



FOR LEASE

**BROOKLAWN'S PROFESSIONAL BUILDING
6250 EXCELSIOR BOULEVARD, SUITE 102
ST. LOUIS PARK, MN 55416**

Results
COMMERCIAL
RE/MAX RESULTS

EXECUTIVE SUMMARY

BROOKLAWN'S PROFESSIONAL BUILDING

6250 EXCELSIOR BLVD, SUITE 102, ST. LOUIS PARK, MN 55416



OFFERING SUMMARY

Lease Rate:	\$20 SF/yr
Available SF:	1,100 SF
Building Size:	8,672 SF
Zoning:	C-1
Year Built:	1986

PROPERTY OVERVIEW

- **Modified Gross Lease: Tenant pays base rent + Wi-Fi & electricity (heat included). Landlord pays association dues and property taxes.**
- **Competitive Lease Rate: \$20/SF per year (~\$1,833/month)**
- 1,100 SF lower-level private office suite in the Brooklawn's Professional Building
- Small reception area at entry. Restrooms in common hall outside Suite's entry
- Four private offices plus a large conference room
- Ample off-street parking
- C-1 Zoning: many possible uses
- Excellent location just off Hwy 100 on Excelsior Blvd
- Very well-maintained professional building
- Building signage available with excellent visibility on Excelsior Blvd
- Surrounded by national retailers including Target, Trader Joe's, McDonald's, Subway, Chipotle, Lunds & Byerly's, and more
- Fantastic demographics with an average household income of \$154,989 within 0.5 miles
- Contact listing brokers Mark Hulsey (mark@resultscommercial.com) and Nolan Pratumwon (nolan@resultscommercial.com) for details, questions, or to schedule a tour

Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com



LEASE SPACES

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LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	1,100 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	Available	1,100 SF	Modified Gross	\$20.00 SF/yr	Base rent: ~\$1833/month. In addition to Base Rent, Tenant is responsible for only electricity (heat included) and Wi-Fi. (Landlord pays monthly association dues and property taxes)

