

5353 WAYZATA OFFICE CENTER

5353 WAYZATA BOULEVARD, ST. LOUIS PARK, MN 55416



PROPERTY DESCRIPTION

- 112,304 SF multi-tenant office building
- Premier visibility and access at Hwy 100 & I-394
- Adjacent to The Shops at West End
- Sheltered Bus Stop On-Site and adjacent Park-N-Ride
- Foodsby - food delivery service for the building
- Convenient lodging for your out of town clients and consultants; Hilton Homewood Suites next door
- Associated Bank is anchor tenant
- Web link: <https://buildout.com/website/5353Wayzata-lease>

AREA AMENITIES include over twelve restaurants within walking distance including CRAVE; The Local; The Loop; Raku Sushi & Lounge; Chi-Chi's; Yard house; Boketto; Hope Breakfast Bar; Jimmy John's; Urban Wok; Punch Bowl Social and more. Five Hotels: Homewood Suites, SpringHill Suites, AC Hotel, DoubleTree; and TownPlace Suites. Cub Foods/Liquor adjacent to property. Marcus Theatres, Costco; Hand & Stone massage and facial spa; Roosters, solidcore and more...

PROPERTY HIGHLIGHTS

- Suite 150 - 5,803 SF (available 4/1/2025)
- Suite 201 - 991 SF
- Suite 310 - 1,627 SF (can be combined)
- Suite 350 - 4,035 SF (can be subdivided and/or combined)
- Suite 402 - 900 SF (available January 1, 2026)
- Suite 503 - 907 SF

OFFERING SUMMARY

| | |
|-------------------|-----------------------------|
| Lease Rate: | \$17.00 - 20.00 SF/yr (NNN) |
| Available SF: | 900 - 5,803 SF |
| 2025 Tax and Ops: | \$14.59 SF |
| Building Size: | 112,304 SF |
| Year Built: | 1979 |

BARRY BIRNBERG

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The information above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

