AVISON YOUNG

Office for lease

Park Glen Corporate Center
4500 Park Glen Road
St. Louis Park, MN 55416

ONE space remaining – act fast!

Immediate availability! 1,923 sf office space available for lease

- Conveniently located 48,816 sf office building just minutes from Hwy 100, 394, West End, and Bde Maka Ska
- Local, strong ownership
- Easy access off Hwy 100 and Hwy 7

Space	Lease rate	Space size
Suite 320	$19.00 SF/yr	1,923 SF

Building conference room

SW light rail line services site

Direct access to running, biking, walking trails

Tenant patio

Get more information

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1601 Utica Avenue South, Suite 360 | Minneapolis, MN 55416 | 612 913 5640

Property summary

4500 Park Glen Road

Property Description

Fully renovated low rise office building with small flexible space available for lease.

Location Description

Park Glen Road/Belt Line Rd
Immediate access to Greenway bike and running path
Light rail services the site
Located just minutes from downtown Minneapolis

Offering Summary

Lease Rate:	$19.00 SF/yr (NNN)
Available SF:	1,923
Building Size:	48,816 SF
Tax/Ops (2026)	$16.05

Demographics	2 Miles	5 Miles	10 Miles
Total Households	28,816	192,670	489,446
Total Population	58,717	423,949	1,142,665
Average HH Income	$130,359	$109,915	$107,087

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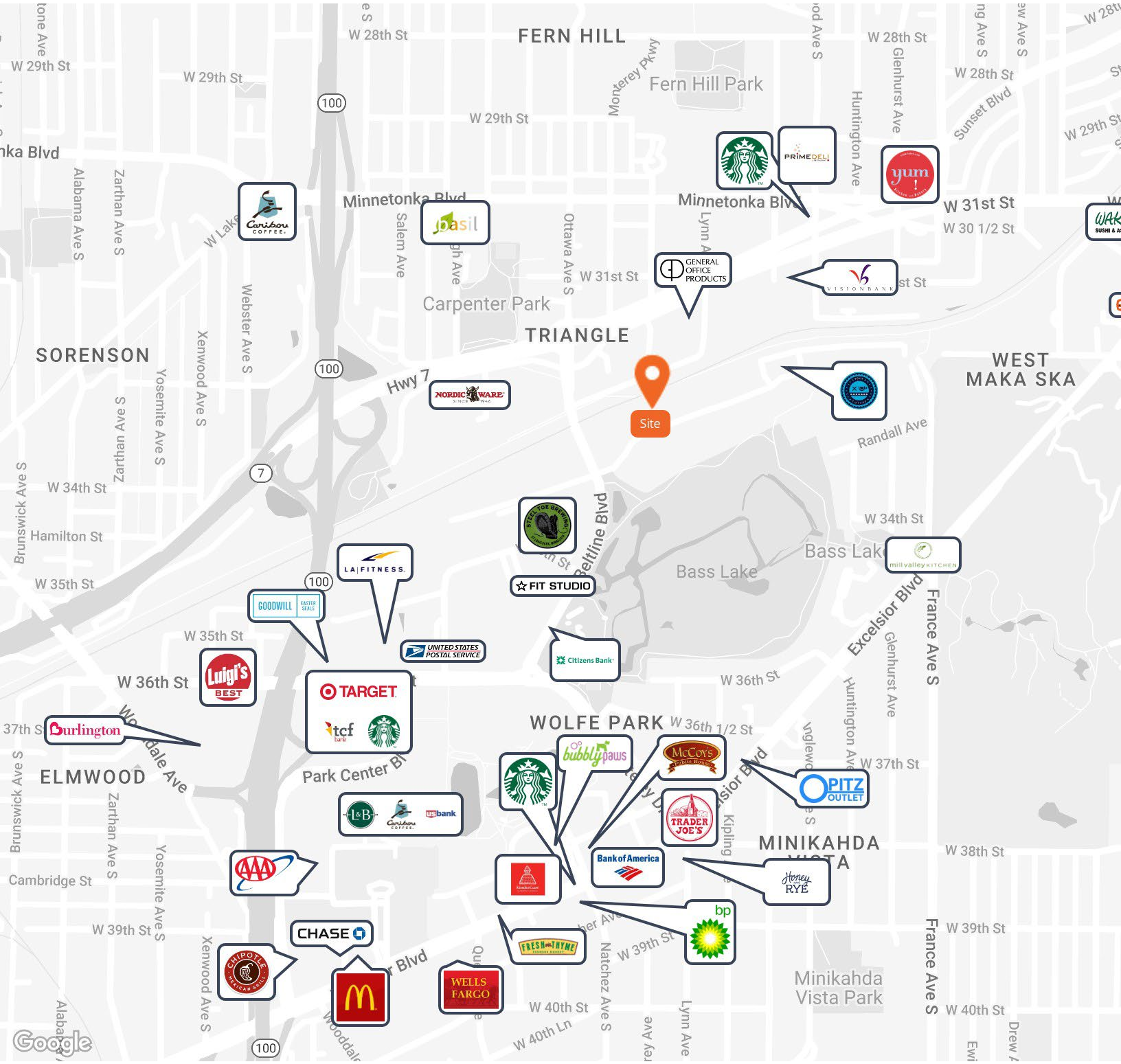
Area amenities