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PHOTO GALLERY

BROOKLAWN'S PROFESSIONAL BUILDING

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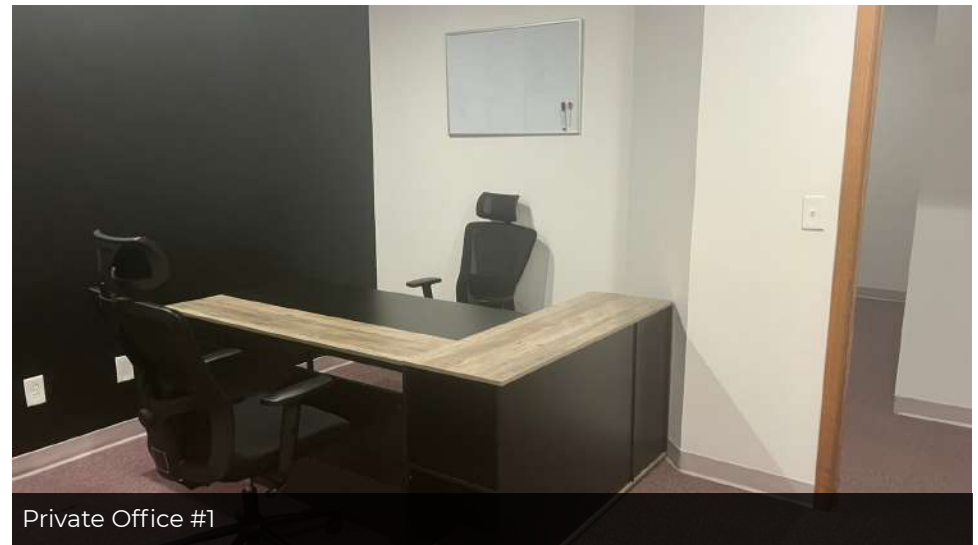
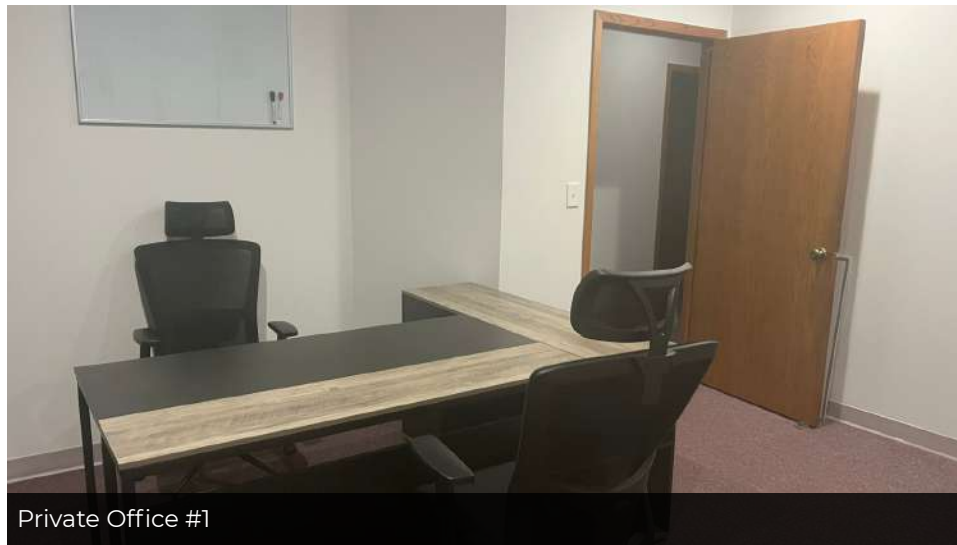
