

FOR LEASE

449 - 12,397 sq ft Office Suites
Available!

8800 Highway 7, St. Louis Park, MN 55391



Jordan Greenberg
952-746-9600

SPACENETEQUITIES

Commercial Real Estate Solutions

www.spaceneteq.com

8100 Wayzata Blvd. · Minneapolis, MN 55426

Building Information and Site Map

BUILDING SF:	51,443 sq ft Total—4 Floors	HVAC:	Gas Forced Air / Central A/C
AVAILABLE SF:	1,621 sq. ft.- Suite 328 449 sq. ft. - Suite 305 12,397 sq.ft.— Suite 200 (Full Floor)	LIGHTING	Florescent throughout
YEAR BUILT:	1971 (Remodeled in 2017)	ELEVATOR:	One
CONSTRUCTION:	Steel frame with brick exterior	PARKING:	211+ Surface Stalls
		BATHROOMS:	One Set Common per floor



COMMENTS:

This recently updated building is a great fit for any small office user looking for a great value in a central, Southwest location. Located just east of 169 on Highway 7, this building is walking distance to Target and The Shoppes at Knollwood and has a full service bank on the first floor.

- *Recently updated lobby, elevator, hallways & bathrooms
- *On-Site bus stop
- *First floor full service Bank
- *On-Site management & Building Training/Conf. Room

- *Immediate access to Hwy 7 & Hwy 169
- *Walking distance to Target and the Shoppes at Knollwood
- *Good Parking/Well Lit/Safe Area

LEASE RATE:
\$11.00 Net PSF

REAL ESTATE TAXES:
\$2.56 PSF

OPERATING EXPENSES:
\$9.44 PSF



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