

**FOR LEASE | OFFICE**

## **West End Area Office Space**

**5891 Cedar Lake Road S, St. Louis Park, MN 55416**



Located in the West End area of St. Louis Park, these offices are within walking distance of many amenities, including restaurants, shops, fitness facilities and hotels. The Cedar Lake Bike Trail is steps from the door and is connected to more than a dozen other trails throughout the Twin Cities.

### **Property Features**

- Up to 5,203 SF available for lease
- Divisible by floor
- 5891- 1st floor 2,109 square feet
- 5891- 2nd floor - individual office spaces with waiting area and kitchenette
- Overlooking wooded area and central patio
- Shared access to upgraded, high-finish conference room, beverage station, lounge area, patio and putting green
- Access to ample shared parking, with potential for reserved spaces

### **Contact Us**

**ERIC DUEHOLM**

Partner



651.621.2550

[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

**BEN BRUNO**

Brokerage Services



651.621.2563

[ben@terracegroupllc.com](mailto:ben@terracegroupllc.com)

**TONY ROSSATO**

Brokerage Services



651.621.2507

[tony@terracegroupllc.com](mailto:tony@terracegroupllc.com)

**Full Property Information at:**  
**[officewestend.com](http://officewestend.com)**



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**75/100**  
Walk Score



**32/100**  
Transit Score



**83/100**  
Bike Score

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## Common Area

Access to Common Conference Room, Kitchenette, Lounge, Bike Storage, Patio and Putting Green

PATIO WITH  
PUTTING GREEN



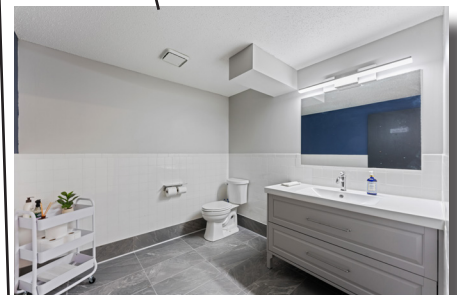
SHARED CONFERENCE  
ROOM

KITCHENETTE

BIKE STORAGE

RESTROOM

RESTROOM



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Common Area from South with  
Glass Conference Room

Patio and Putting Green



Common Area Seating, Fireplace  
and Patio

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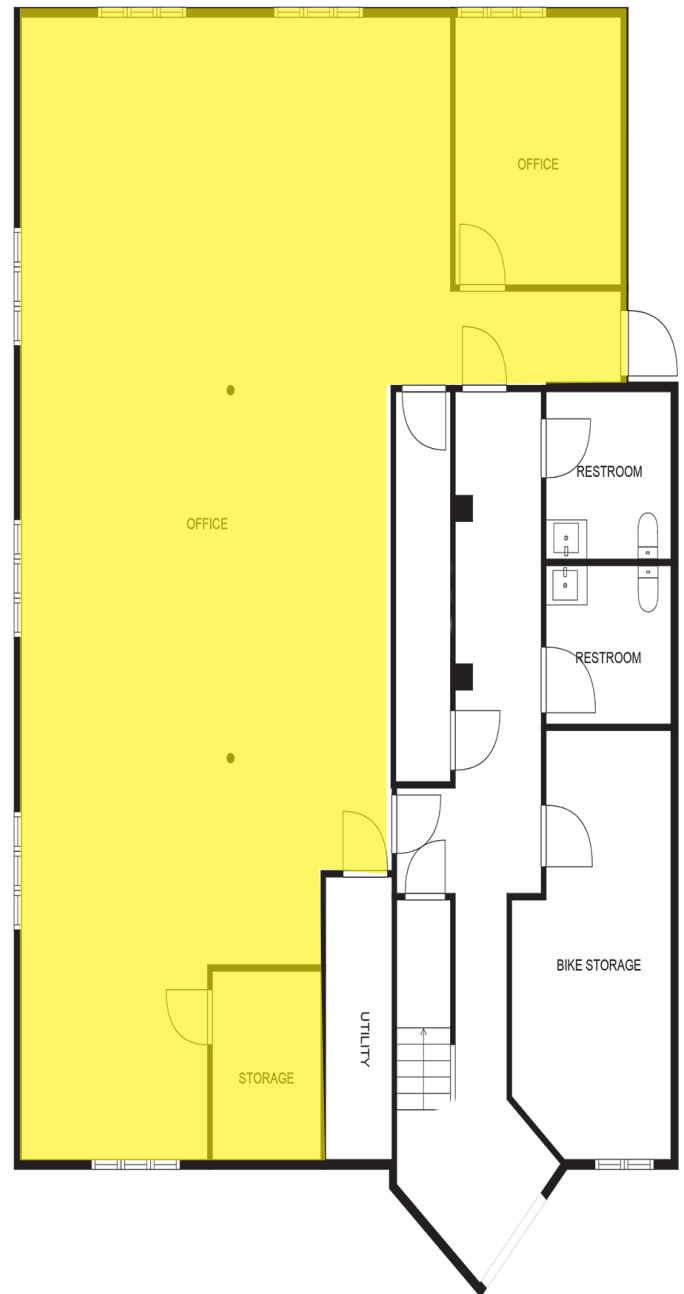
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## 5891 - First Floor

- 2,109 SF
- Access to Common Conference Room, Kitchenette, Lounge, Bike Storage, Patio and Putting Green
- Improvement Package available