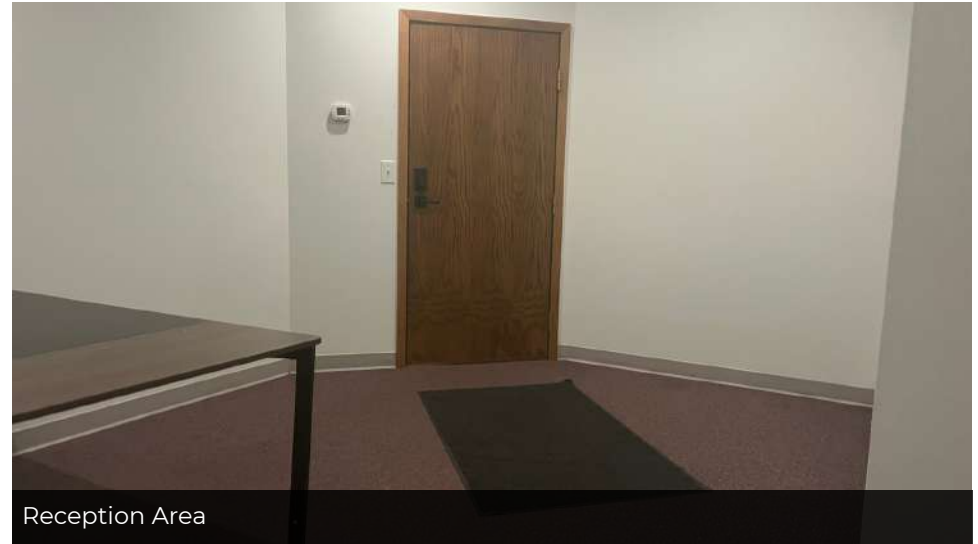
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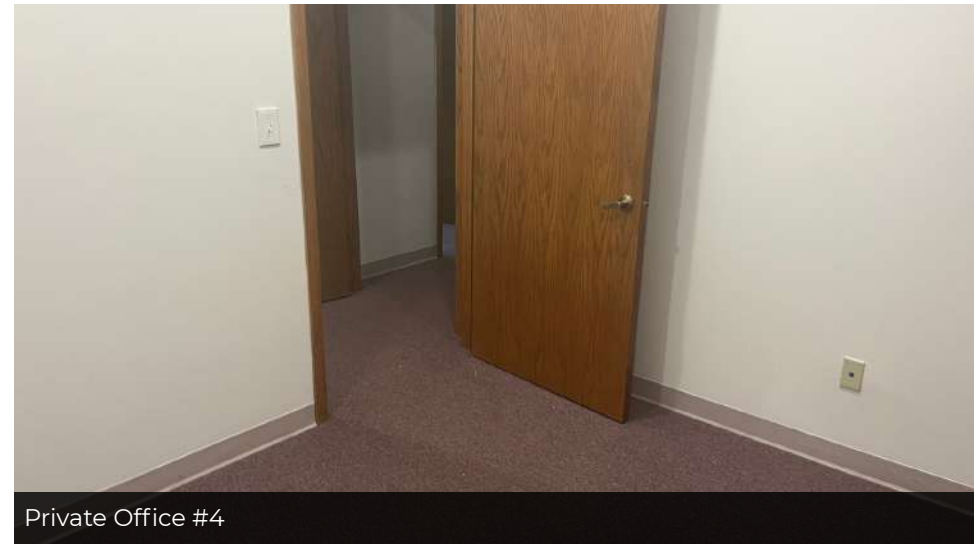
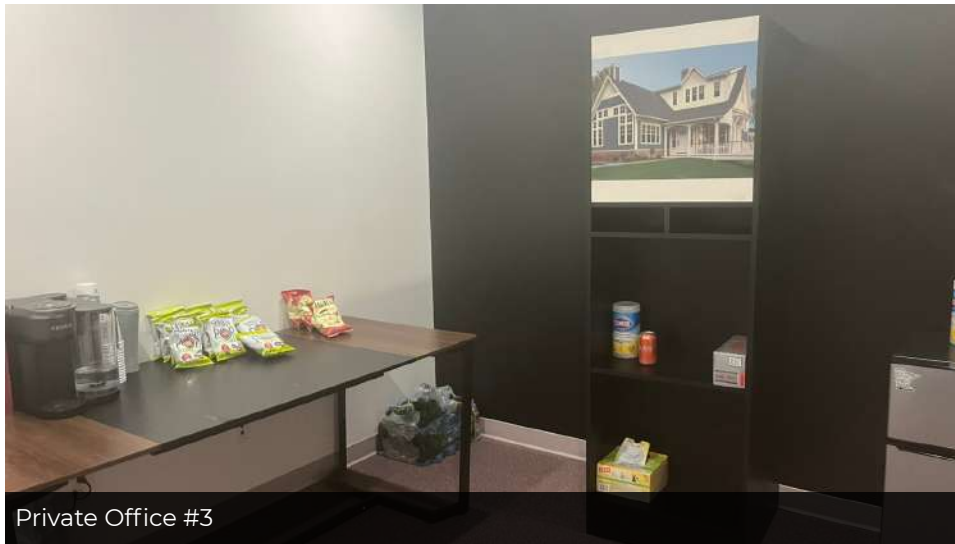
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Private Office #4