4500 Park Glen Road



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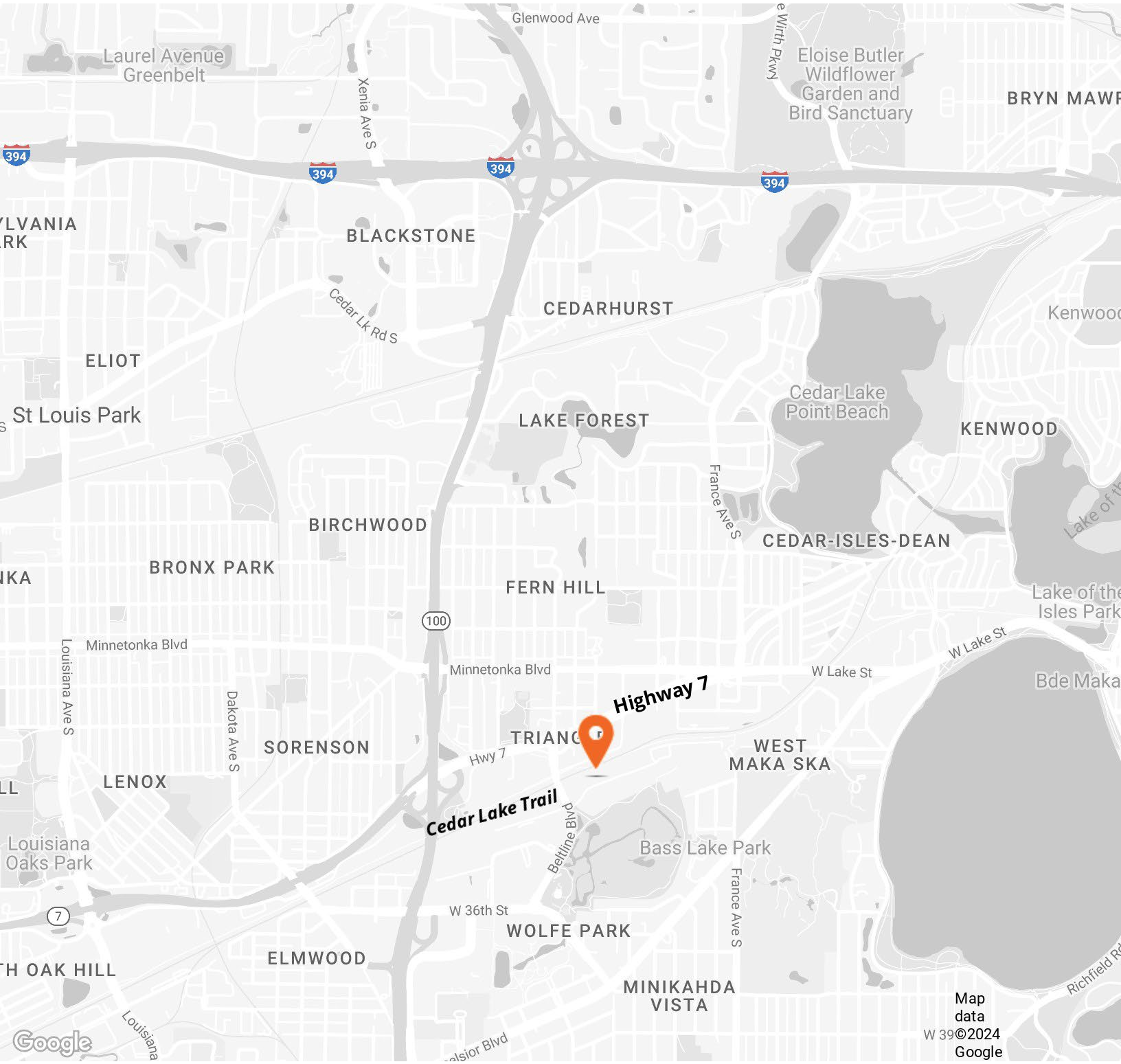
Aerial map

4500 Park Glen Road



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