



4,939 SF  
Office/Warehouse space for lease

Available Now

# Beltline 2

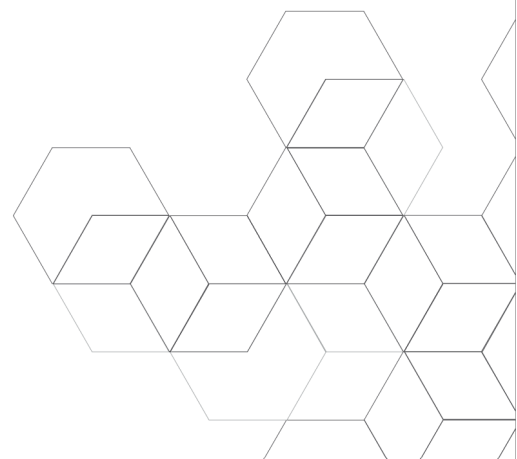
4918 W 35th Street  
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WATER STREET  
PARTNERS



# 4,939 SF

Office/Warehouse space for lease

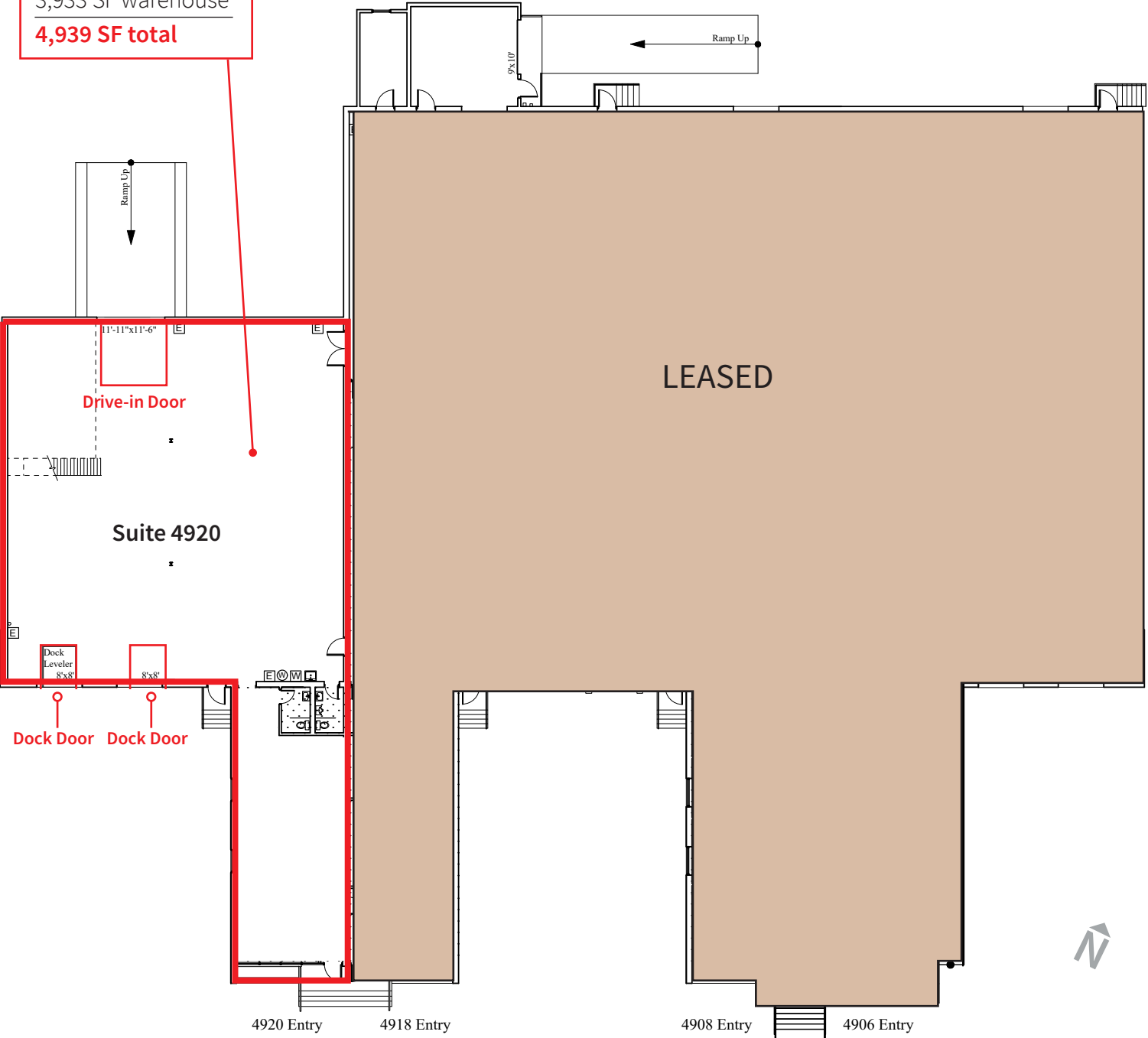
Beltline 2 offers a rare infill leasing opportunity in the heart of St. Louis Park. Located near the North Cedar Lake Regional Bike Trail and future Beltline Blvd light rail station.