Group Conference Room



Group Conference Room



6250 Excelsior Blvd, St. Louis Park, MN

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ZONING INFORMATION

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ZONING INFORMATION - NEIGHBORHOOD COMMERCIAL

Neighborhood Commercial (C-1) zoning in St. Louis Park is intended for small-scale, pedestrian-oriented commercial uses that serve the surrounding neighborhood. The district encourages community-focused businesses and allows mixed-use buildings with residential units above ground-floor commercial space.

Permitted uses include retail shops, professional and medical offices, personal services (such as salons and barbers), small grocery and convenience stores, cafés and restaurants (with limits on drive-throughs), wellness and fitness uses, and other low-intensity neighborhood services designed to support daily needs.

To learn more, please visit: <https://www.stlouisparkmn.gov/government/departments-divisions/planning-zoning>

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RETAILER MAP

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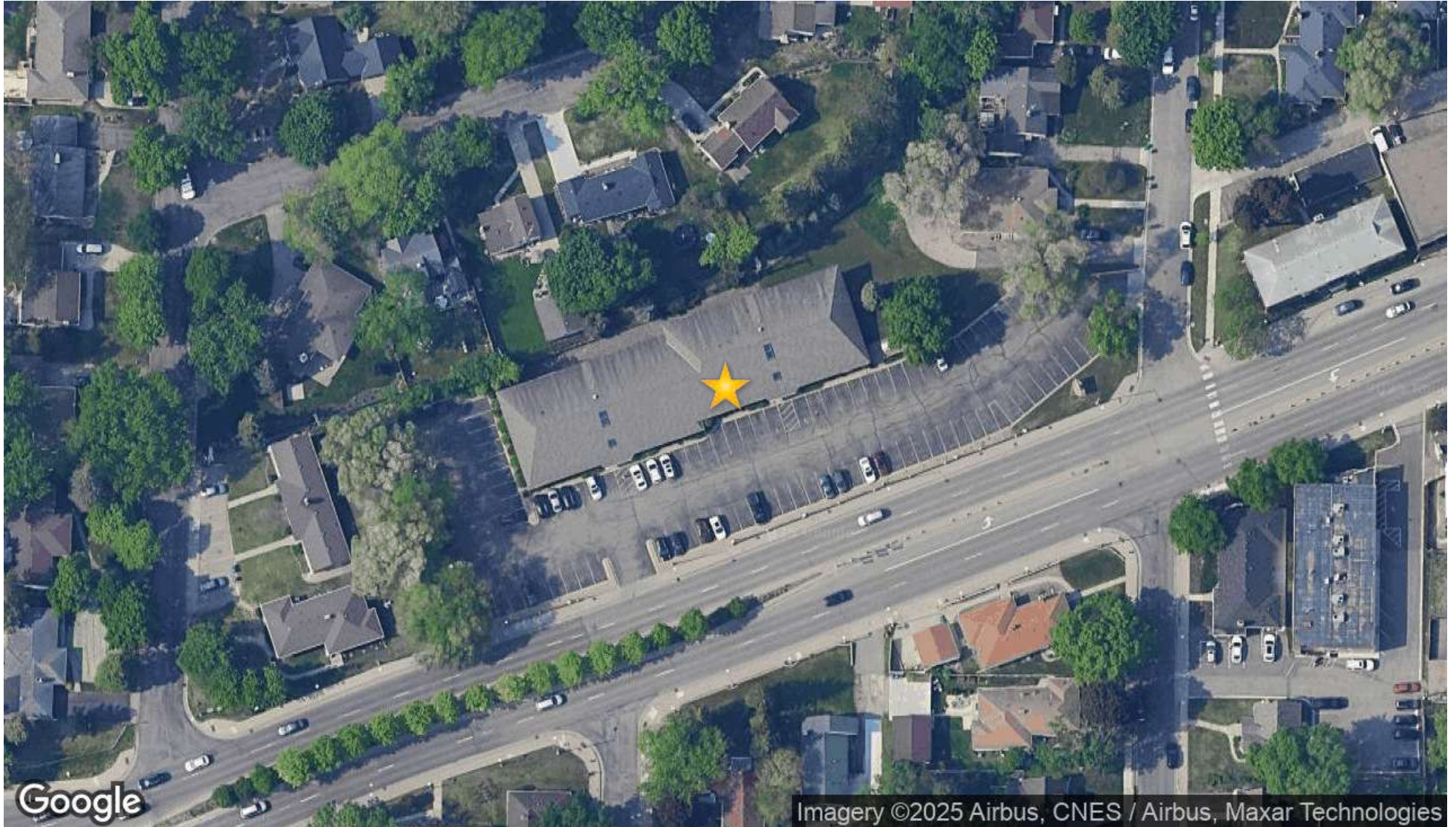
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LOCATION MAP

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ABOUT ST. LOUIS PARK

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ABOUT ST. LOUIS PARK

St. Louis Park, Minnesota, is a highly sought-after first-ring suburb just minutes from downtown Minneapolis, known for its strong demographics, stable commercial base, and exceptional connectivity. The city benefits from immediate access to major transportation corridors—including Highway 100, I-394, and Excelsior Boulevard—making it a convenient hub for residents, businesses, and visitors. With a population of more than 50,000, St. Louis Park combines established residential neighborhoods with vibrant commercial districts and ongoing reinvestment.

The community supports a diverse mix of retail, office, hospitality, and service uses, anchored by national brands, thriving local businesses, and several high-traffic commercial corridors. St. Louis Park is home to the West End lifestyle center, major employers, strong household incomes, and consistent demand for well-located commercial real estate. The city's pro-business environment, walkable amenities, and close proximity to Minneapolis continue to drive investor interest and long-term stability.

