



WOLFE LAKE PROFESSIONAL CENTER

5000 W 36th Street ✦ St. Louis Park, MN 55416



- ✦ Convenient access to Highways 100 & 7 and Excelsior Boulevard
- ✦ Immediate connectivity to the Greenway Bike Trail and Bass Lake Walking Trail
- ✦ Adjacent to the St. Louis Park Recreation Center
- ✦ Minutes from Uptown, Bde Maka Ska, and Excelsior & Grand
- ✦ Surrounded by numerous restaurants, hotels, and retail amenities
- ✦ Excellent central location with strong access to Minneapolis and surrounding suburbs

FOR LEASE

JASON A. BUTTERFIELD

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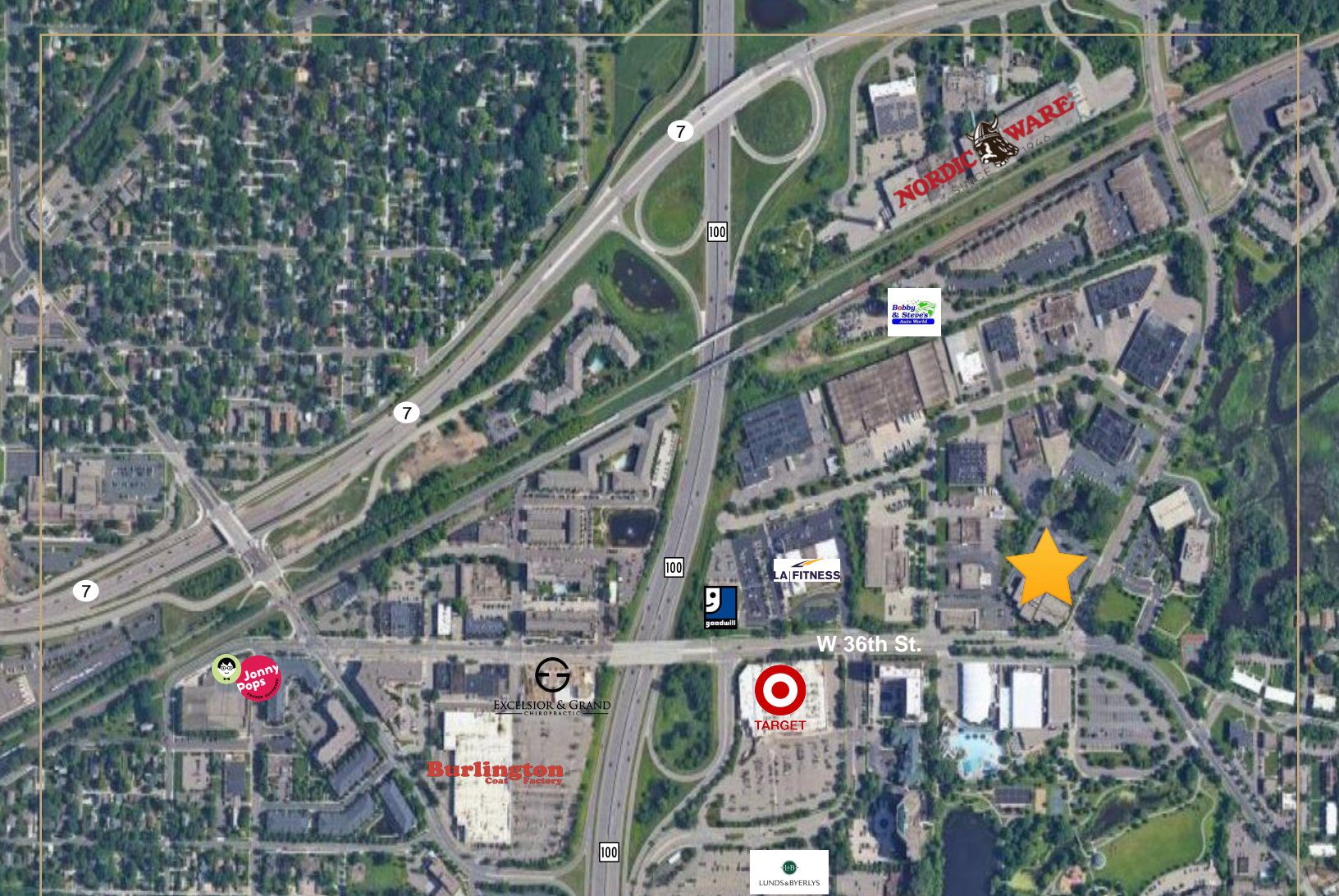
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COMMERCIAL REAL ESTATE

