

Beltline Station

3285 Beltline Blvd St Louis Park, MN 55416

Up to 20,000 SF Available



Beltline Blvd

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For Lease



Property Overview

- + 20,000 sf approx total vacant commercial space for lease on first floor.
- + The space is divisible.
- + Join Starbucks as a co-tenant.
- + Exterior, finishes, and landscaping are expected to be completed April 2027, possibly sooner.
- + Building one: 7 story: 152 apartments with 16,000sf commercial on first floor.
- + Building two: 4 story: 82 apartments. No commercial space.
- + Building three: 5 story: 146 apartments. No commercial space.
- + Building four: 592 parking stalls plus the Starbucks store.
- + \$27.00 NNN per square foot per year base rent.
- + \$10.00 per square foot per year tax/cam/ops.
- + Tenant responsible for its own in suite janitorial.
- + HVAC repairs replacement maintenance are tenant's responsibility. The existing HVAC units will be brand new.
- + All suites have entrances on the sidewalk with potential outdoor patio seating.
- + Restrooms are to be built private to the suite.
- + Sprinklered suite.
- + Handicap accessible.
- + The building is under construction and will be available for tenant's suite construction to start on October 1, 2026, possibly sooner.

Property Highlights

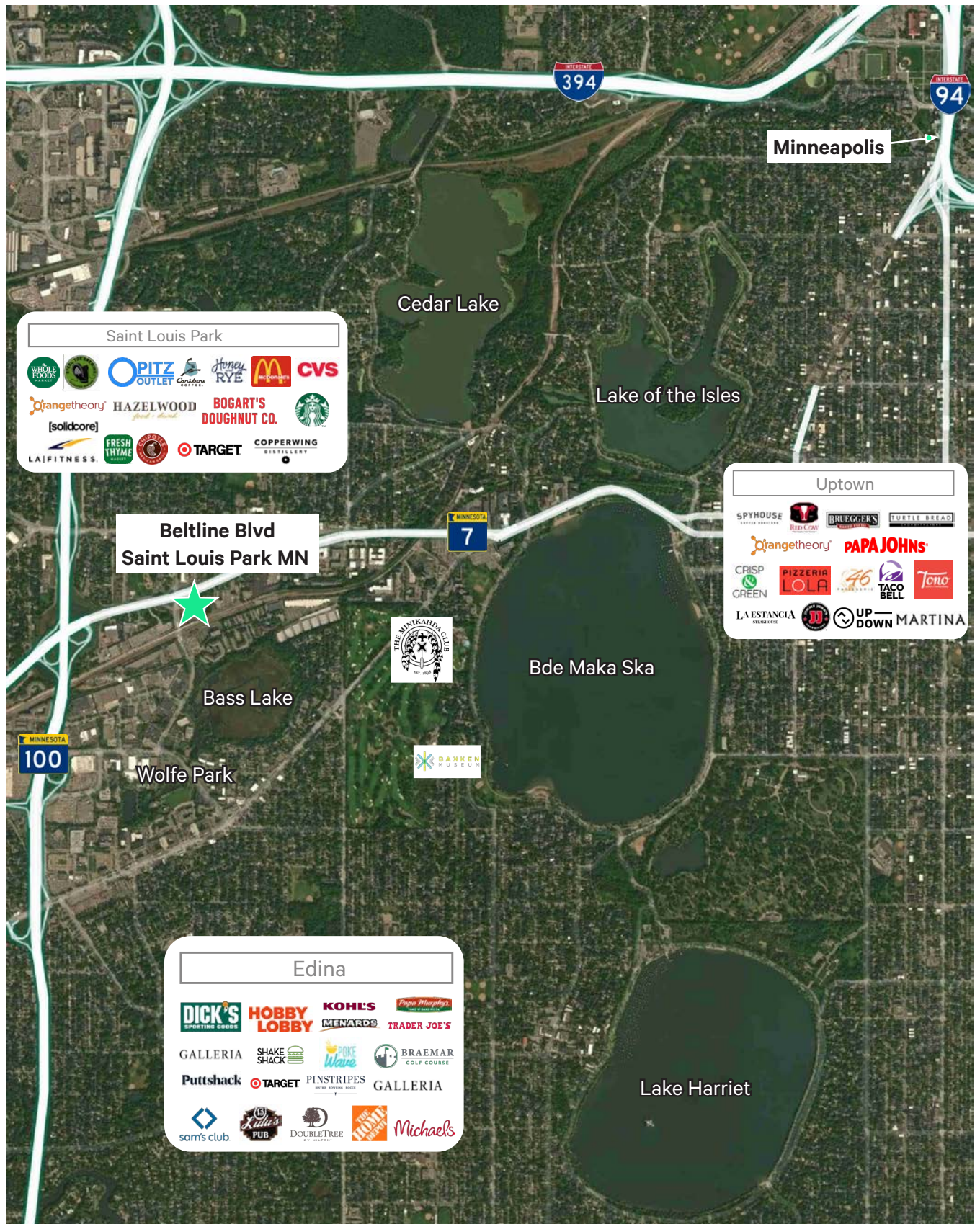
- + Large windows facing Beltline and Hwy 7.
- + Very high clear space.
- + Landlord willing to provide a generous improvement allowance.
- + Walking distance to additional retail, food, and business services.
- + Walk to the light rail stop: SWLRT (southwest light rail transit).
- + Managed by Sherman Associates.
- + Security guard service provided in the common areas.
- + Large area corporations include Park Nicollet Clinic/Methodist Hospital, Nordic Ware, Bridgewater Bank headquarters, AAA Minneapolis headquarters, etc.
- + Neighbors include Starbucks, Target, Byerly's, Trader Joes, Core Power Yoga, Steel Toe Brewery, Honey & Rye Bakery, Chipotle, McDonald's, etc.
- + Landlord: www.sherman-associates.com. Over 40 years of experience as one of the largest developer landlords in the Midwest.
- + Near numerous large residential buildings.
- + Adjacent to regional bike trails, walking/hiking/jogging paths, Wolfe Park (pickleball/tennis/ etc), Bass Lake, Carpenter Park, Fern Hill Park, The Rec Center (pool and skating), LA Fitness, Cedar Lake, Bde Maka Ska, Lake of the Isles, etc.
- + Easy access to Hwy 7, Hwy 100, I-394, Minnetonka Blvd, and Excelsior Blvd.
- + Coop brokers welcome.