NORTHCO COMMERCIAL

Northco Commercial Real Estate

FOR LEASE

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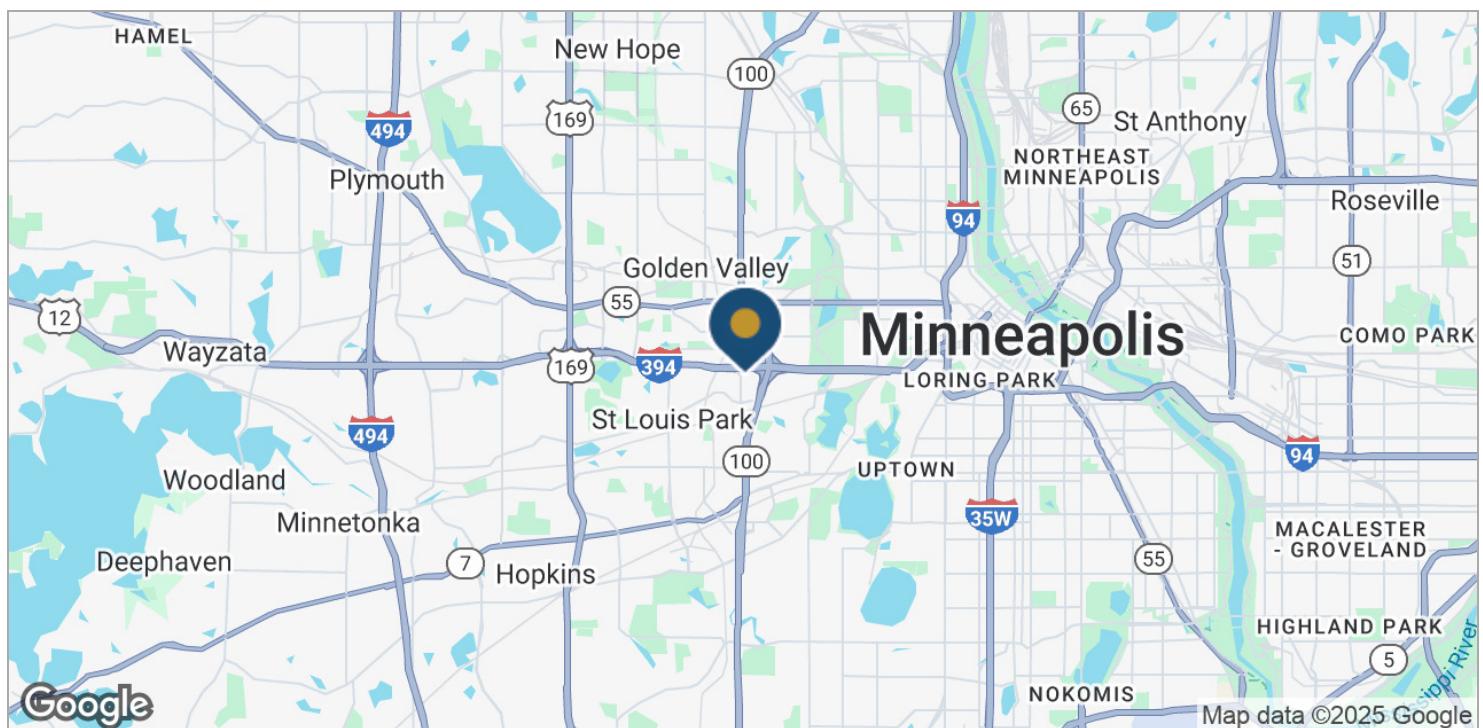
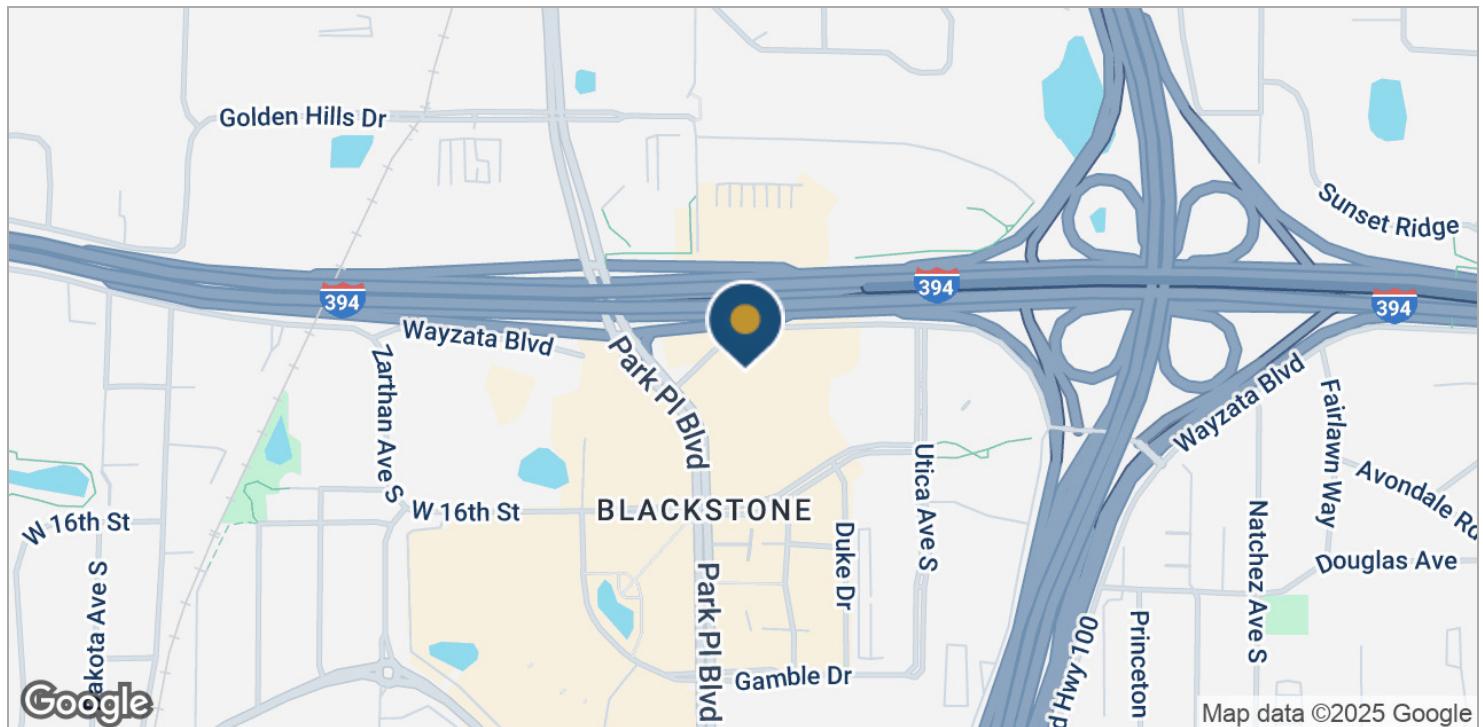
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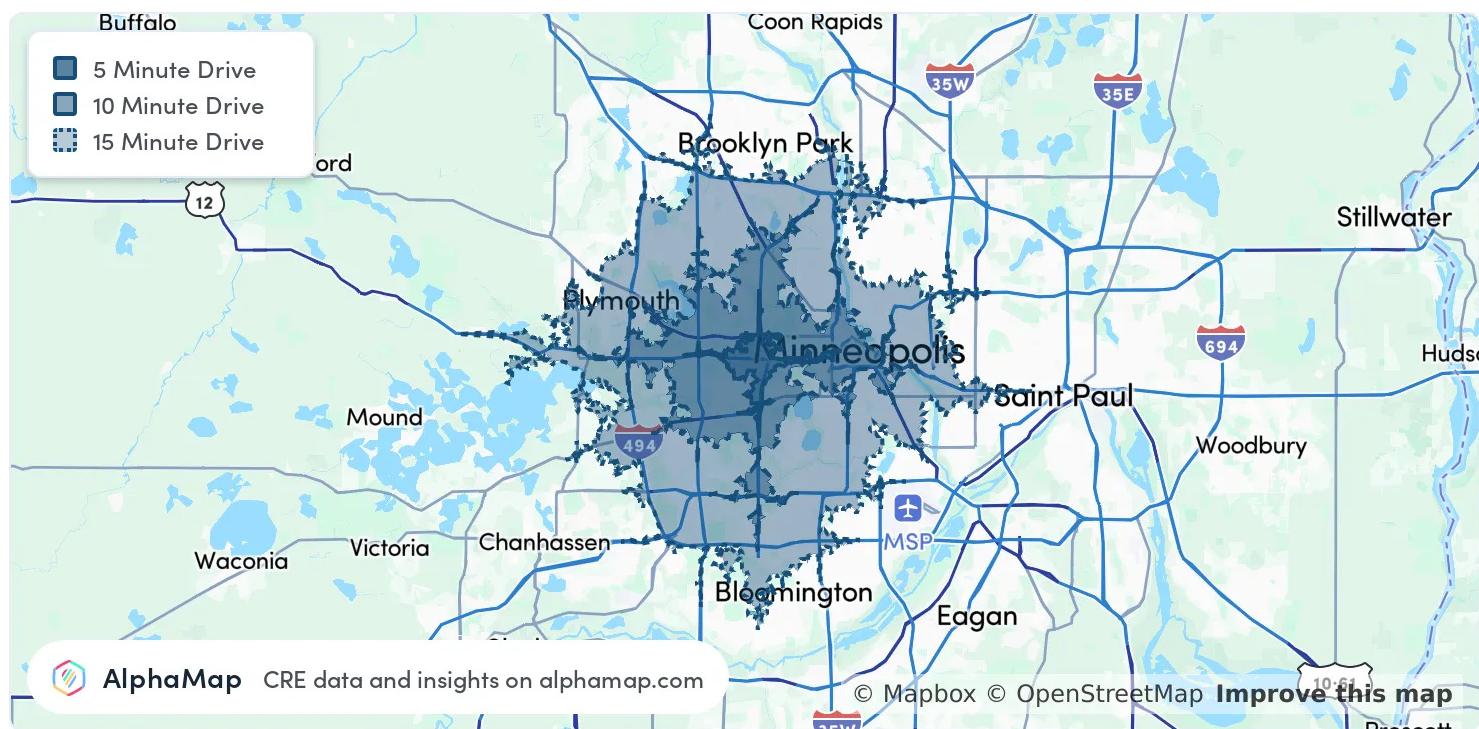
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| POPULATION | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|----------------------|-----------|------------|------------|
| Total Population | 3,432 | 86,164 | 452,083 |
| Average Age | 40 | 40 | 40 |
| Average Age (Male) | 39 | 39 | 39 |
| Average Age (Female) | 41 | 40 | 40 |

