

FOR LEASE

Shoreline Drive

3542 Shoreline Drive, Wayzata, MN 55391



**5,600 RSF
Retail with
Service Flex Space**

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INVESTORS GROUP

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EXCLUSIVELY PRESENTED BY



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Commercial Investors Group is a vertically integrated real estate investment firm with operations in Minnesota, Tennessee, and Colorado.

We specialize in value-add industrial, office, and flex properties—managing the full lifecycle from acquisitions and capital improvements to leasing, property management, and sales.

Our mission is twofold: deliver strong, risk-adjusted returns to our investors and create high-quality, functional spaces where businesses can thrive. With in-house teams and a responsive, hands-on approach, we move quickly, solve problems, and prioritize lasting relationships over transactions.

PROPERTY OVERVIEW

Address	3542 Shoreline Drive, Wayzata, MN 55391
County	Hennepin
Lease Rates	NEGOTIABLE
Building Size	5,876 SF
Lot Area	0.46 AC
Year Built	1986
Zoning	Business/Commercial
Parking	16 Parking Spots
Ceiling Height	16'3" Max Clearance
Drive-In Door	8' Tall by 10' Wide

Suites Available

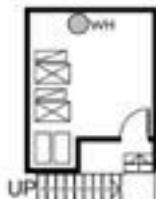
4032 Shoreline Drive: 5,876 RSF;

Rent: Negotiable

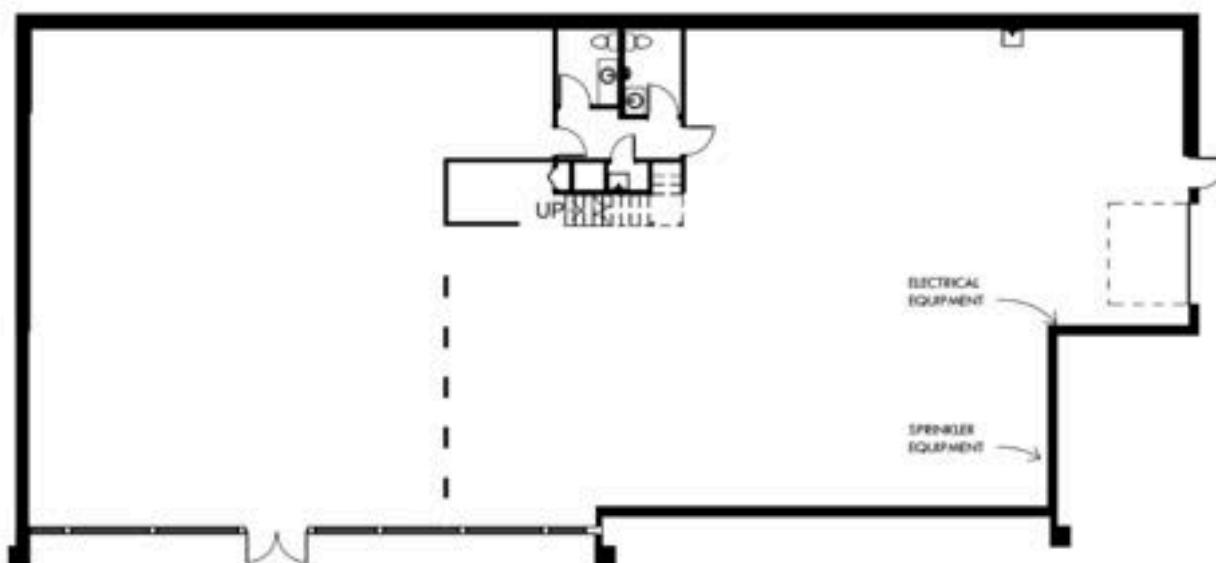


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FLOOR PLAN



SECOND FLOOR - MEP



3542 SHORELINE DRIVE

FIRST FLOOR - 5,662 SF
SECOND FLOOR - 214 SF
TOTAL (RSF/USF) - 5,876 SF

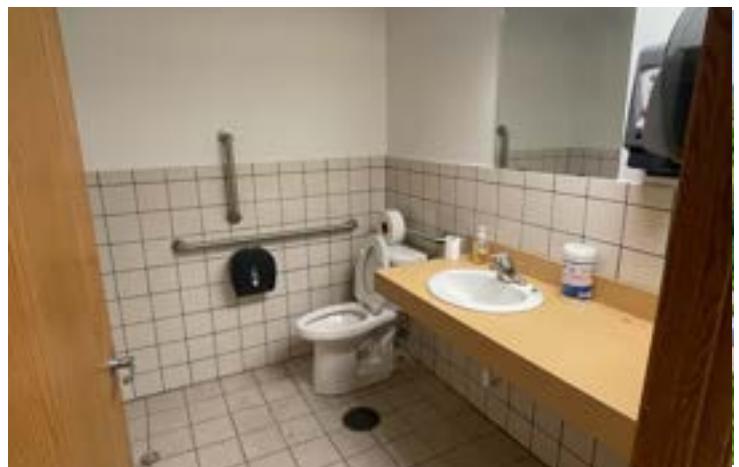
PROPERTY OVERVIEW

Located along highly traveled Shoreline Drive in Wayzata, this commercial space offers a rare combination of visibility, functionality, and flexibility in one of Lake Minnetonka's most desirable markets. The current configuration supports a wide range of modern office, showroom, service, or specialty retail uses.

