



Immediate availability! 1,923 - 5,553 sf of office space

- Conveniently located 48,816SF office building just minutes from Hwy 100, 394, West End, and Bde Maka Ska
- Fully renovated low rise office building
- Local, strong ownership

Spaces	Lease Rate	Space Size
1st Floor - 3,625 SF	\$18.00 SF/yr	3,625 SF
3rd Floor - 1,923 SF	\$18.00 SF/yr	1,928 SF
4th Floor - 5,553 SF	\$18.00 SF/yr	5,535 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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Brian Helmken

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Property Description

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

Offering Summary

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	1,923 - 5,553 SF
Building Size:	48,816 SF
Tax/Ops (2025)	\$15.99

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

Demographics	1 Mile	3 Miles	5 Miles
Total Households	7,760	53,613	172,131
Total Population	14,105	111,509	372,128
Average HH Income	\$87,888	\$105,977	\$85,046

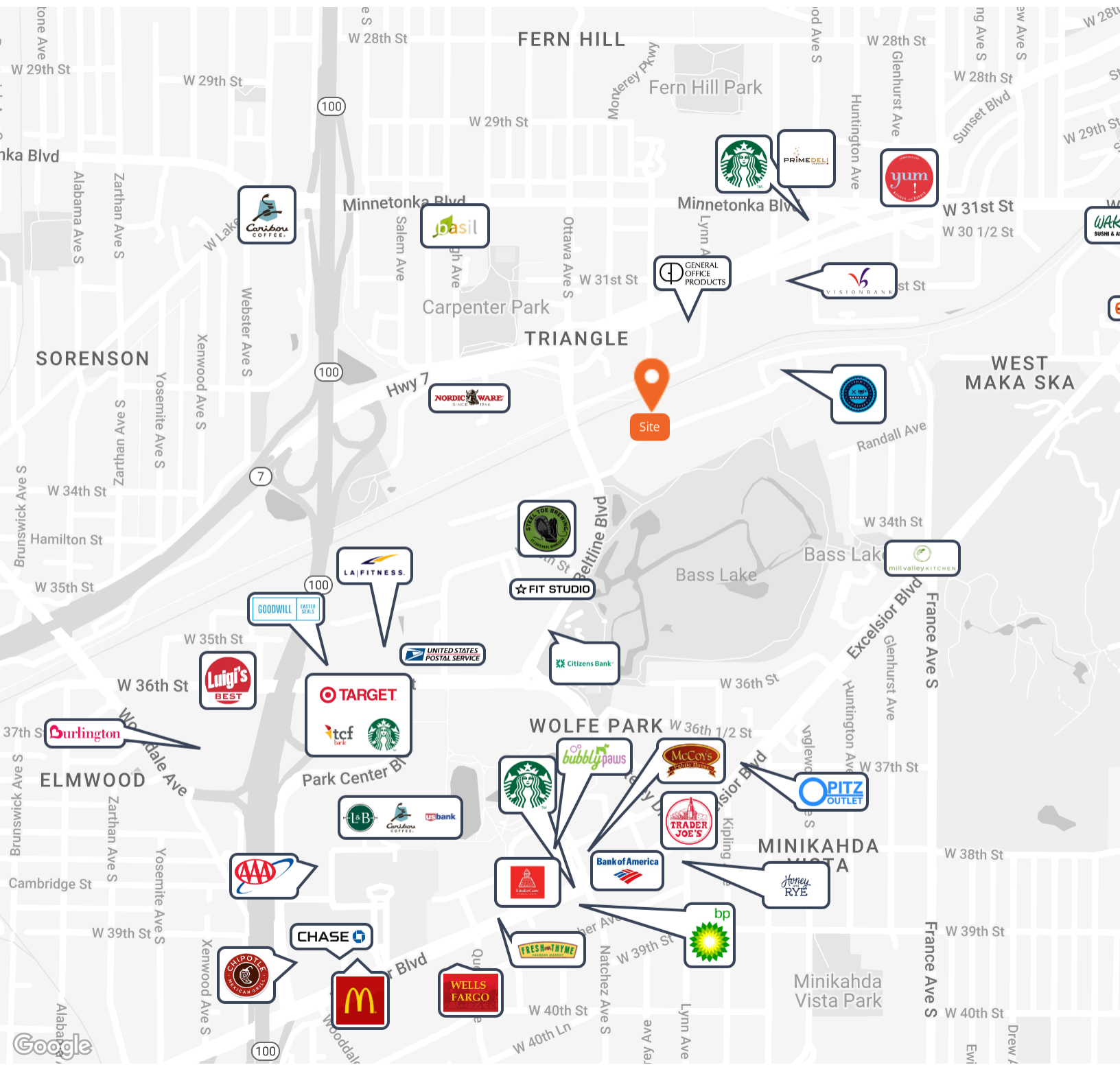


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Area amenities

4500 Park Glen Road

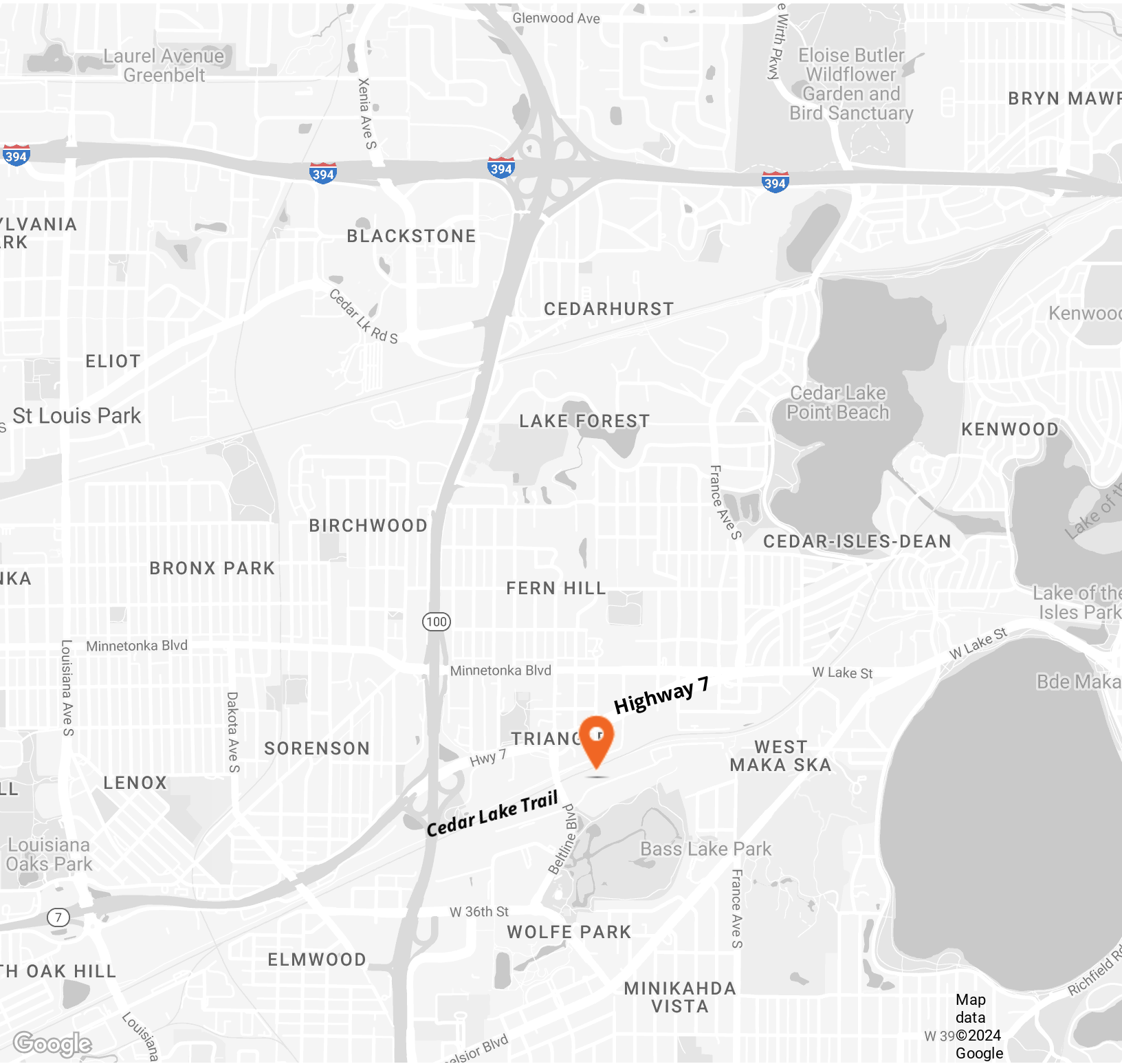


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