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Area Map



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Property Photos

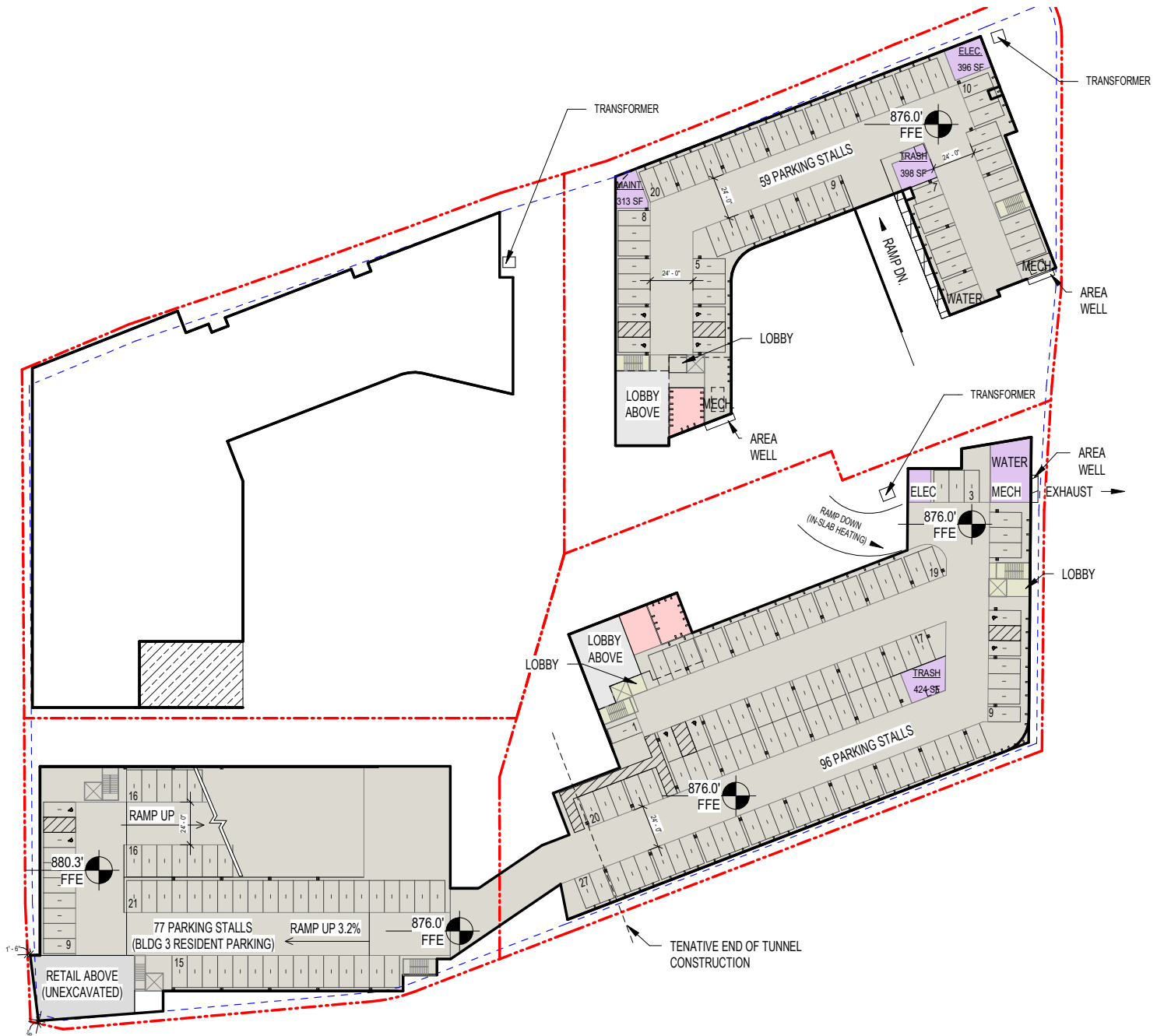


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Floor Plan

