

FOR SALE/LEASE

WATERTOWER BUILDING

5,648 SF AVAILABLE



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SPACE FEATURES

10417 Excelsior Boulevard | Hopkins, MN 55343

Building Information

Building Size	5,648 SF
Site Size	0.62 Acres 26,823 SF
Parking	22 surface stalls
Year Built	1998

Terms

Space Available	2,166-5,648 SF
Sale Price	\$1,350,000
Lease Rate	\$15.00/SF
2021 Est. Tax/Cam	\$13.10/SF

- Multi-tenant office/retail building with flexible zoning and frontage on Excelsior Blvd
- Vacant lease space is an end cap with glass on three sides and vaulted ceilings that create a spacious, open feeling
- Adjacent to future light rail station, regional bike trail, and within a 5 minute walk to the heart of downtown Hopkins
- Easy access to Hwys 169 & 7
- Building signage
- Close proximity to many amenities including restaurants, entertainment, banks, post office, schools, hospitals, golf and daycare
- Zoned B3: Ideal for office, medical, or retail users
- Approximately 25,000 vehicles per day drive past the property
- Locally owned and managed

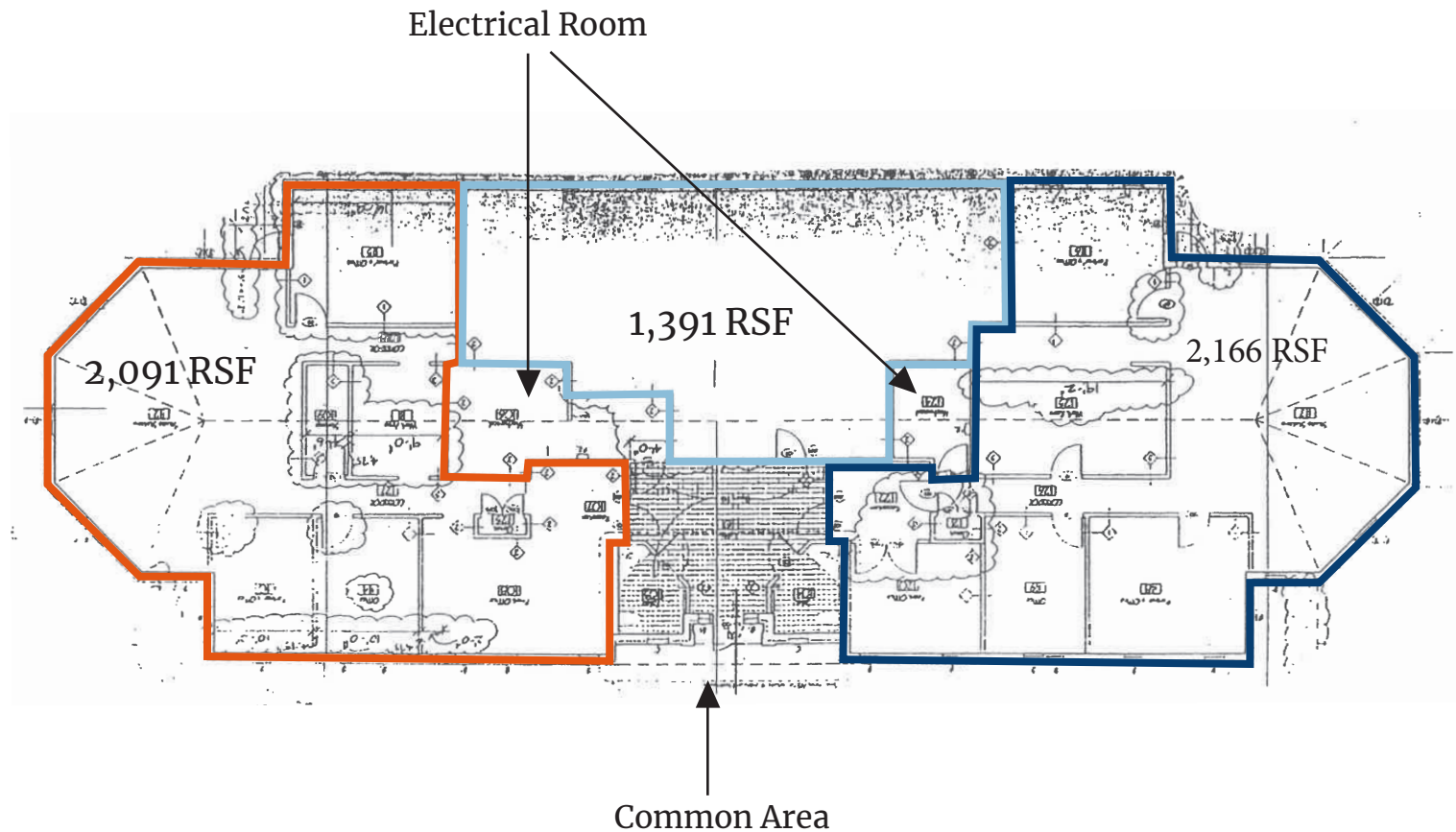
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FLOOR PLAN

