

## 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**

952.820.1673

[barry.birnberg@northcocommercial.com](mailto:barry.birnberg@northcocommercial.com)

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



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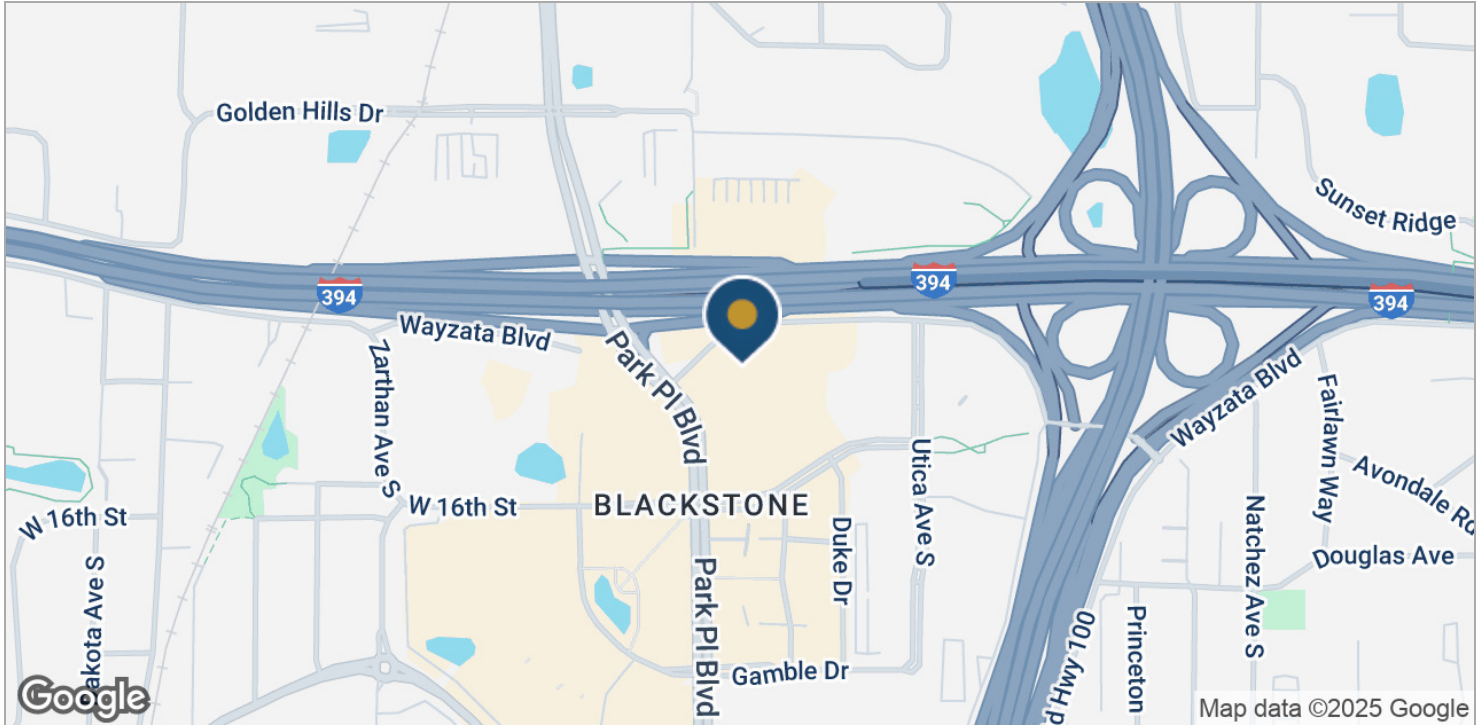
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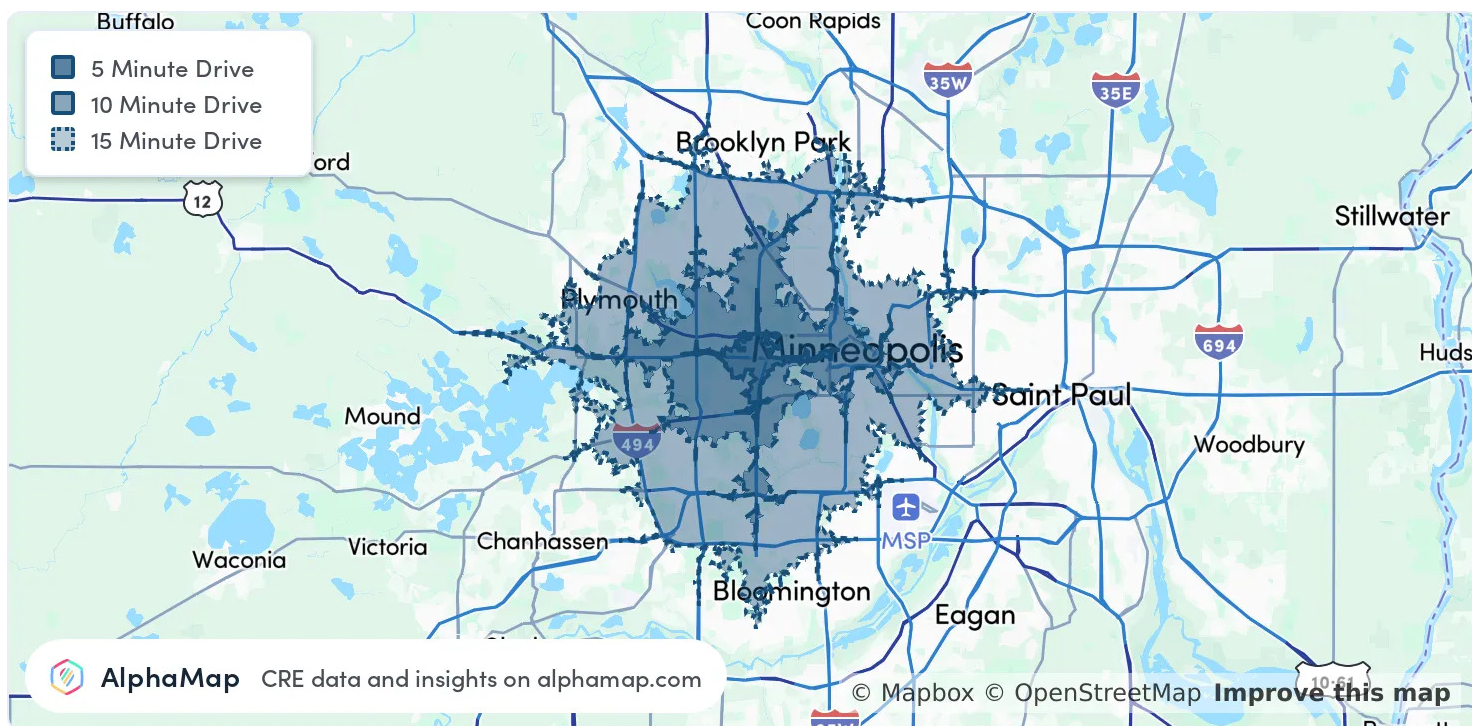
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	3,432	86,164	452,083
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	40	40