To learn more, please visit: <https://www.stlouisparkmn.gov/>

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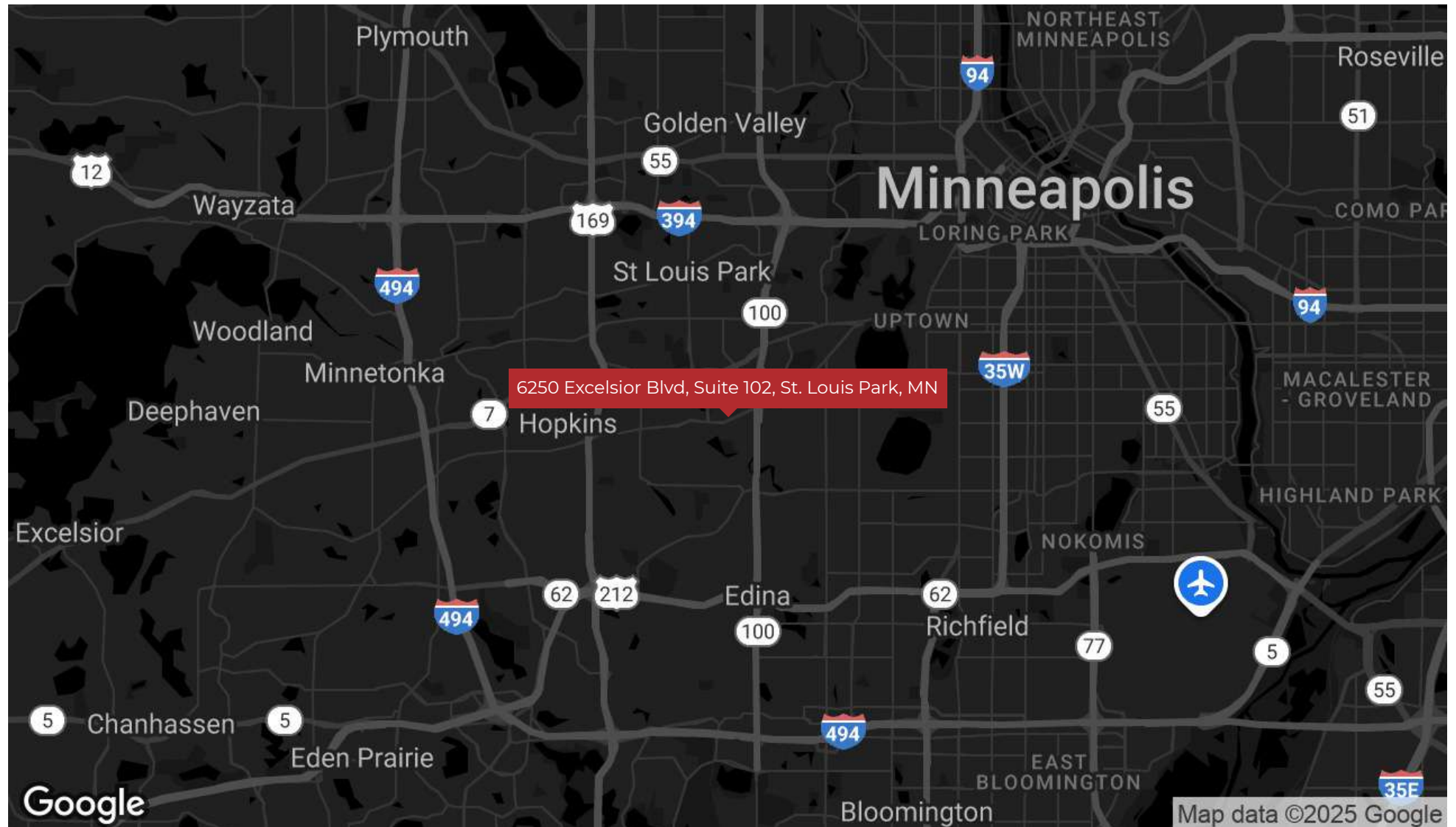
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REGIONAL MAP

