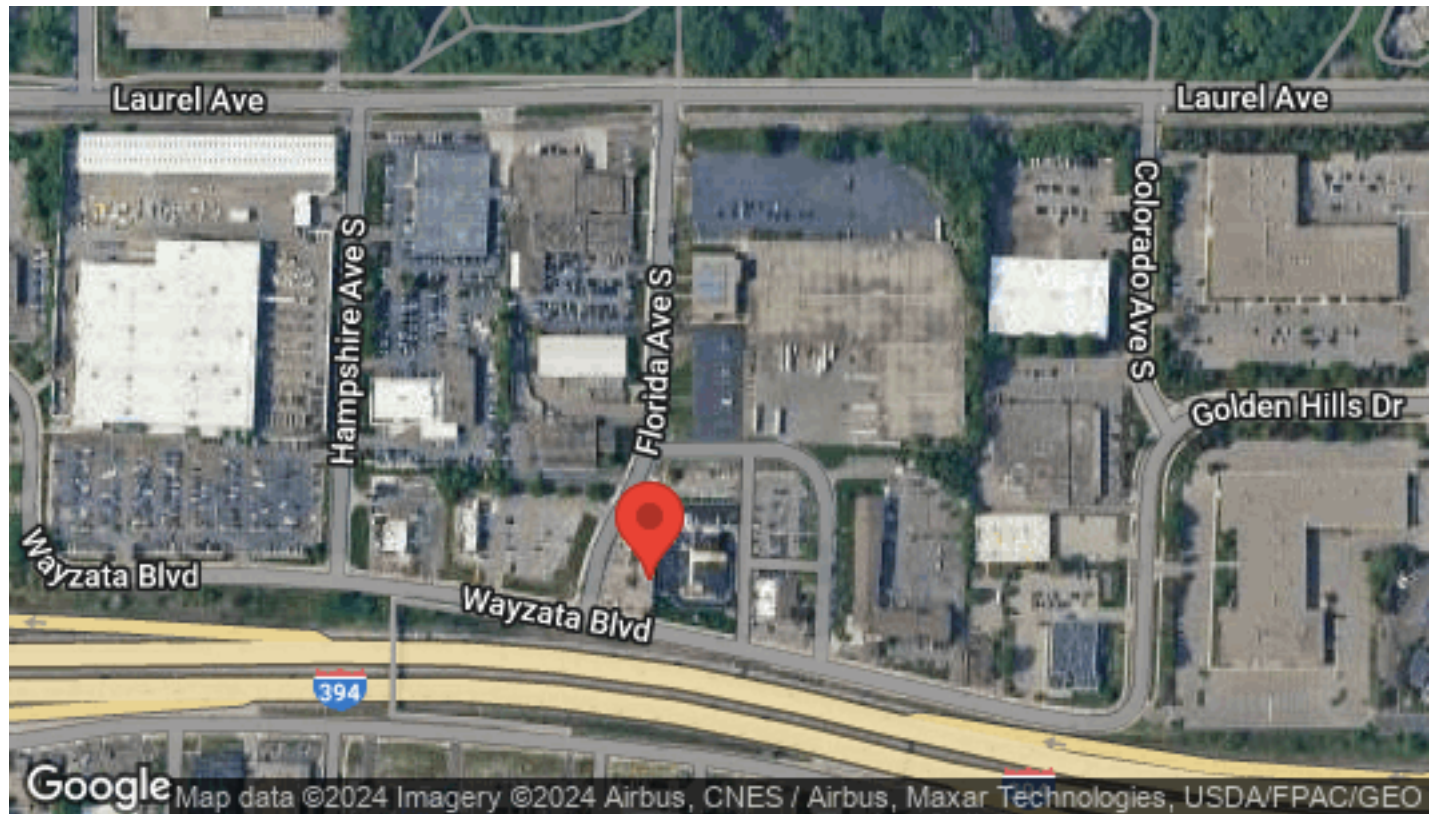
| SUITES AVAILABLE | RSF | LEASE RATE/MONTH |
|------------------|---------|------------------|
| SUITE 205 | 200 RSF | \$350 per month |
| SUITE 208 | 250 RSF | \$550 per month |



