

# FOR LEASE

4829 Minnetonka Blvd • St. Louis Park



**NEWLY REVONATED SPACE IN A HISTORIC LANDMARK**

Creative / Professional Office Space Available

CONTACT BROKER FOR INFORMATION & TOUR

Ted LaFave • 612.875.3858 • [tlafave@grandrea.com](mailto:tlafave@grandrea.com) • [www.grandrea.com](http://www.grandrea.com)

**GRAND**  
REAL ESTATE ADVISORS

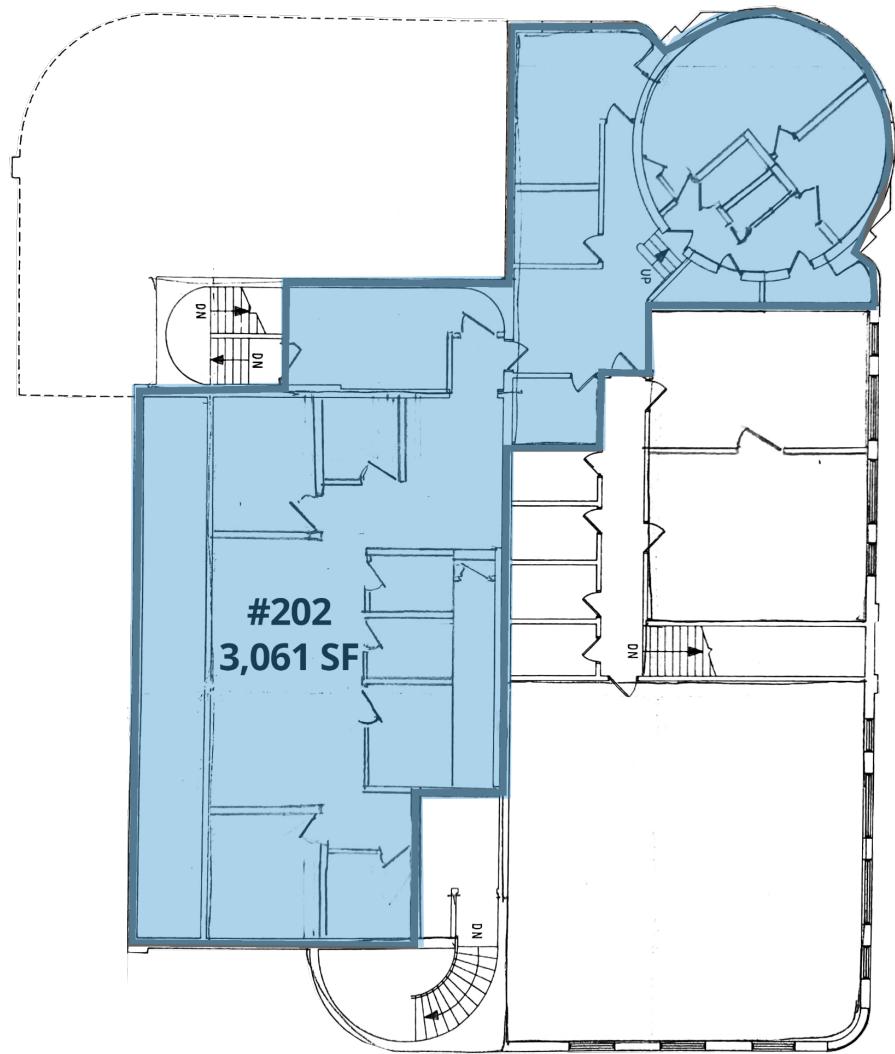
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Unique 2<sup>nd</sup> floor space that includes a loft, curved walls, tons of windows and private offices! Last available unit in the building (may be divisible)

- 3,061 SF of move-in ready space
- \$22-\$24 modified gross (+ utilities)
- Tenant improvement allowance available with qualified lease
- Outstanding St. Louis Park / Minneapolis Uptown Lakes location on Minnetonka Blvd
- Daily traffic count (19,000 VPD)
- Strong demographics
- Ample dedicated spots & ADA access ramp from parking lot

## UPDATES INCLUDE:

- New parking lot (2025)
- New street, curb, & sidewalk on Minnetonka Blvd (2025)
- New Roof (2025)
- Common area updates (2025)

