

# 8700 Professional Building - Office Space

8700 WEST 36TH STREET, ST. LOUIS PARK, MN 55426

FOR LEASE



## OFFERING SUMMARY

**Lease Rate:** \$17.00-\$19.00 SF/yr (MG)

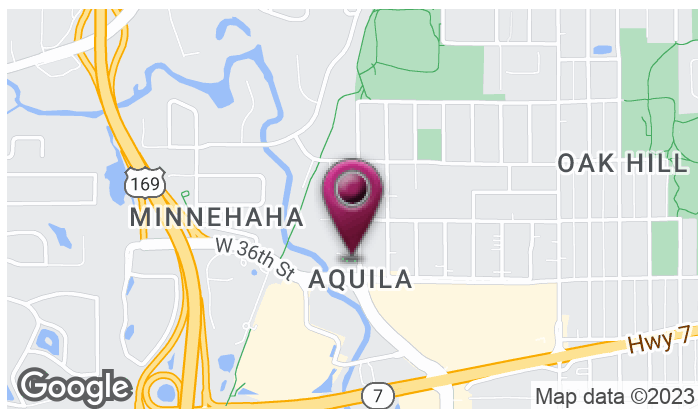
**Lot Size:** 1.25 Acres

**Year Built:** 1962

**Building Size:** 23,670 SF

**Renovated:** 2022

**Zoning:** C-2



- Located near 169, Hwy 7, and Excelsior Blvd
- Ample free parking
- Interior renovations in 2022
- Custom build-outs available

**JGM PROPERTIES**

1224 W. 96 St.  
Bloomington, MN 55431  
612.290.1037  
www.JGMproperties.com

For More Information Contact:

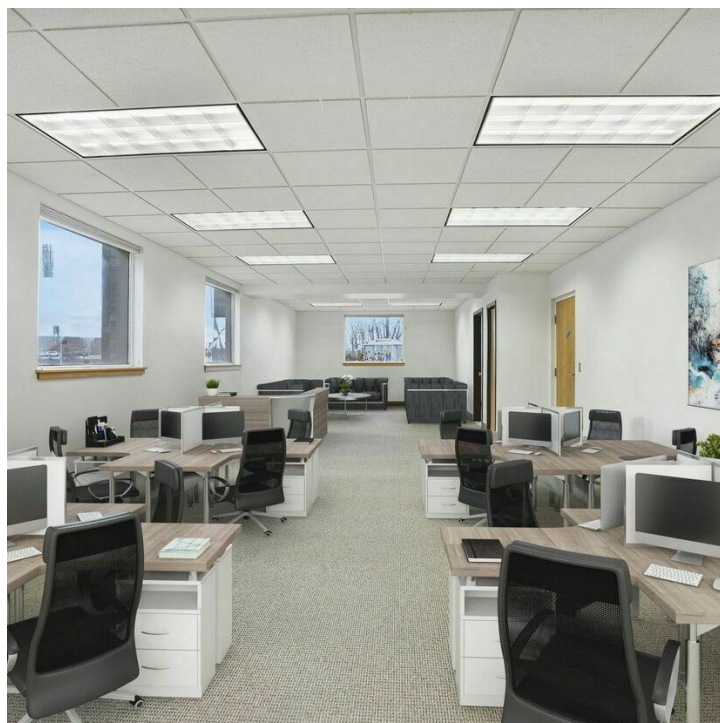
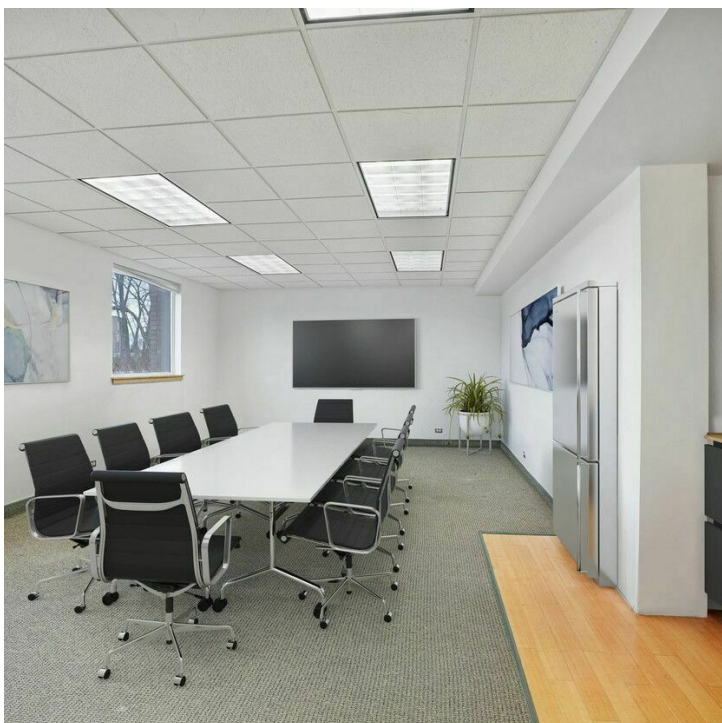
**ELI RUSSELL**  
612.290.1037