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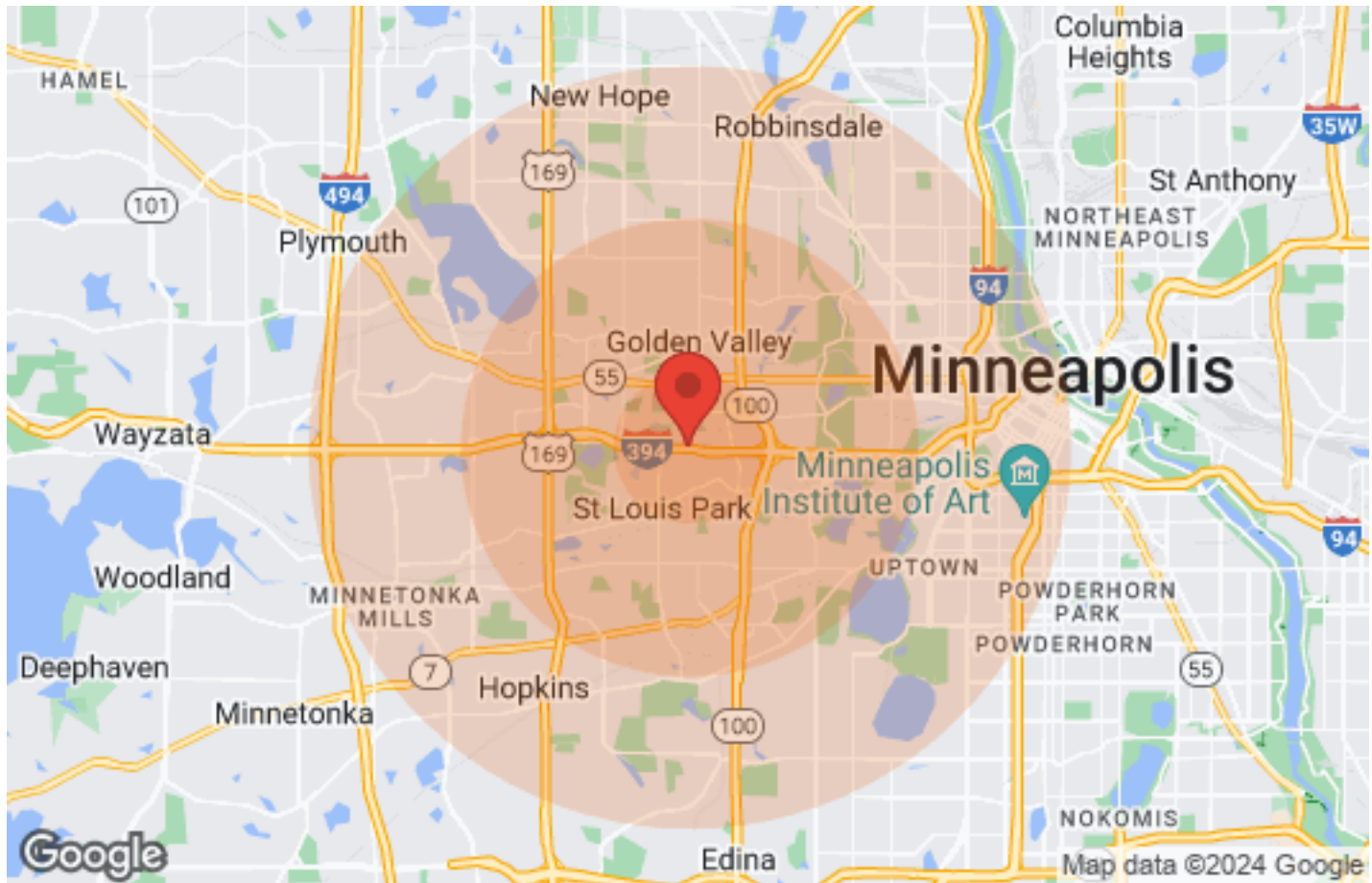
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DEMOGRAPHICS

6480 WAYZATA BOULEVARD



| 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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