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

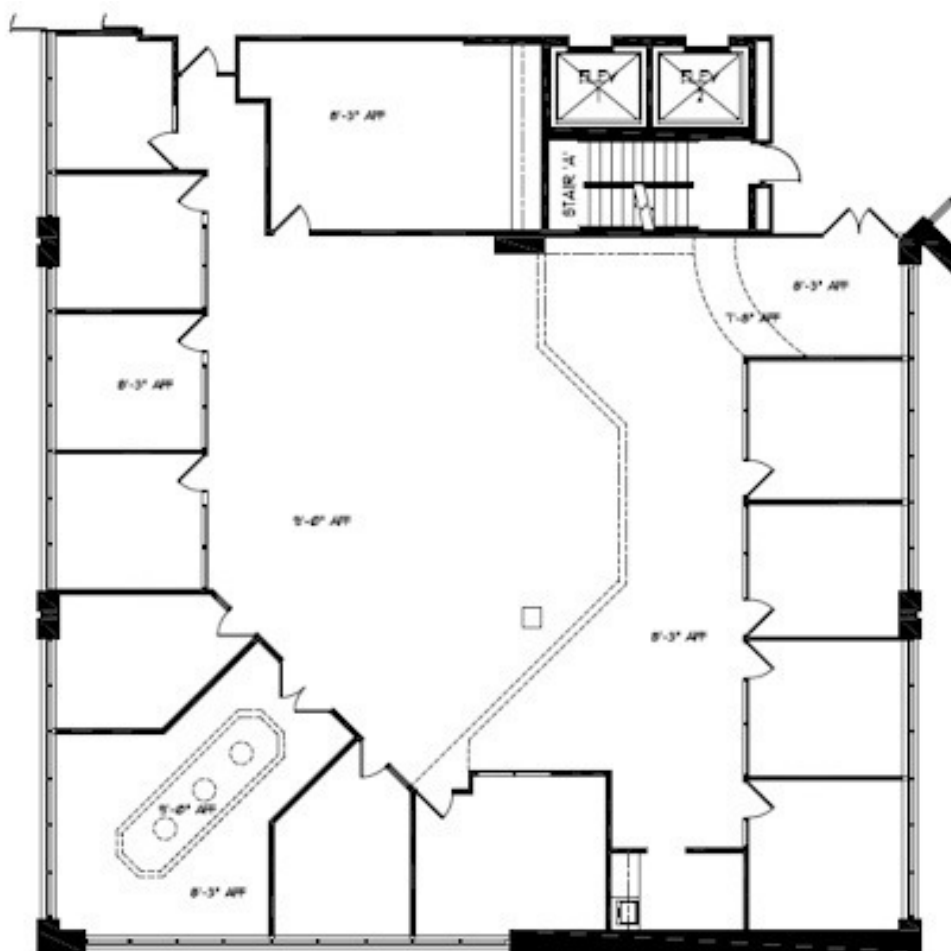
Map and demographics data derived from AlphaMap

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Suite 150  
5,803 SF

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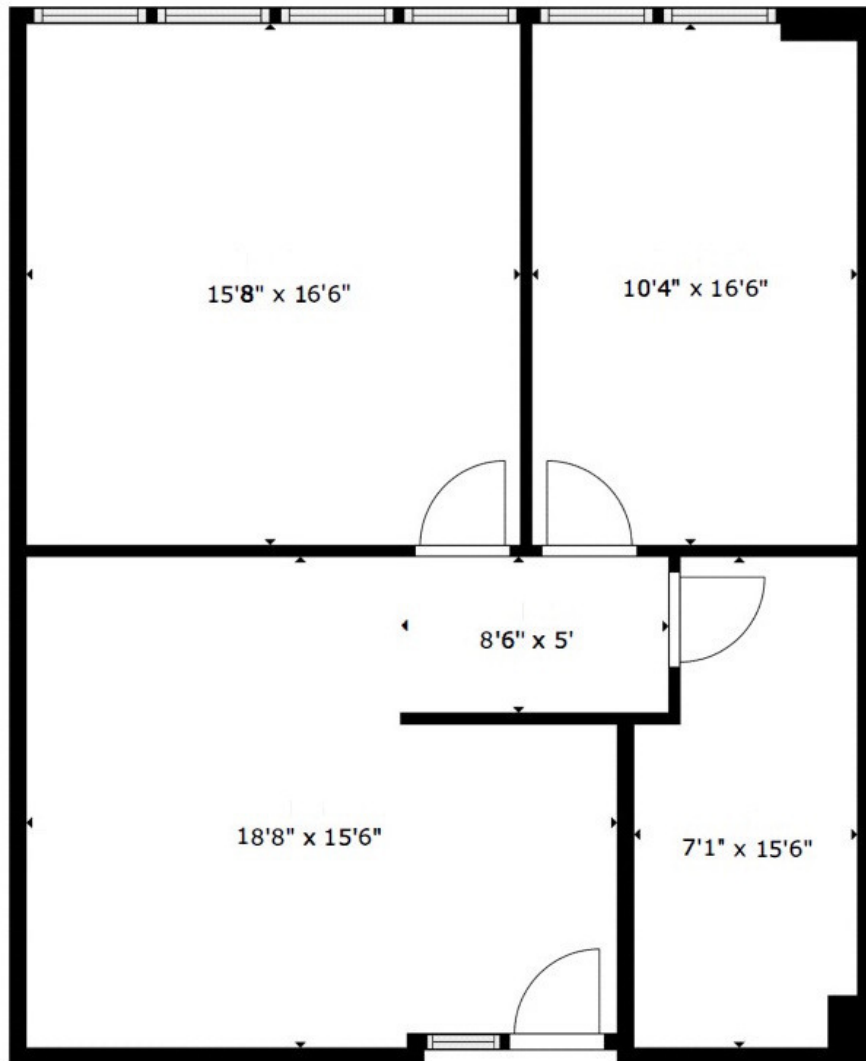
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**SUITE 150 - 5,803 SF**