| HOUSEHOLD & INCOME | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|---------------------|-----------|------------|------------|
| Total Households | 1,912 | 39,277 | 195,326 |
| Persons per HH | 1.8 | 2.2 | 2.3 |
| Average HH Income | \$145,378 | \$121,688 | \$123,474 |
| Average House Value | \$445,581 | \$438,843 | \$454,761 |
| Per Capita Income | \$80,765 | \$55,312 | \$53,684 |

Map and demographics data derived from AlphaMap

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**Suite 150
5,803 SF**



(NOT TO SCALE)

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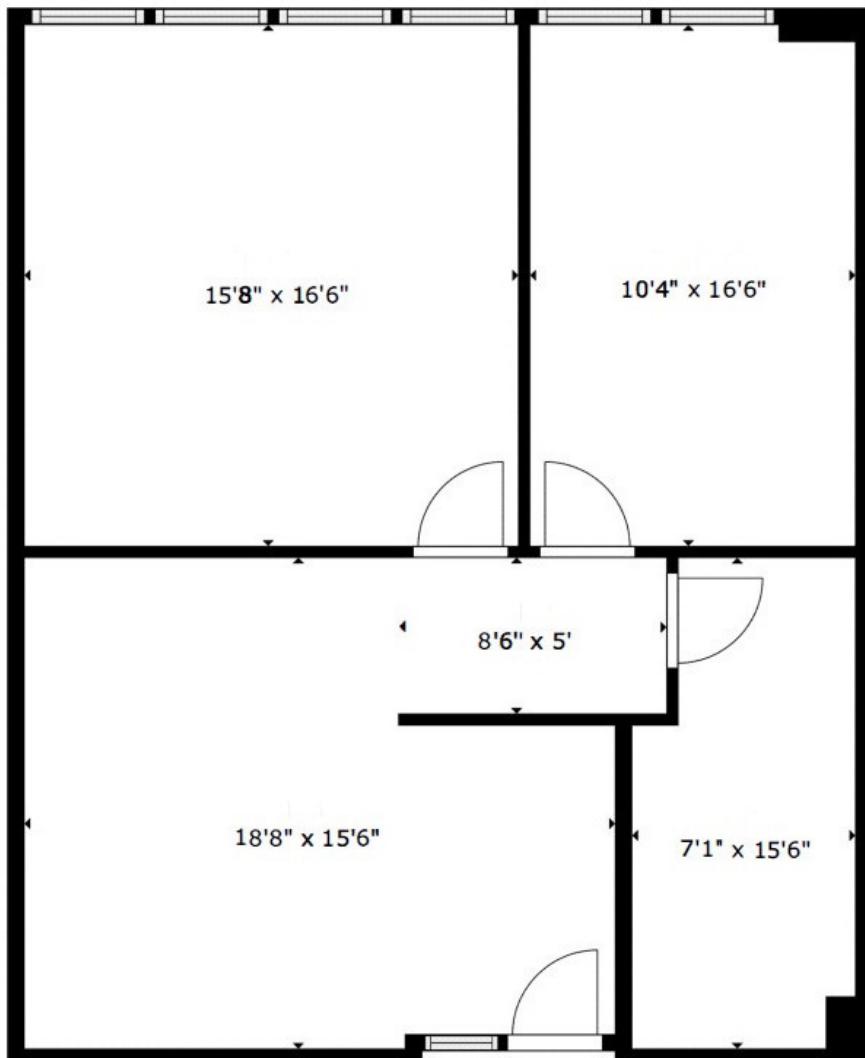
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SUITE 150 - 5,803 SF

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Suite 201
991 SF

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Matterport

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SUITE 201 - 991 SF

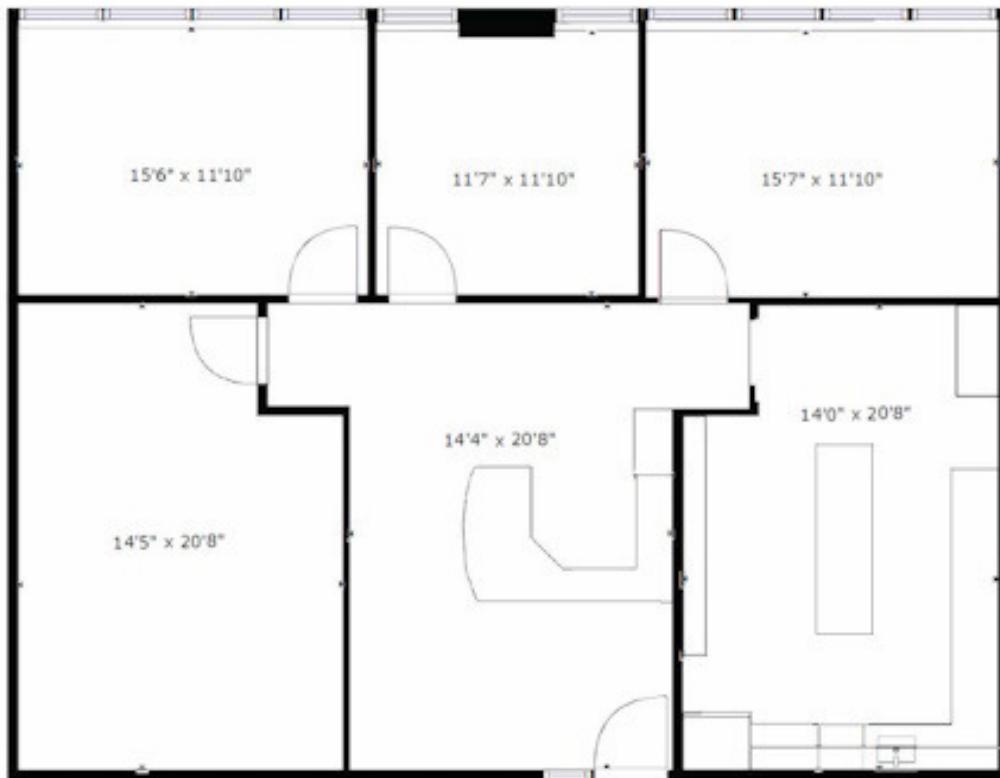
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 Matterport