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PHOTOS

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AERIAL VIEW

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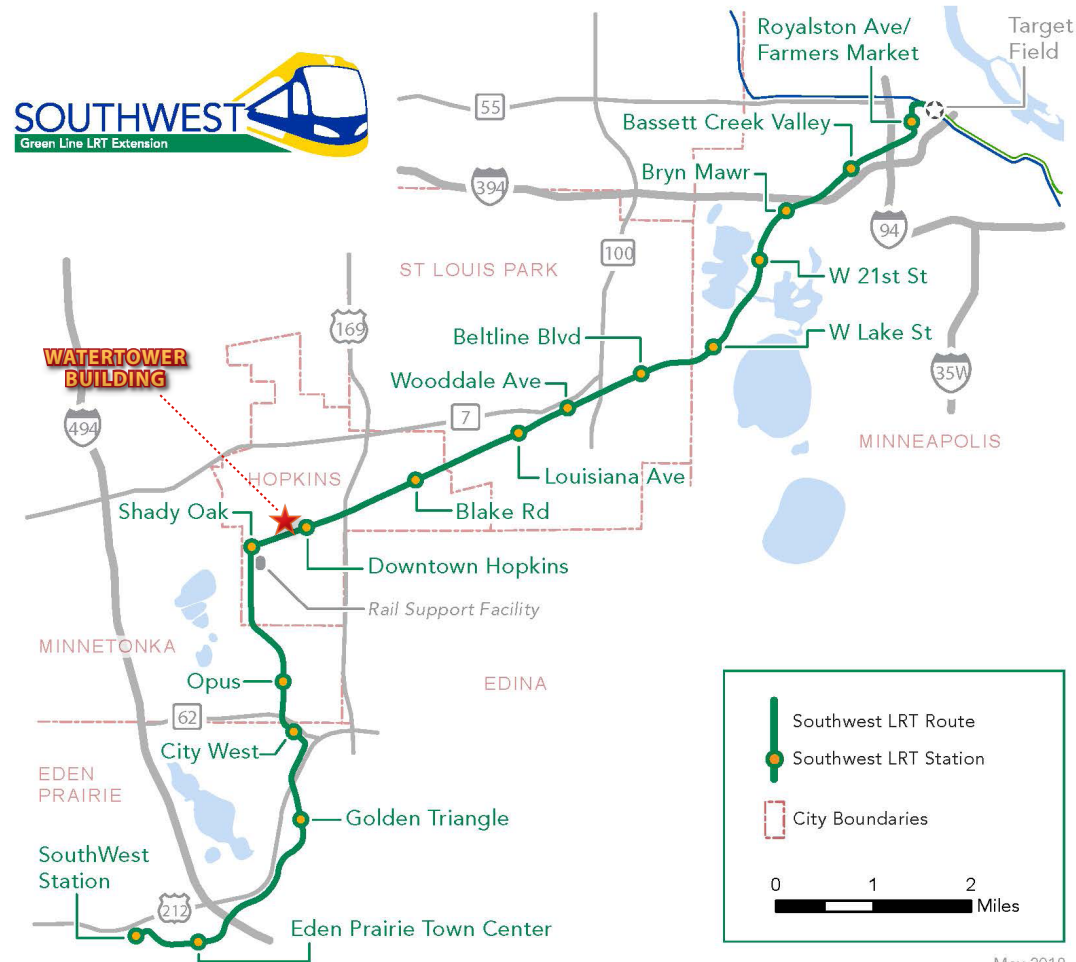


