

**18,053 RSF
Available**

1000
PARKERS LAKE



Jones Lang LaSalle Americas, Inc. License #: CO508577000

The Opportunity

1000 Parkers Lakes is a unique leasing opportunity in the West Metro. Conveniently located just two miles from the I-39/I-494 interchange and Downtown Wayzata. The two-story building is built-out for an office space with high-end finishes, open ceilings and an internal staircase. Set in a serene environment surrounded by trees and with ample on-site parking, this is an ideal single-user property.



Land Size
2.3 acres



Building Size
18,053 SF



Current Use
Office



Parking ratio
3.5/1000 SF



Year renovated
2022



1000
PARKERS LAKE

PARKERS LAKE ROAD

CARLSON PARKWAY



Carlson Parkway

1000
PARKERS LAKE





Conveniently surrounded by restaurants and retail, the building is a 5 minute drive to 30+ restaurants in Wayzata and Ridgedale Mall



Located 2 miles from the highly desirable Lake Minnetonka



Wayzata is an educated and affluent community with over 50% of residents holding a bachelor's degree or higher



Positioned 10 miles west of Downtown Minneapolis and a quick 2 minute drive to the I-494/I-394 interchange

All within a
5 minute drive



RIDGEDALE CENTER



NORDSTROM





Location & Access



Lake Minnetonka

Downtown Wayzata

1000
PARKERS LAKE

RIDGEDALE CENTER

North

Eat & Drink

1. CRISP & GREEN
2. Wayzata Bar & Grill
3. Josefina
4. COV Wayzata
5. STALK & SPADE
6. The Grocer's Table
7. McCormick's Pub and Restaurant
8. Gianni's Steakhouse
9. Benedict's
10. Maggie's Restaurant
11. Sushi Fix
12. Baja Haus
13. ninetwentyfive
14. Wuollet Bakery
15. Ben & Jerry, AÔs
16. Jimmy John's
17. Noodles and Company
18. Bruegger's Bagels
19. Caribou Coffee
20. Punch Pizza Wayzata
21. My Burger
22. McDonald's
23. Starbucks
24. Macanda

25. 6Smith
26. Chipotle Mexican Grill
27. Jimmy John's
28. Ham's Sandwich Shop
29. Northern Taphouse- Plymouth
30. Starbucks
31. Crumbl - Ridgehaven
32. Caribou Coffee
33. Dave's Hot Chicken
34. Rush Bowls
35. Nothing Bundt Cakes
36. Toma Mojo Grill
37. Breadsmith
38. Taco Teresa's
39. Bacio
40. Cafe Zupas
41. Redstone American Grill
42. Kona Grill - Minnetonka
43. The Cheesecake Factory
44. Chipotle Mexican Grill
45. The Tavern Grill
46. Big Bowl Ridgedale
47. The Social Kitchen & Libations (Macy's Ridgedale)
48. Ruscello

Shops

1. Pacifier Kids Baby Boutique - Wayzata
2. Gunderson's Jewelers
3. Anthropologie
4. Fashion Avenue 2
5. Graham Jewelers
6. Monique of Switzerland Jewelers
7. lululemon
8. Chico's
9. J.McLaughlin
10. Shop 44 North
11. Sun & Slope Clothing Outfitters
12. NEAR + NORTH
13. oh baby!
14. Candlelight Florist
15. Henri Home
16. EVEREVE
17. Judd Frost Clothiers
18. Talbots
19. Julia Moss Designs
20. Patrick Mohs Jewelry
21. Walgreens
22. Schuler Shoes: Wayzata
23. Chuck & Don's

24. Lunds & Byerlys Wayzata
25. Party Safari
26. The UPS Store
27. Total Wine & More
28. Hobby Lobby
29. Men's Wearhouse
30. Pure Hockey
31. Target
32. Barnes & Noble
33. Lunds & Byerlys Ridgedale
34. Top Ten Liquors Minnetonka
35. Macy's
36. Nordstrom
37. DICK'S House of Sport
38. Ridgedale Center

Fitness & Entertainment

1. the barre Wayzata
2. Wayzata Beach
3. Hotel Landing
4. Wayzata Yacht Club
5. Discover Strength - Wayzata
6. Get It Done Fitness
7. Blue Water Theatre Company
8. Village of Wayzata Public Marina
9. CorePower Yoga

	2 mile	5 miles	10 miles
Population	20,493	142,780	728,990
% Bachelor's degree or higher	56%	55%	51%
Average HH income	\$140,739	\$132,740	\$121,650

Floor plans

20,000 SF Total

Move-in ready space with
high quality furniture in place

Office count **17**

Conference rooms **1**

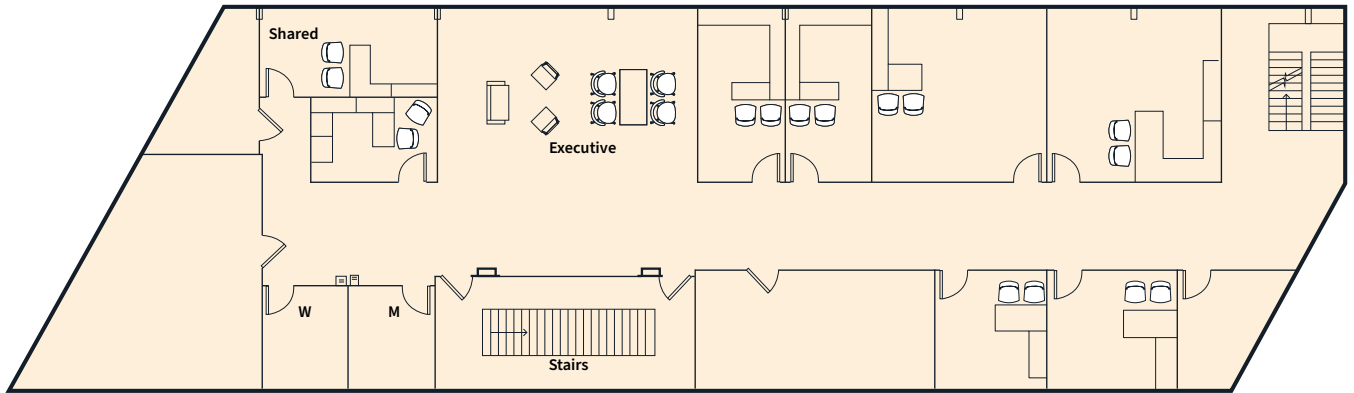
Cube count **106**

Break rooms **1**



Lower Level

Existing condition



First Floor

Existing condition



1000

PARKERS LAKE



Jon Dahl

+1 612 217 5130
jon.dahl@jll.com

Brent Karkula

+1 612 217 5153
brent.karkula@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.