elir@jgmproperties.com

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## PROPERTY DESCRIPTION

Multi-tenant office building right in the heart of St Louis Park off of Hwy 169 and just down the road from Knollwood Mall.

This property has convenient access to freeways, and offers multiple available office space sizes and configurations.

Custom build-outs are available if you'd like to modify the layout or change the existing finishes.

The property had interior renovations performed in 2022.

Free off-street parking available.

## LOCATION DESCRIPTION

Located off of West 36th Street near 169 and Hwy 7 in St Louis Park.

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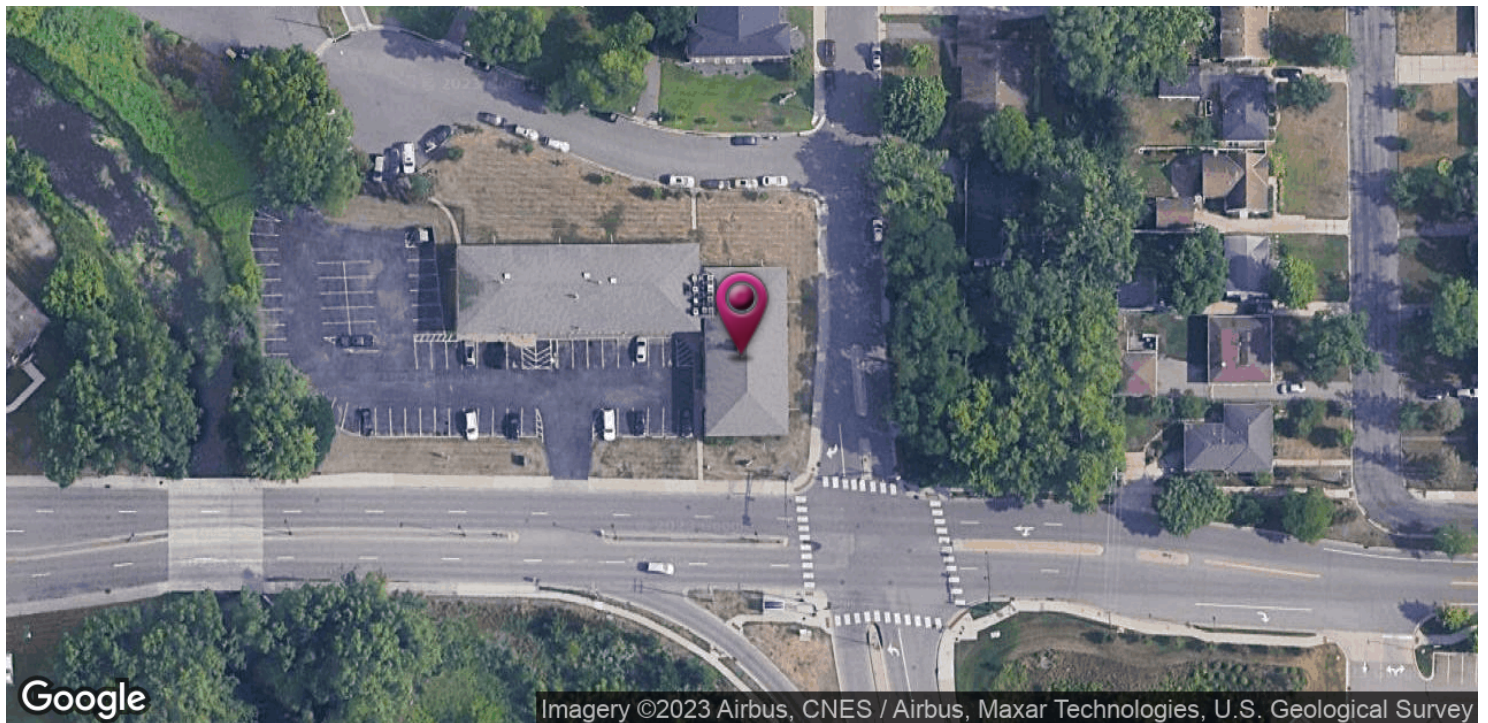
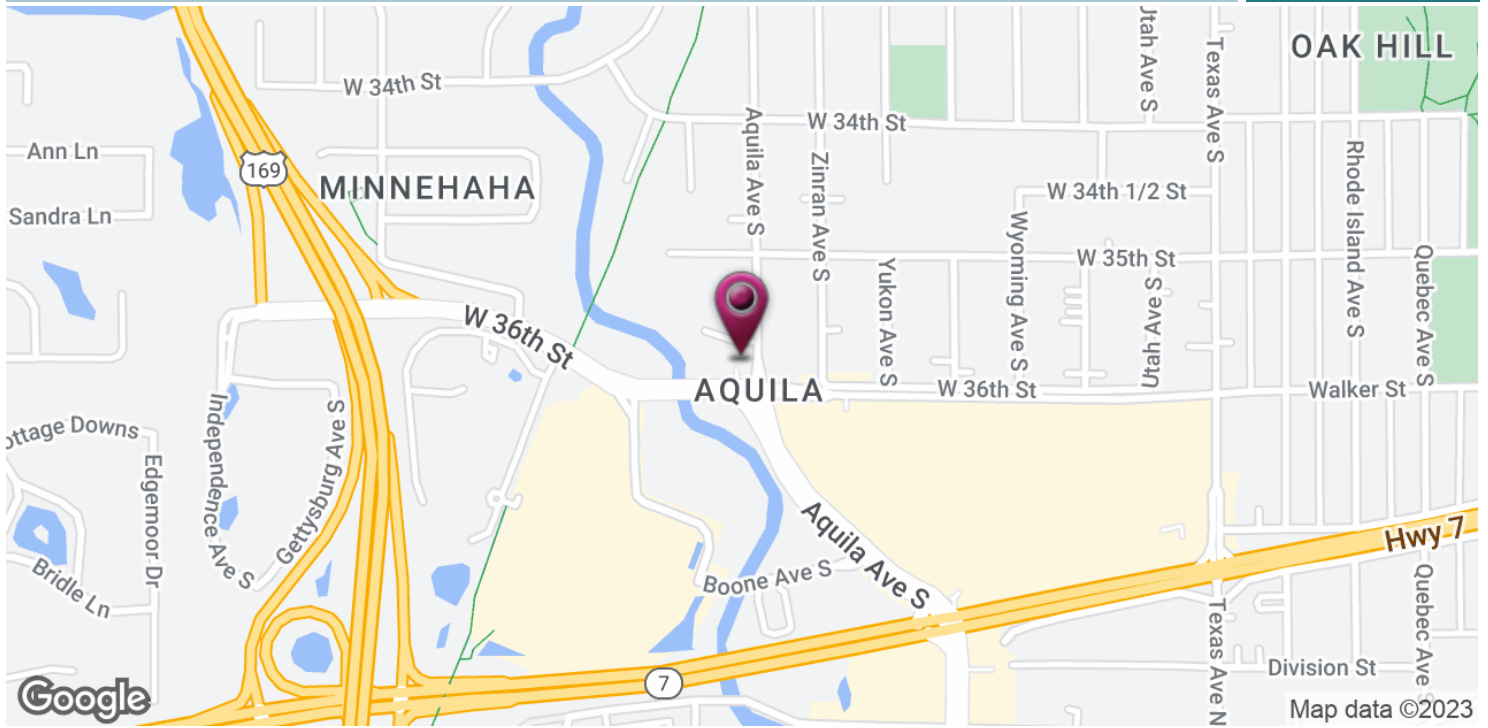
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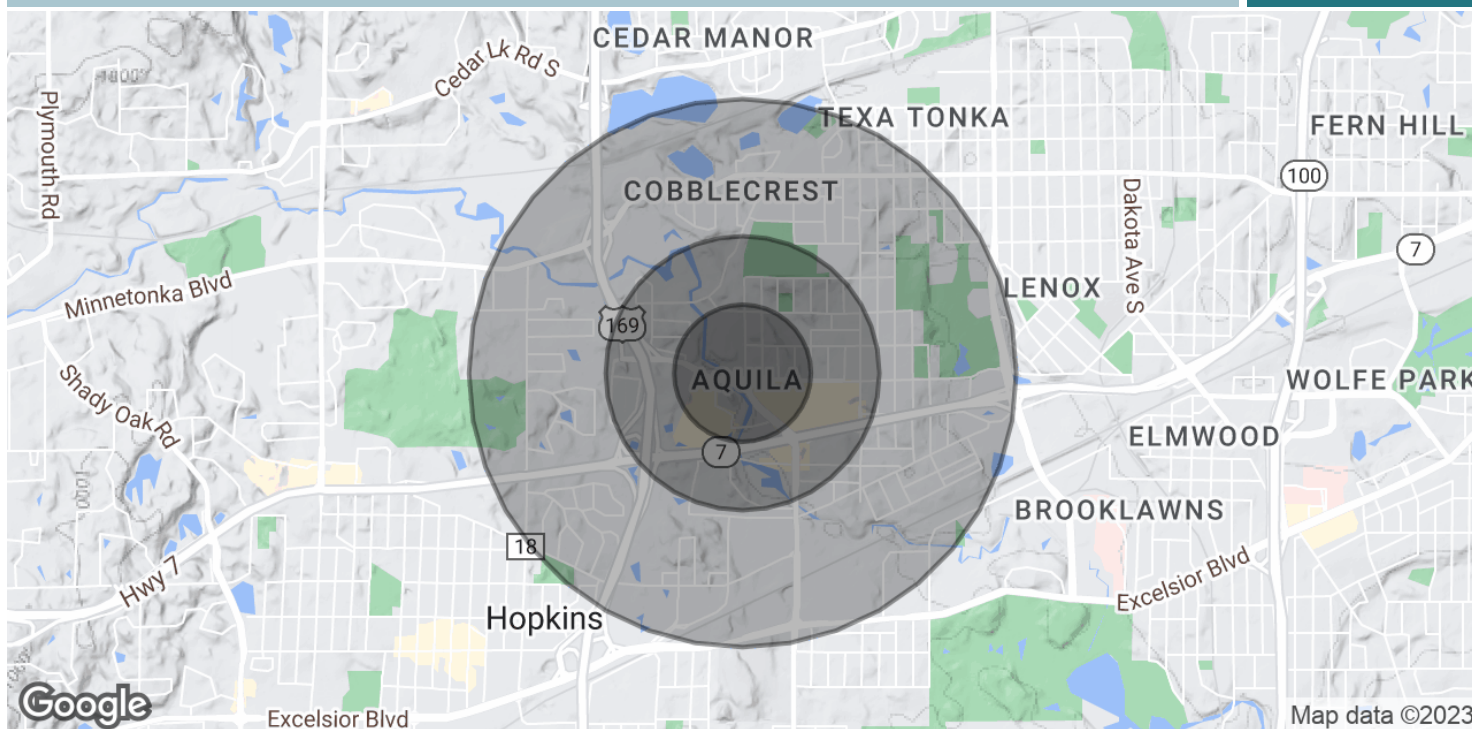
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	630	4,655	15,552
Average Age	39.4	40.8	38.0
Average Age (Male)	38.8	39.6	34.6
Average Age (Female)	41.2	43.5	41.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	328	2,340	7,501
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$87,997	\$68,158	\$77,394
Average House Value	\$246,713	\$181,704	\$230,800

\* Demographic data derived from 2020 ACS - US Census

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