SOUTHWEST LIGHT RAIL

10417 Excelsior Boulevard | Hopkins, MN 55343

The Southwest Light Rail Transit (LRT) project (METRO Green Line Extension) will operate on a route from downtown Minneapolis through the communities of St. Louis Park, Hopkins, Minnetonka, and Eden Prairie. The line will include 16 new stations and will be part of an integrated system of transitways, including connections to the METRO Blue Line, the Northstar Commuter Rail line, many bus routes, and proposed future transitways.

Southwest LRT (METRO Green Line Extension)



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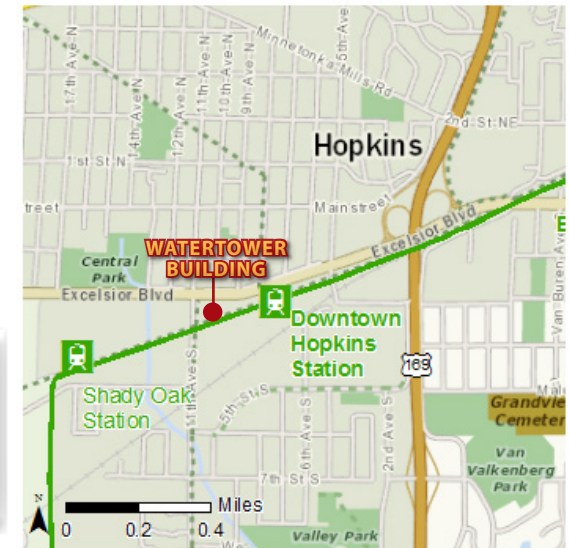
REAL ESTATE PARTNERS

DOWNTOWN HOPKINS STATION

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The planned Downtown Hopkins Station will be located just south of Hopkins' Mainstreet, a historic downtown area with a combination of small town charm and metropolitan amenities. The station will be connected to a new plaza and the nearby regional trail, where the city is adding pedestrian and bicycle improvements. The view above is looking south from the plaza area. The station will be located directly next to the Watertower Building.

The station site is conveniently close to Mainstreet and downtown Hopkins.



The planned Downtown Hopkins Station will be one of three stations in Hopkins.