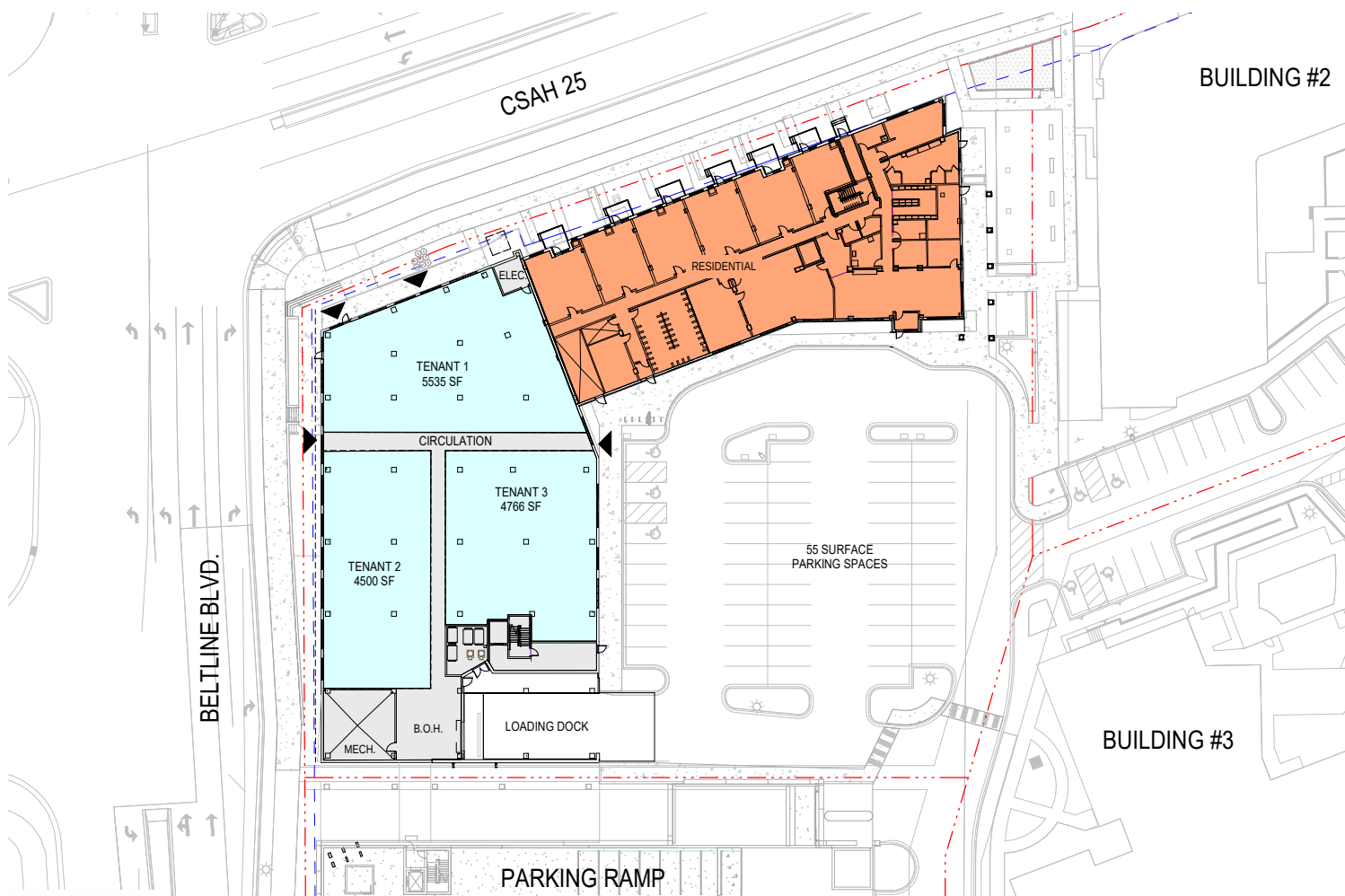


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Site Plan



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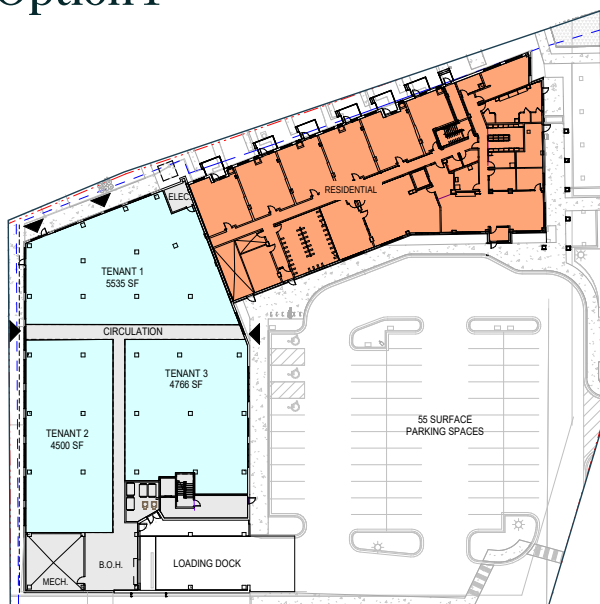
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Site Plan