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Suite 201  
991 SF

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



 **Matterport**

(NOT TO SCALE)

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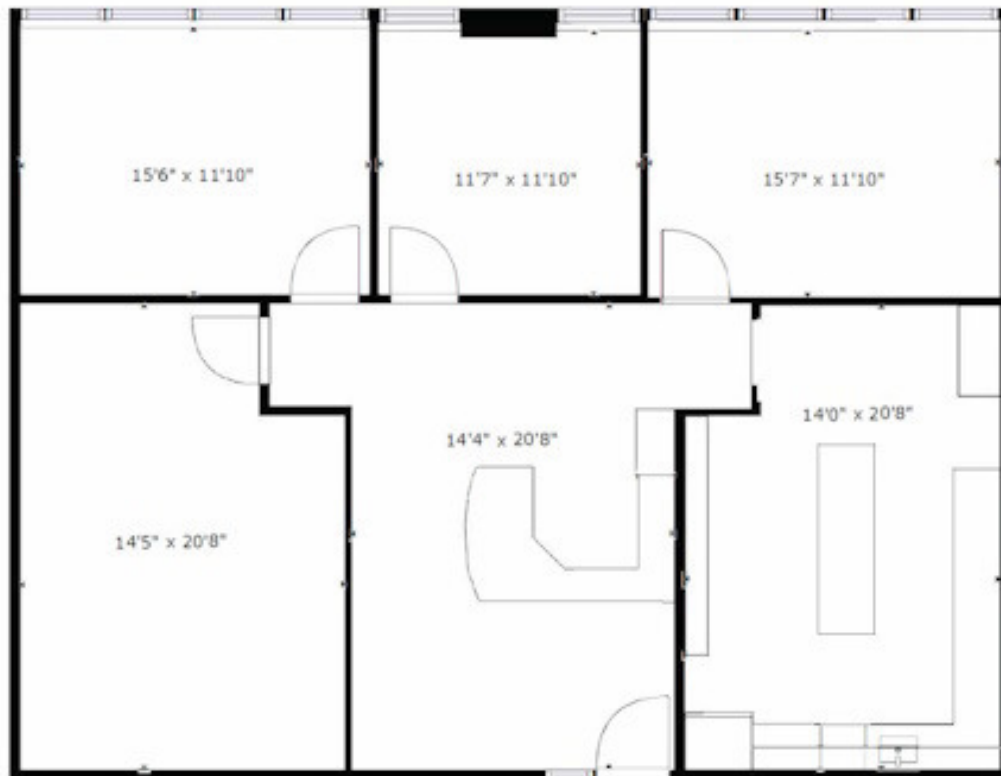
**SUITE 201 - 991 SF**

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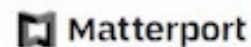


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SILOS AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Suite 310**  
**1,627 SF**

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**SUITE 310 - 1,627 SF**

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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Suite 350**  
**4,035 RSF**



**KEY PLAN**  
LEVEL THREE

(NOT TO SCALE)

