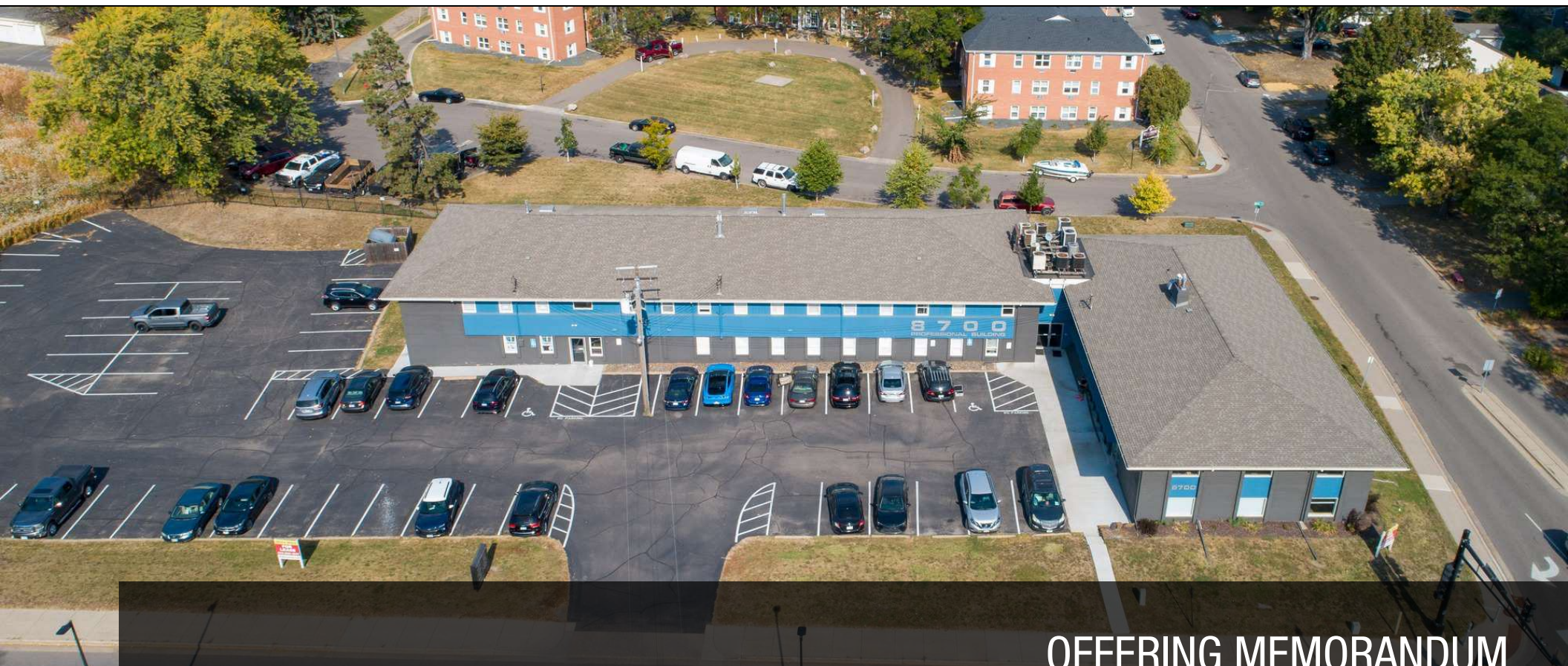




Multi-Tenant Office Building - Professionally Updated | Partial 3rd-Party Financing (3.25%)

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



OFFERING MEMORANDUM

KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

PRESENTED BY:

CHAD HEER
CCIM | Managing Director & Broker
O: 612.963.5147
C: 612.963.5147
chadheer@kwcommercial.com

Property Summary



PROPERTY DESCRIPTION

Professionally updated multi-tenant office building in the heart of St. Louis Park, with proximity to bus line, restaurants, and Knollwood Mall. Sitting on 1.25 Acres, this property has ample free off-street parking, easy access to Highways 169, 7 & Excelsior Boulevard. Building is currently at ~ 86% Occupancy, with the ability to add revenue for an investor or enough available space to customize as an owner-user opportunity.

Variety of suite sizes and professional service tenants in the building, visible monument signage and updated mechanicals, make this a very efficient building and option for small to mid-sized businesses, which is in high demand in today's market. Current owner takes pride in a well maintained property and overall site.