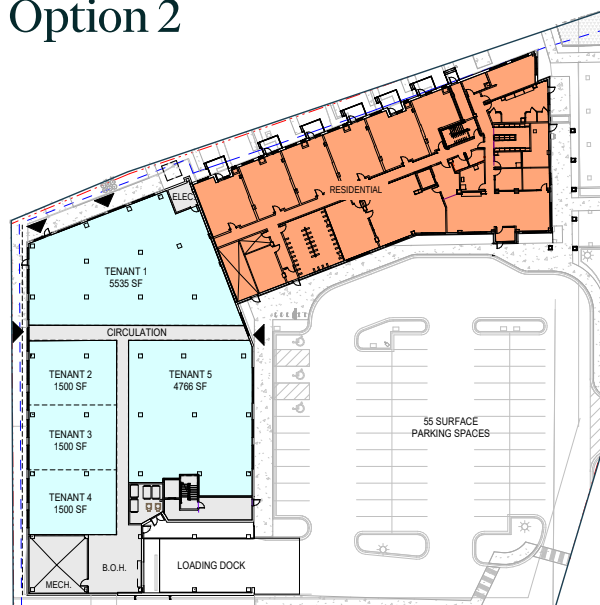


Layout Options

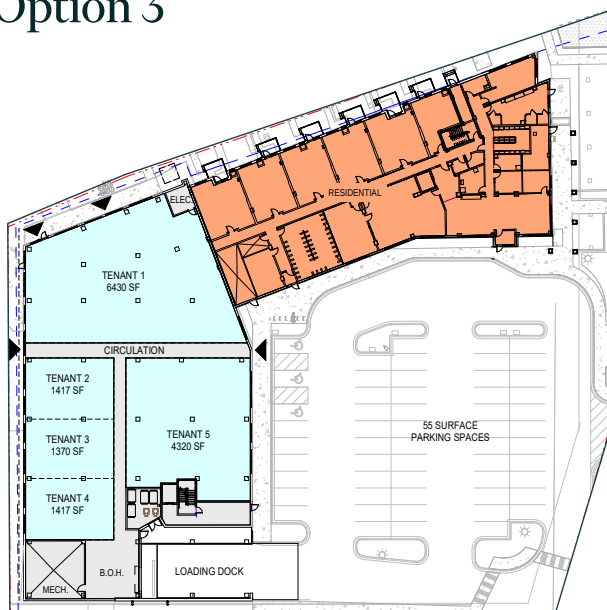
Option 1



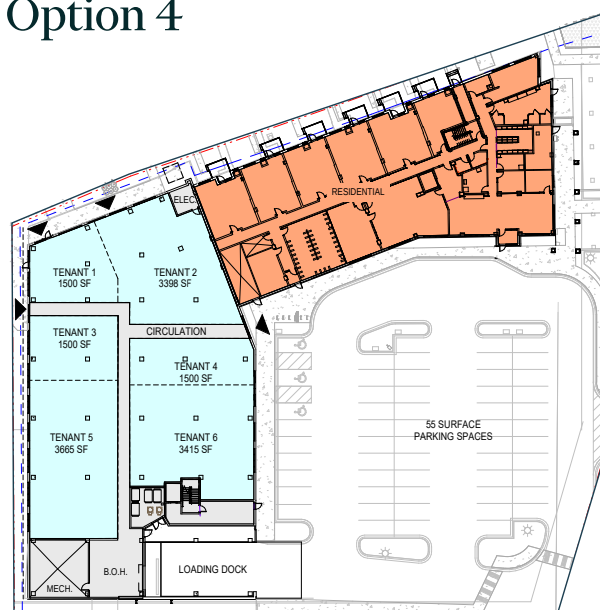
Option 2



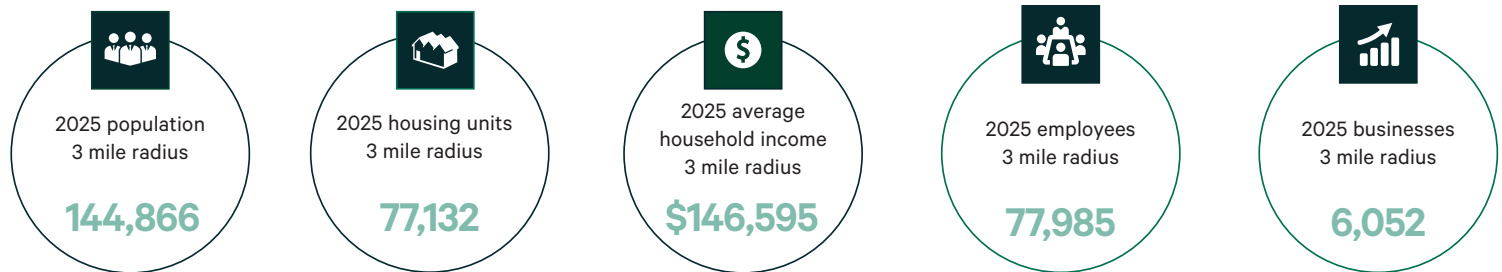
Option 3



Option 4



Demographics



POPULATION

2025 Population - Current Year Estimate

2030 Population - Five Year Projection

2020 Population - Census

2010 Population - Census

2020-2025 Annual Population Growth Rate

2025-2030 Annual Population Growth Rate

1 MILE

3 MILES

5 MILES

18,639

144,866

428,215

19,369

148,189

434,997

18,263

143,911

424,054

15,806

131,031

381,902

0.39%

0.13%

0.19%

0.77%

0.45%

0.31%



HOUSEHOLDS

2025 Households - Current Year Estimate

2030 Households - Five Year Projection

2020 Households - Census

2010 Households - Census

2020-2025 Compound Annual Household Growth Rate

2025-2030 Annual Household Growth Rate

2025 Average Household Size

9,949

71,308

197,854

10,524

73,606

203,548

9,711

69,253

191,489

8,368

63,399

170,683

0.46%

0.56%

0.62%

1.13%

0.64%

0.57%

1.84

2.00

2.10



HOUSEHOLD INCOME

2025 Average Household Income

2030 Average Household Income

2025 Median Household Income

2030 Median Household Income

2025 Per Capita Income

2030 Per Capita Income

\$141,120