The space features tall ceilings and an open plan layout that creates a bright, expansive environment well suited for customer facing businesses or creative operations. Plenty of lighting enhances the space throughout, while central air conditioning and heating provide year-round comfort. A 10-foot-wide by 8-foot-tall drive-in door allows for efficient deliveries and equipment access. Private restrooms are located within the suite for added convenience.

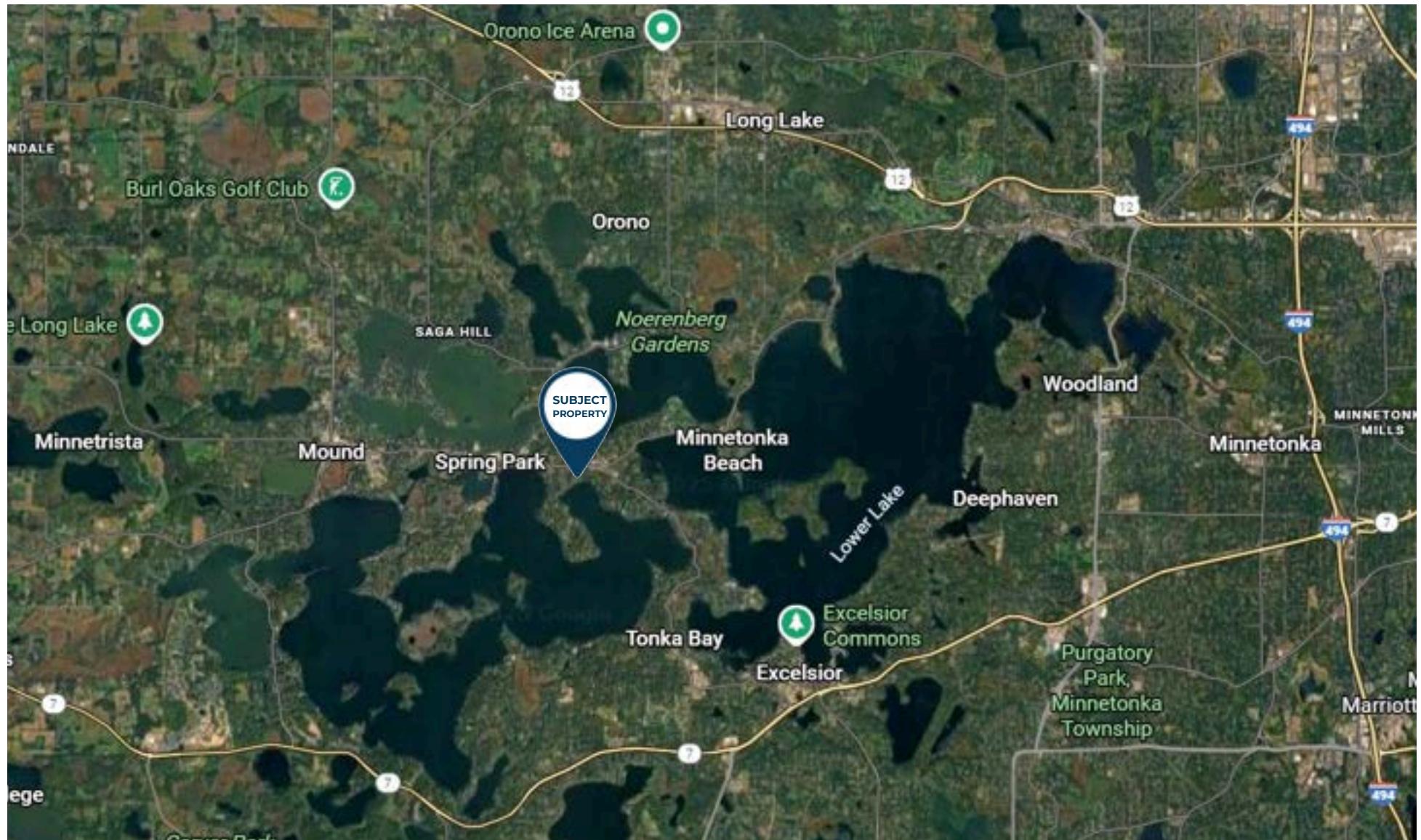
Sixteen dedicated parking spaces provide ample customer and client access, and prominent signage opportunities including large pylon signage for exceptional exposure along Shoreline Drive. The site's strong street presence makes it easy for businesses to stand out and be seen.

Whether you are seeking a high visibility showroom, a flexible service location, or a distinctive commercial space with strong branding potential, 3542 Shoreline Drive offers location, exposure, and adaptability in the heart of Wayzata.



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AERIAL MAP



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