** ~ \$940K in 3rd-Party Financing stays with this property (at ~3.25% interest) **

OFFERING SUMMARY

Sale Price:	\$ 2,700,000
Building Size:	23,670 SF
Building Site (Acreage):	1.25 Acres
In-Place Cap Rate (T-12):	6.94 %
Year Built (Updated):	1962 (2022)
T-12 NOI:	\$ 187,376.60

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,103	46,616	117,616
Total Population	15,985	100,777	255,620
Average HH Income	\$102,866	\$137,734	\$151,028



Property Details

Sale Price **\$ 2,700,000**

LOCATION INFORMATION

Building Name 8700 Professional Building
 Street Address 8700 36th Street West
 City, State, Zip Minneapolis, MN 55426
 County Hennepin

BUILDING INFORMATION

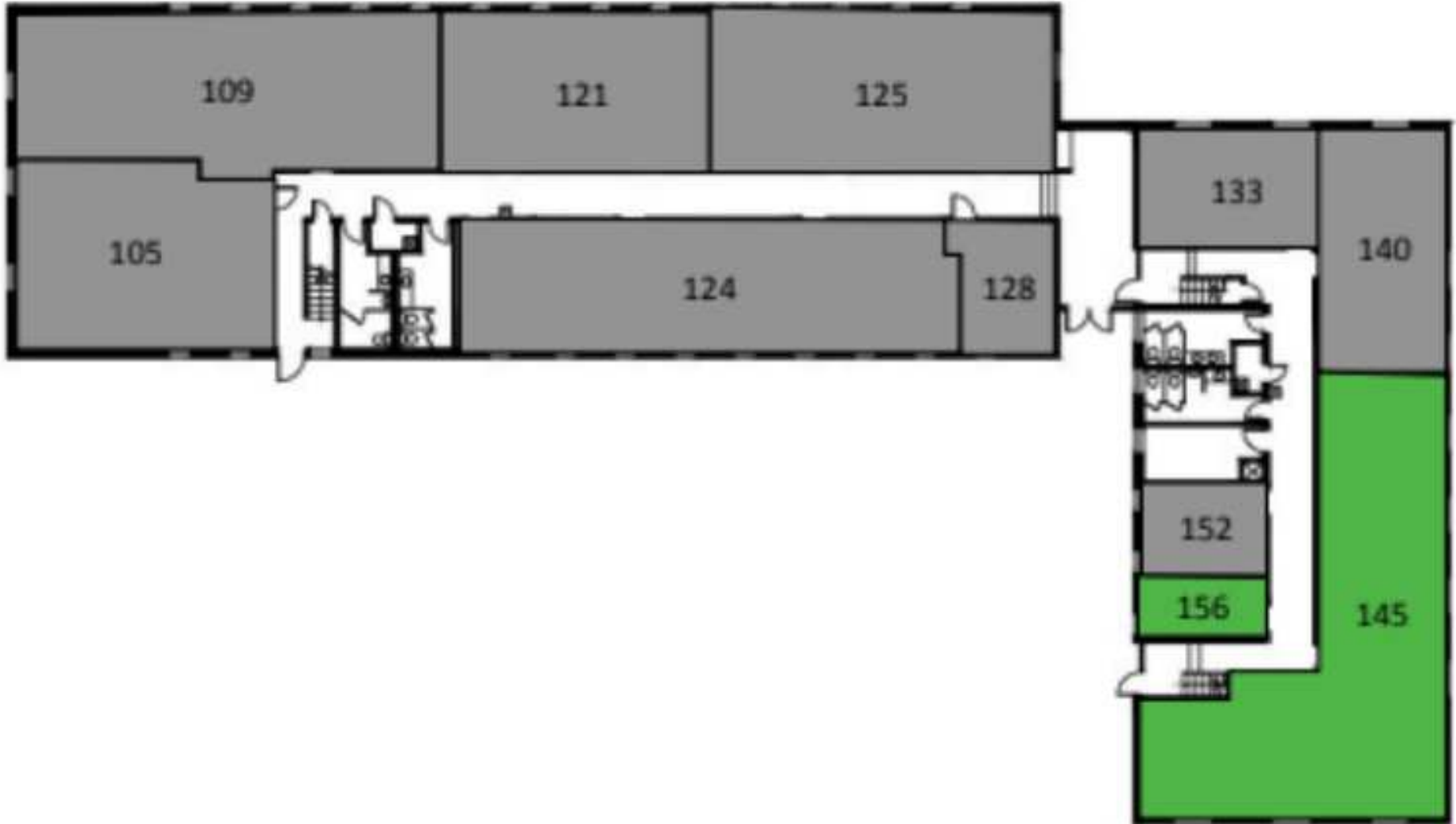
Building Size 23,670 SF
 NOI \$ 187,376.60
 Cap Rate 6.94
 Building Class B
 Tenancy Multiple
 Number of Floors 2
 Year Built 1962
 Year Last Renovated 2022