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◆ BUILDING DETAILS

- Building Size/Stories:
Approx. 52,423 SF/2 Stories
- Year Built: 2005
- Net Rental Rate: \$23.00 RSF
- 2026 Estimated Ops/Tax: \$17.02
- Available Space:
Suite 120 - 2,251 RSF | Available December 2026

◆ LOCATION & AMENITIES

Wolfe Lake Professional Center is located within one of the most desirable suburban office submarkets, offering a unique blend of accessibility and lifestyle-driven amenities. Tenants benefit from immediate proximity to outdoor recreation, including trails and nearby lakes, as well as a wide range of dining, hospitality, and service options.

The property's location provides convenient access to major employment centers while maintaining a highly livable, amenity-rich environment for employees and visitors alike.

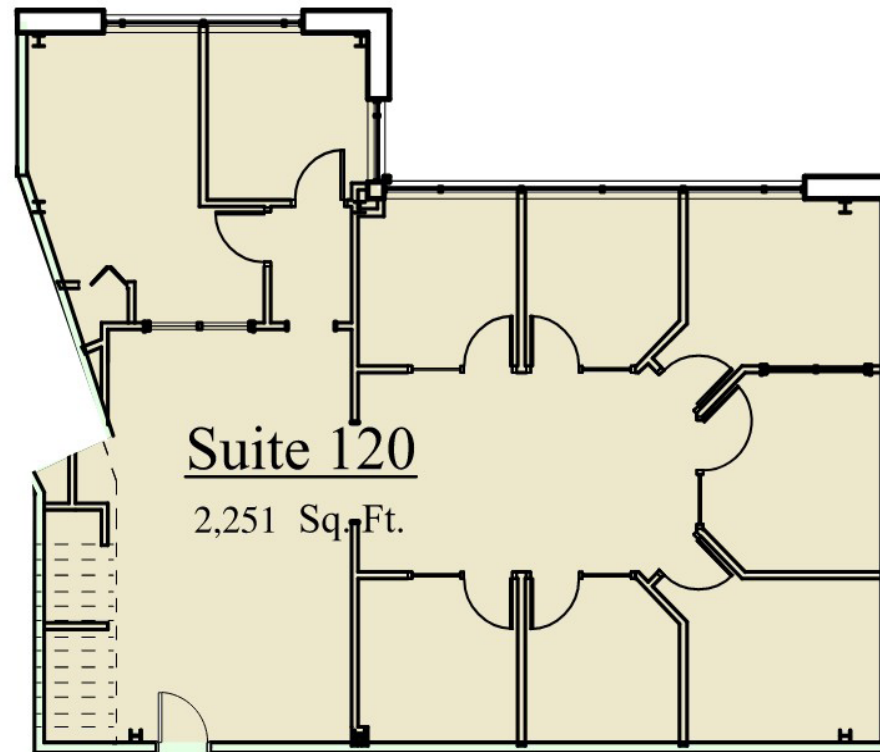
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www.frauenshuh.com ✦ 7101 W. 78th Street ✦ Minneapolis, MN

WOLFE LAKE PROFESSIONAL CENTER ♦ FOR LEASE ♦ SUITE 120

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