**Suite 310
1,627 SF**

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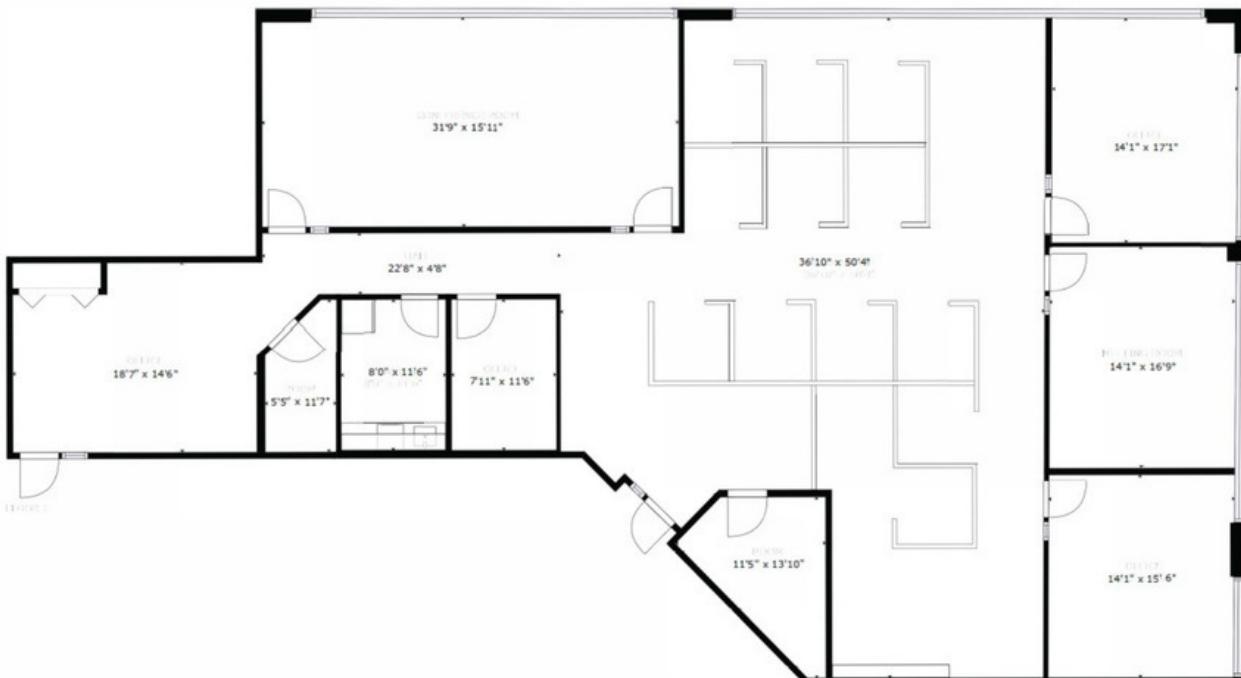
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SUITE 310 - 1,627 SF