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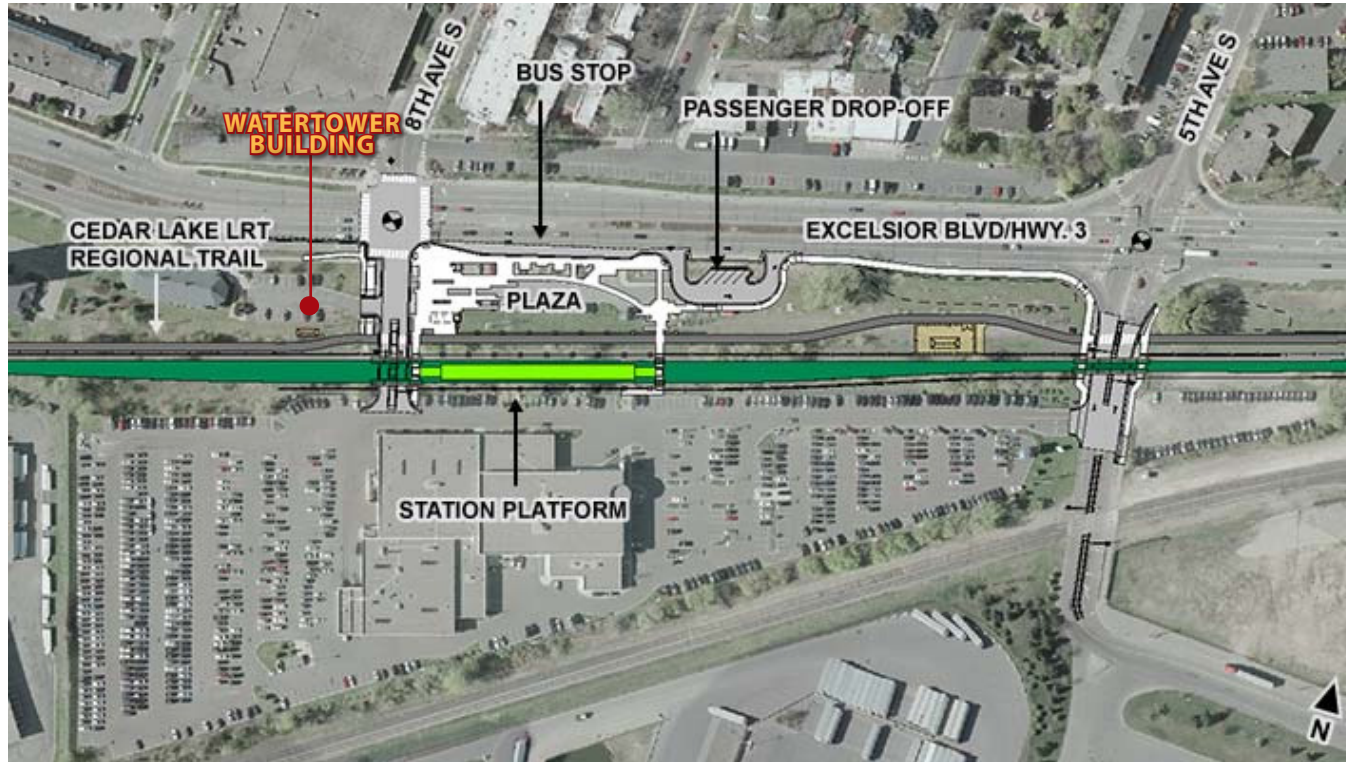
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The station will be located directly next to the Watertower Building.

DOWNTOWN HOPKINS STATION

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The Downtown Hopkins Station area, above, includes a public plaza, passenger drop-off, and bus stop. Eighth Avenue South will connect the station to Mainstreet and the city's downtown area.

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DEMOGRAPHICS

10417 Excelsior Boulevard | Hopkins, MN 55343

KEY FACTS

214,343

Population



Average Household Size

42.4

Median Age

\$95,266

Median Household Income

BUSINESS



11,948

Total Businesses



221,603

Total Employees

INCOME



\$95,266

Median Household Income



\$61,210

Per Capita Income



\$277,531

Median Net Worth

EDUCATION

3%

No High School Diploma



11%

High School Graduate



21%

Some College



65%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

85%



Blue Collar

9%



Services

6%

3.7%

Unemployment Rate

Households By Income

The largest group: \$200,000+ (18.8%)

The smallest group: \$15,000 - \$24,999 (4.8%)

Indicator ▲	Value	Diff	
<\$15,000	5%	-2.9%	
\$15,000 - \$24,999	4.8%	-0.7%	
\$25,000 - \$34,999	5.6%	-0.9%	
\$35,000 - \$49,999	9.3%	-0.5%	
\$50,000 - \$74,999	13.9%	-0.9%	
\$75,000 - \$99,999	13.4%	-0.5%	
\$100,000 - \$149,999	18.3%	+0.4%	
\$150,000 - \$199,999	10.8%	+0.6%	
\$200,000+	18.8%	+5.4%	

Bars show deviation from Hennepin County

Data reported within 5 mile radius

Datasource: ESRI

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