PROPERTY INFORMATION

Property Type Office
 Zoning C-2
 Property ID 1811721420145
 Lot Size 1.25 Acres
 APN # 1811721420145



1st Floor (Green Is Only Vacancy)



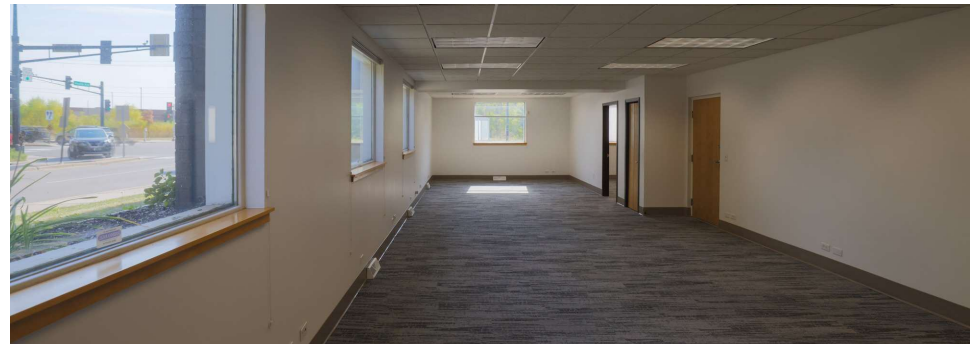
2nd Floor (No Vacancies)