# Floor Plan

Available Now



**Suite 4920**  
1,006 SF office  
3,933 SF warehouse  
**4,939 SF total**



## Building amenities

- > 22,656 SF Office/Warehouse Building
- > Convenient location and close to many retail and dining options
- > Flexible loading
- > Part of the Beltline portfolio of three buildings that are home to local and established tenants
- > Immediate access to Hwy 100 and Hwy 7
- > Climate controlled space

## Building information



**Space Available:**  
4,939 SF Total  
1,006 SF Office  
3,933 SF Warehouse



**Zoning:**  
Zoned: BP, Business Park



**Year Built:**  
1963



**Parking:**  
2.56/1,000 SF



**Loading:**  
Two (2) 8'x8' dock doors  
One (1) drive-in door (oversized)



**Clear Height:**  
14'



**Lease Rate:**  
Negotiable



**2024 Est. CAM & Tax:**  
\$5.46 PSF Total  
\$1.83 PSF CAM  
\$3.63 PSF Tax



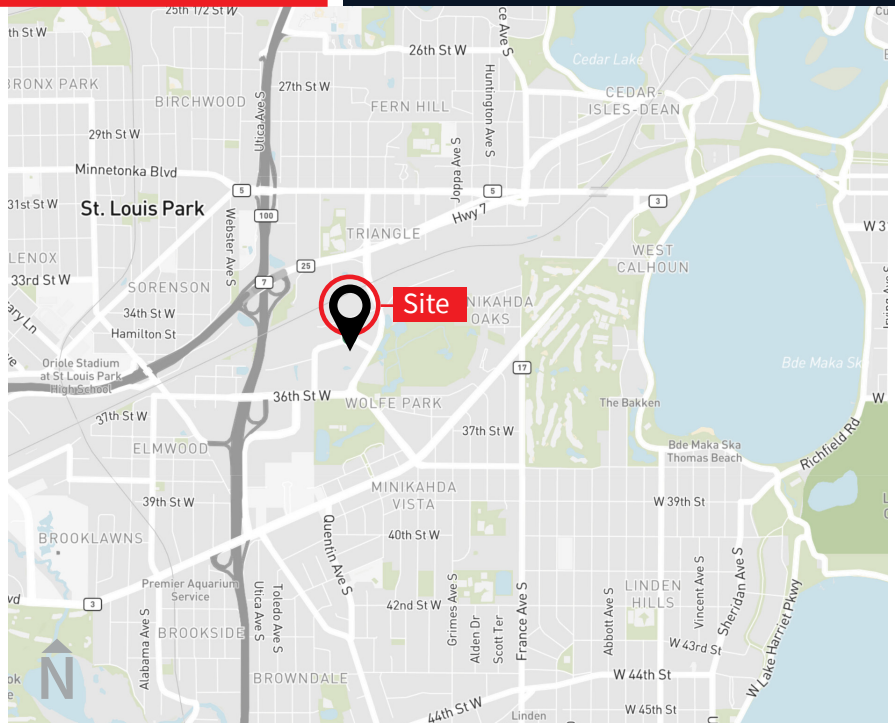


Prime Location

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