\$146,595

\$132,570

\$149,168

\$158,497

\$144,251

\$97,737

\$96,965

\$90,010

\$104,181

\$106,224

\$100,158

\$74,715

\$72,275

\$61,337

\$80,404

\$78,838

\$67,578



HOUSING UNITS

2025 Housing Units

2025 Vacant Housing Units

2025 Occupied Housing Units

2025 Owner Occupied Housing Units

2025 Renter Occupied Housing Units

11,083

77,132

213,480

1,134 10.2%

5,824 7.6%

15,626 7.3%

9,949 89.8%

71,308 92.4%

197,854 92.7%

3,795 34.2%

32,033 41.5%

89,591 42.0%

6,154 55.5%

39,275 50.9%

108,263 50.7%



EDUCATION

2025 Population 25 and Over

HS and Associates Degrees

Bachelor's Degree or Higher

14,345

106,474

307,169

3,603 25.1%

29,937 28.1%

103,496 33.7%

10,520 73.3%

73,931 69.4%

186,090 60.6%



PLACE OF WORK

2025 Businesses

2025 Employees

771

6,052

20,206

8,934

77,985

357,713

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Contact Us

Jerry Driessen

First Vice President

+1 612 382 7526

gerald.driessen@cbre.com

Brian Wasserman

Senior Vice President

+1 952 924 4681

brian.wasserman@cbre.com

Jim Freytag

Senior Vice President

+1 612 7014328

jim.freytag@cbre.com

Julie Yeazle

Associate Broker

+1 612 817 6315

julie.yeazle@cbre.com

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