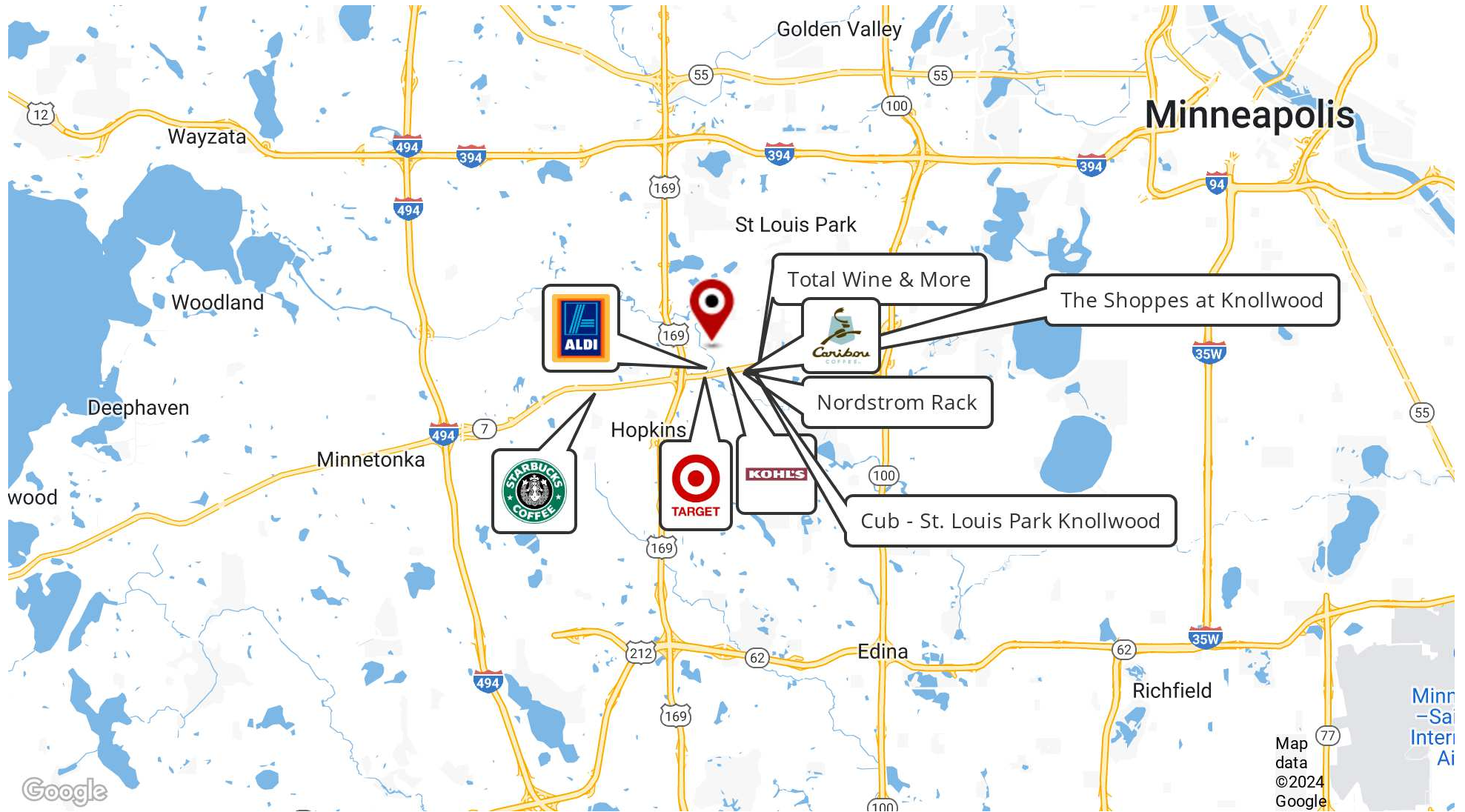
Exterior Photos



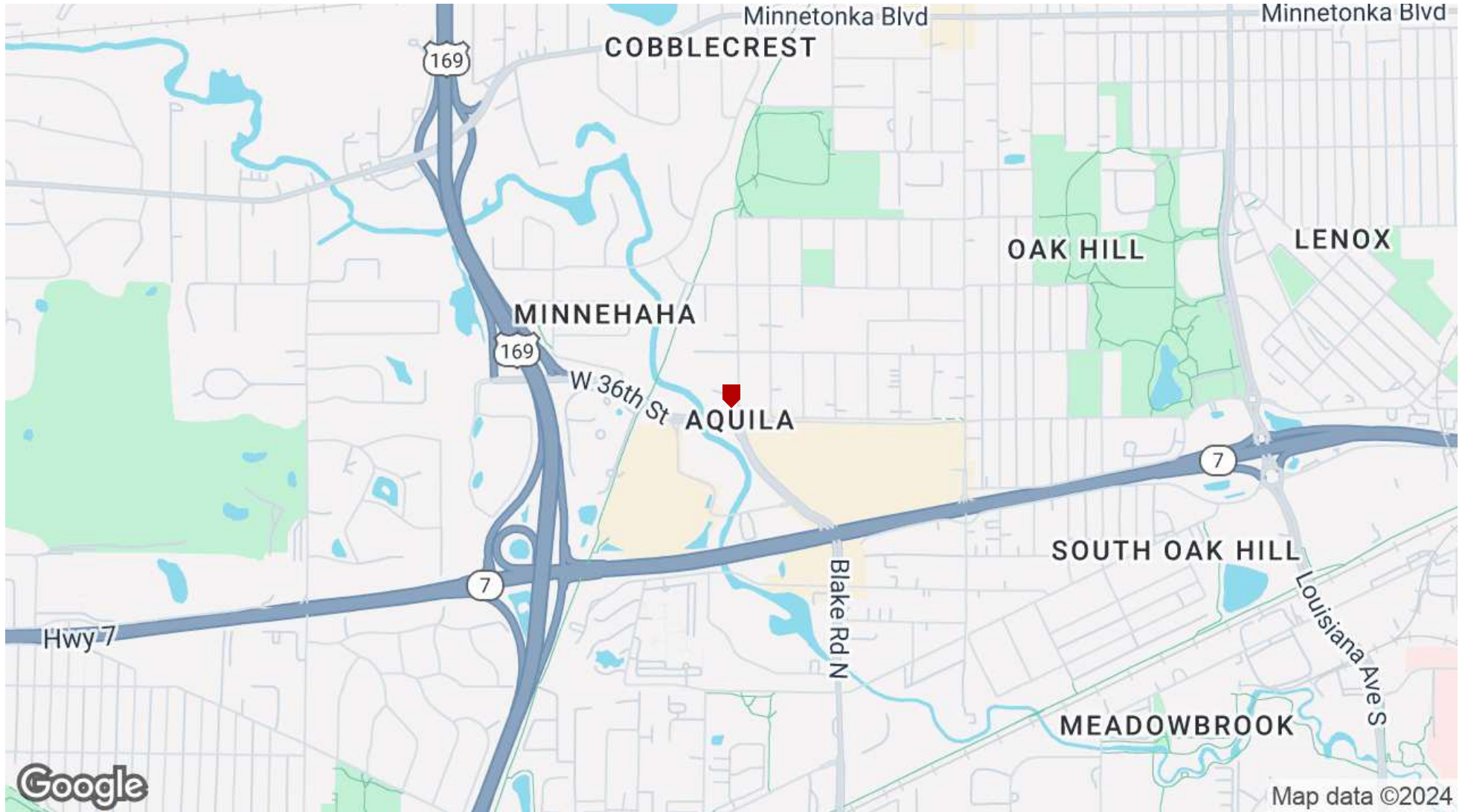
Interior Photos



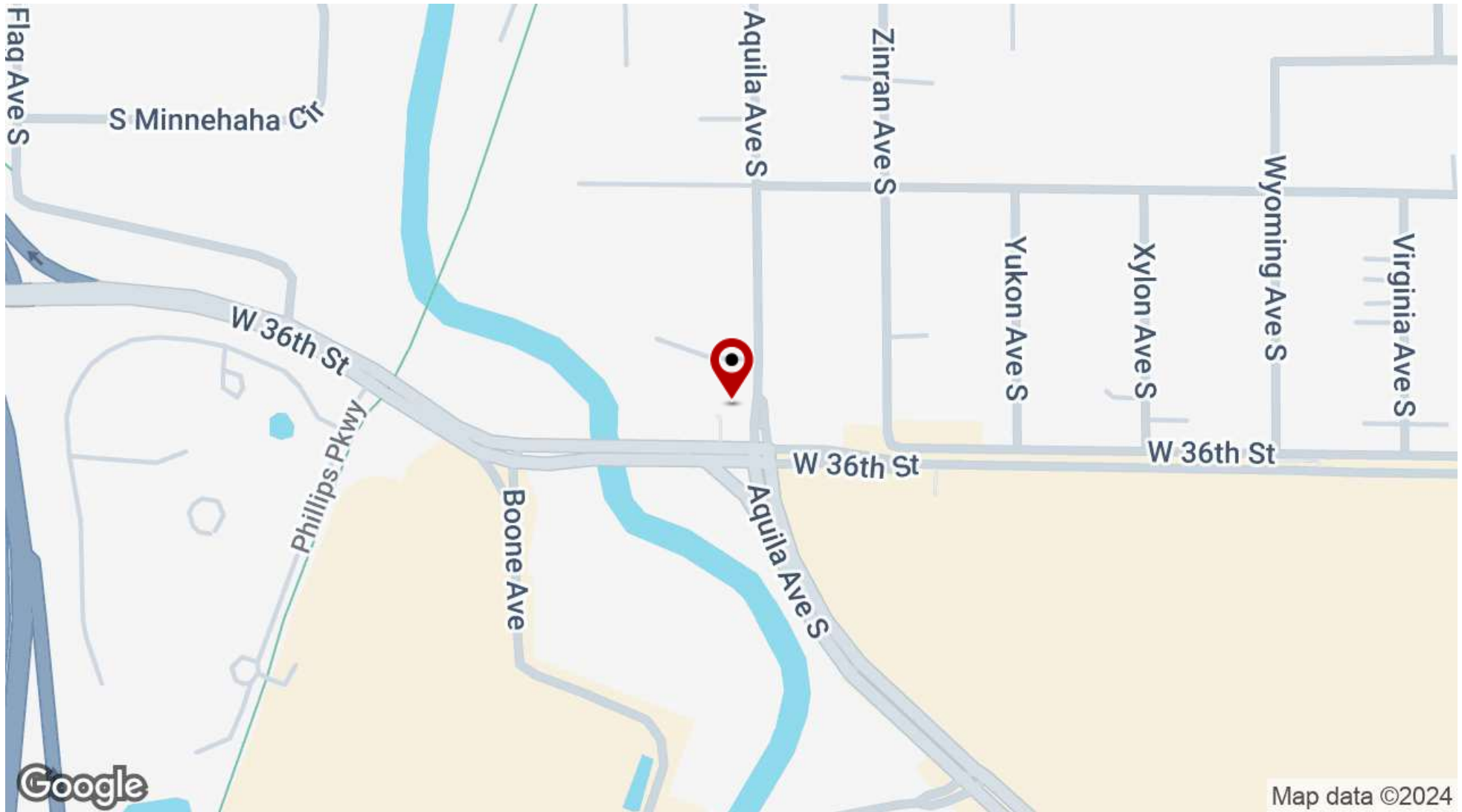
Retailer Map



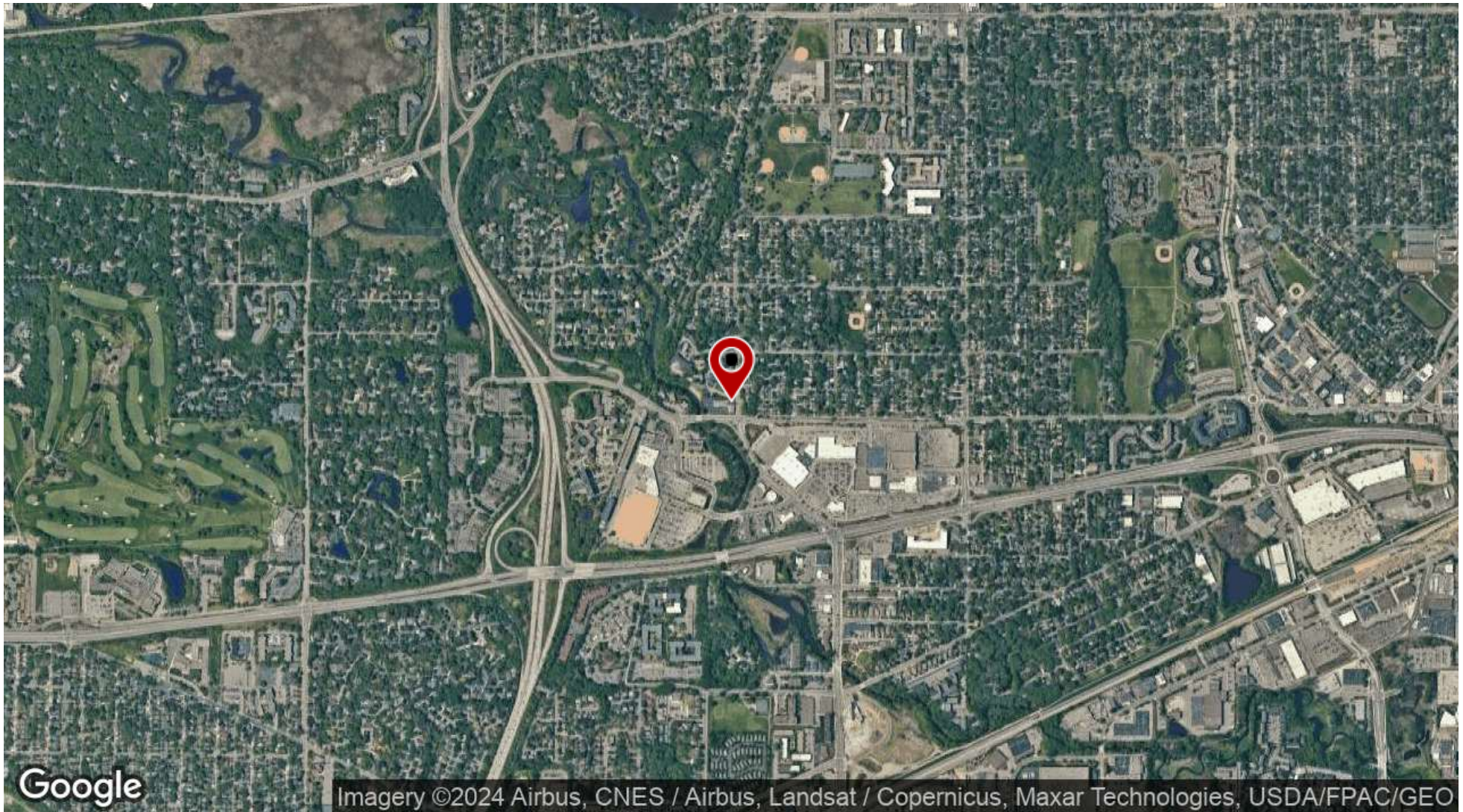
Regional Map



Location Map



Aerial Map



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,985	100,777	255,620
Average Age	39	41	41
Average Age (Male)	38	40	40
Average Age (Female)	40	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,103	46,616	117,616
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$102,866	\$137,734	\$151,028
Average House Value	\$396,867	\$516,407	\$574,799

Demographics data derived from AlphaMap