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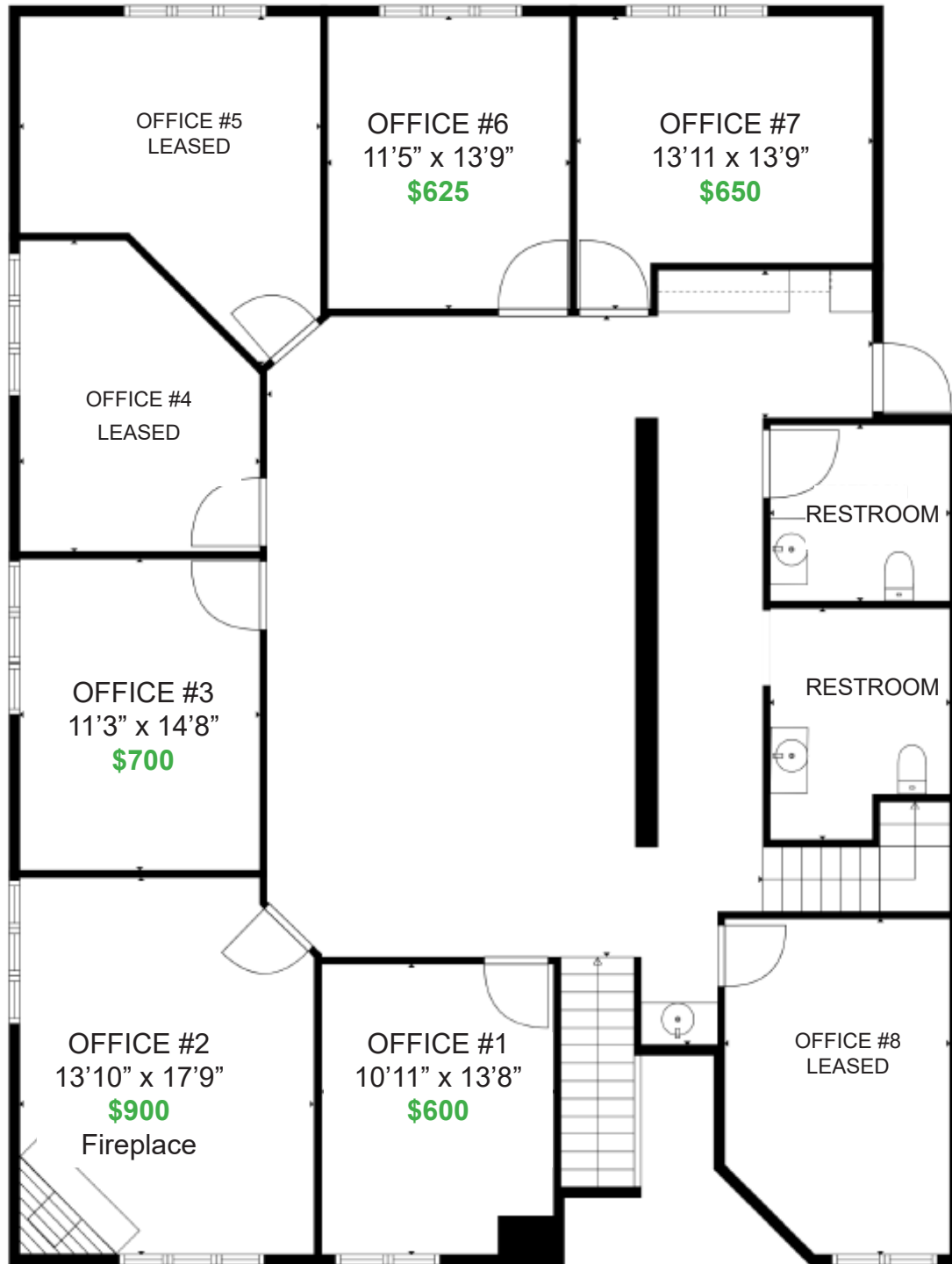
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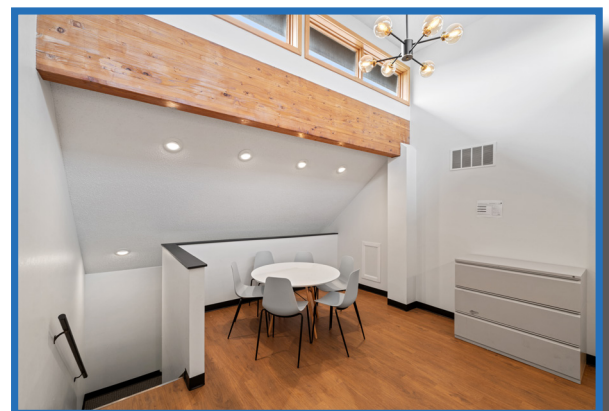
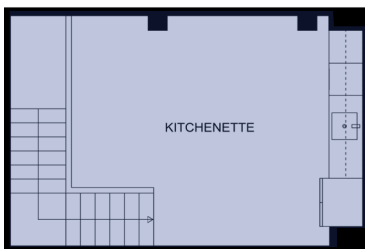
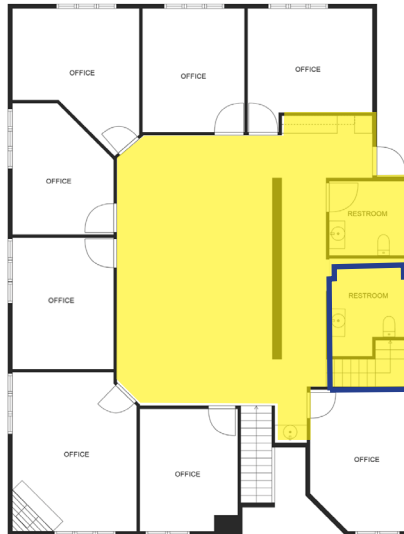
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## 5891 - 2nd Floor

- Access to Common Conference Room, Kitchenette, Lounge and Bike Storage
- Kitchenette loft
- Restrooms
- Furniture and appliances available



*Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.*

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