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DEMOGRAPHICS MAP & REPORT

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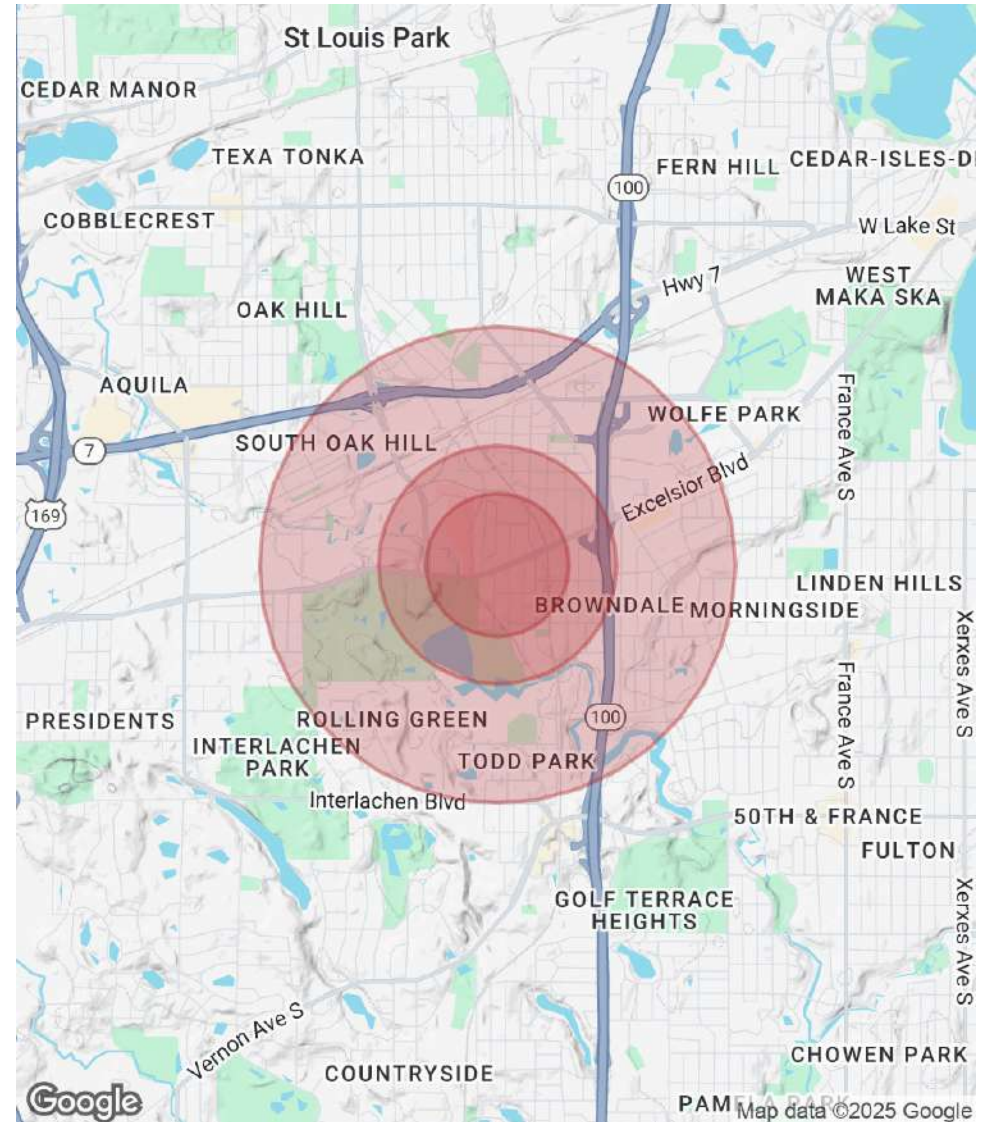
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	711	2,189	11,535
Average Age	42	39	41
Average Age (Male)	41	39	39
Average Age (Female)	42	40	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	327	1,084	5,511
# of Persons per HH	2.2	2	2.1
Average HH Income	\$172,860	\$154,989	\$159,084
Average House Value	\$452,227	\$430,720	\$550,447

Demographics data derived from AlphaMap



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MEET THE TEAM

BROOKLAWN'S PROFESSIONAL BUILDING

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