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Suite 350
4,035 RSF



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SUITE 350 - 4,035 SF

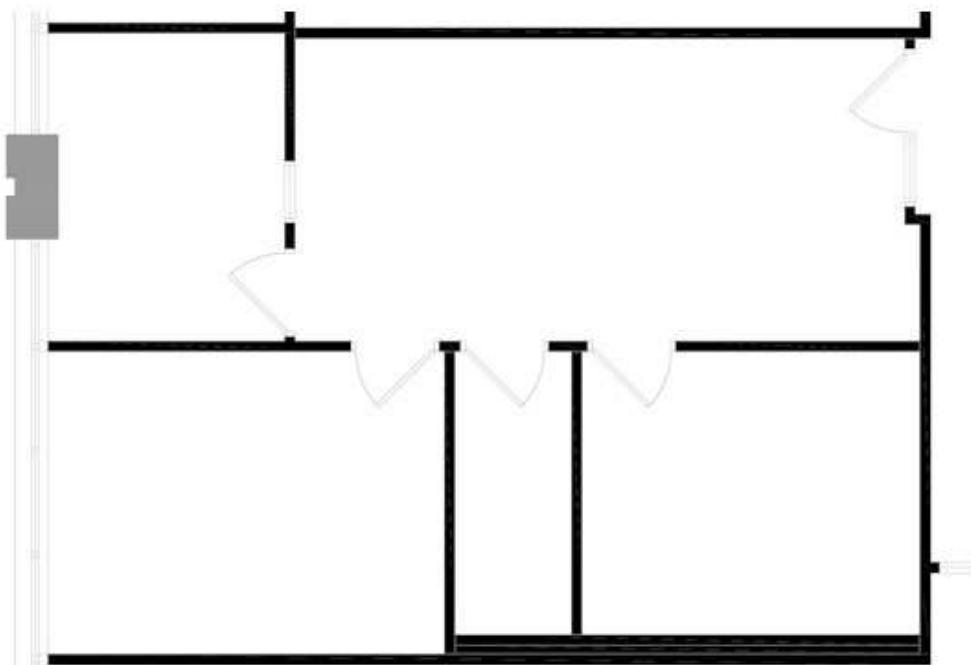
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**SUITE 402
900 RSF**



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SUITE 402 - 900 SF

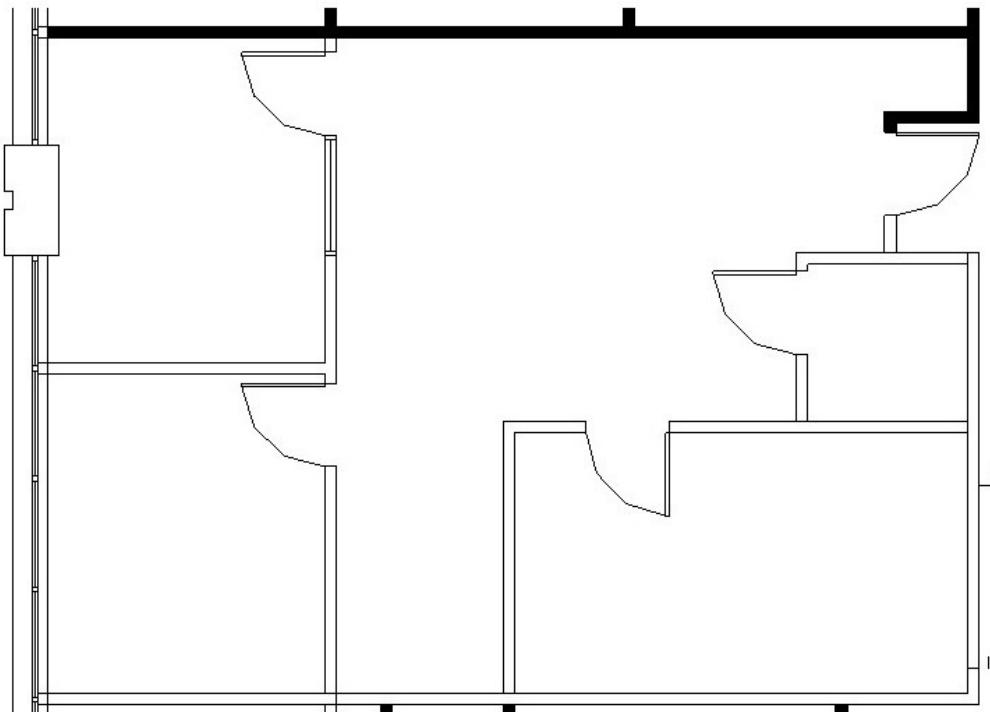
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Suite 503
907 SF



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SUITE 503 - 907 SF

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