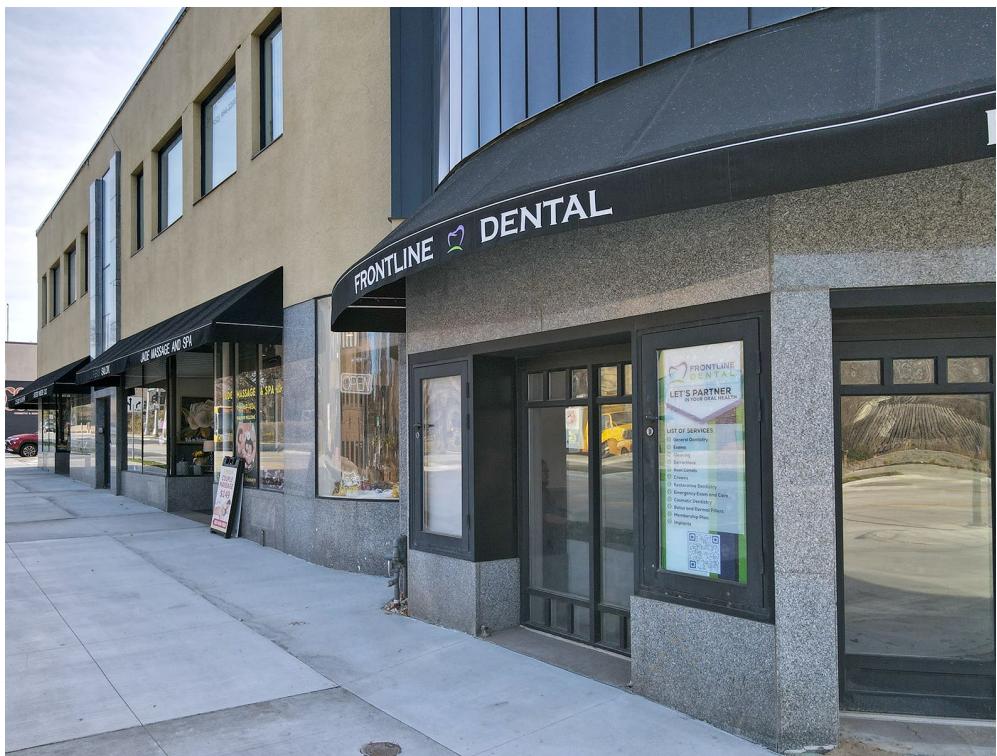


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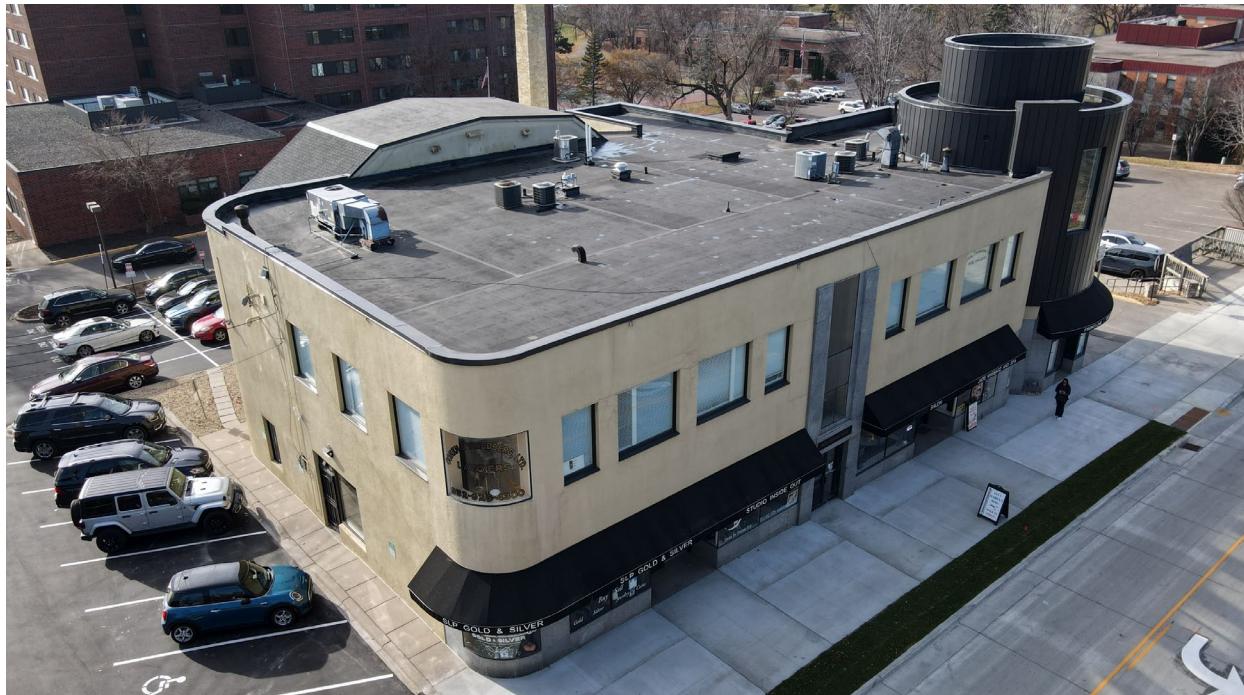