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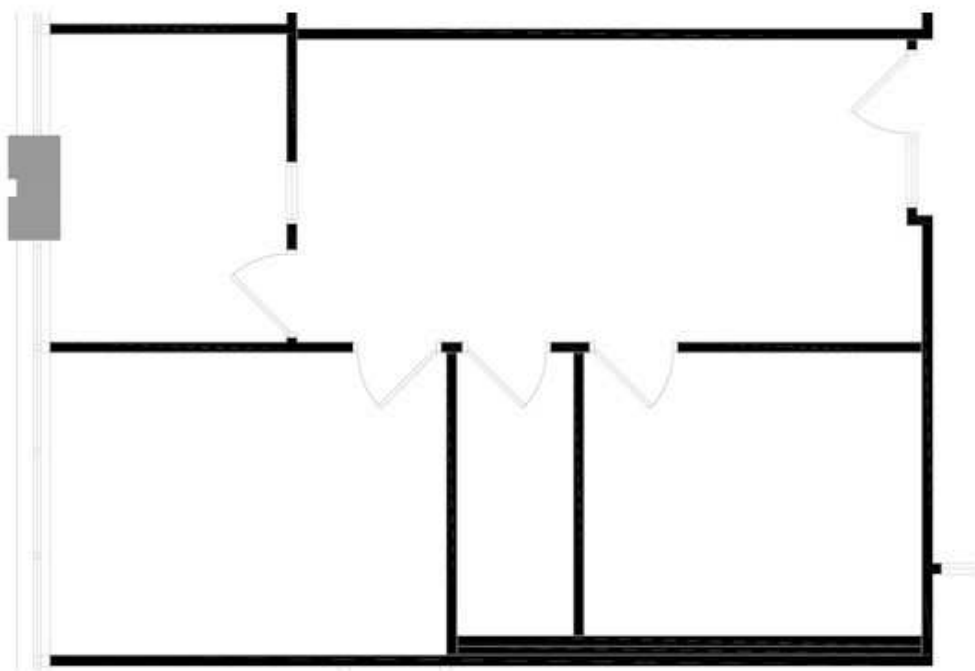
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**SUITE 350 - 4,035 SF**

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**SUITE 402**  
**900 RSF**



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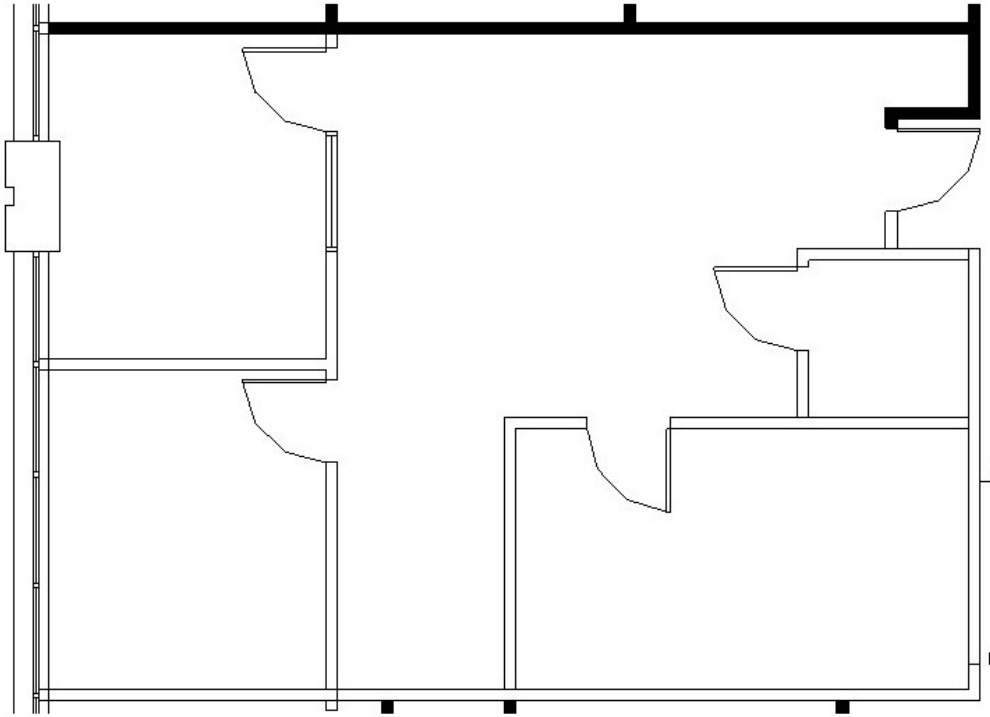
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**SUITE 402 - 900 SF**

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Suite 503  
907 SF



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