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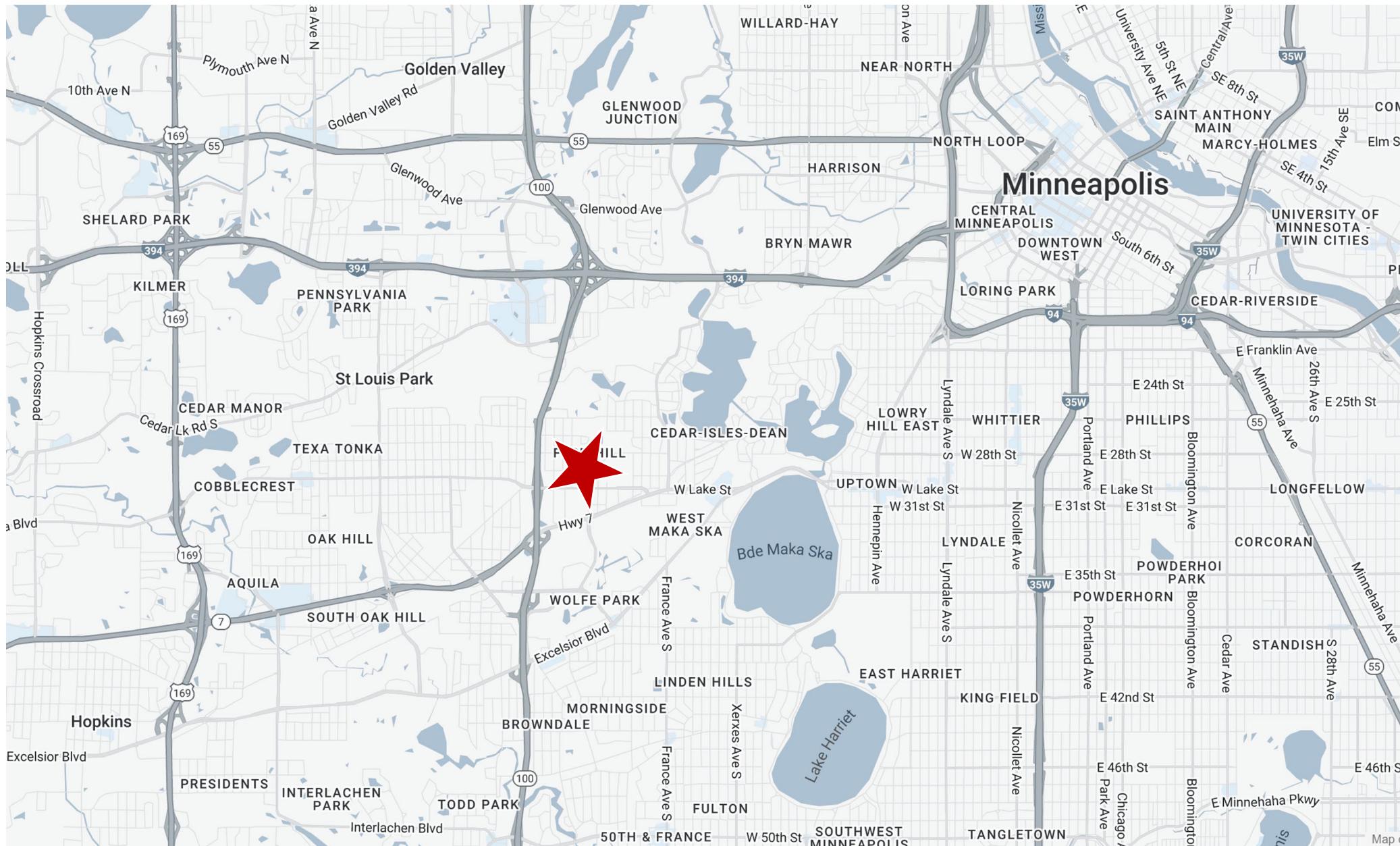
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