

OFFICE FOR LEASE

1870 WAYZATA BLVD

1870 W WAYZATA BLVD, LONG LAKE MN 55356



700 RSF OFFICE SPACE FOR LEASE

KW COMMERCIAL | MINNETONKA

13100 Wayzata Blvd #400
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

JEFFREY STEDMAN

Senior Associate

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

1870 WAYZATA BOULEVARD



OFFERING SUMMARY

LEASE RATE:	\$1525 per month- Gross
BUILDING SF:	3136 SF
RENTABLE SF:	700 RSF
YEAR BUILT:	1947
RENOVATED:	2007
ZONING:	B-1

PROPERTY HIGHLIGHTS

- Street level office space with open layout and abundant natural light
- Approx. 156 SF storage room in the space
- Shared hallway and restrooms
- Street parking and off street parking behind the building
- Tenant pays utilities
- Walking distance to coffee, restaurants, library, Nelson Lakeside Park and local businesses
- Easy access to Hwy 12, Wayzata and Interstate 394



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PROPERTY PHOTOS

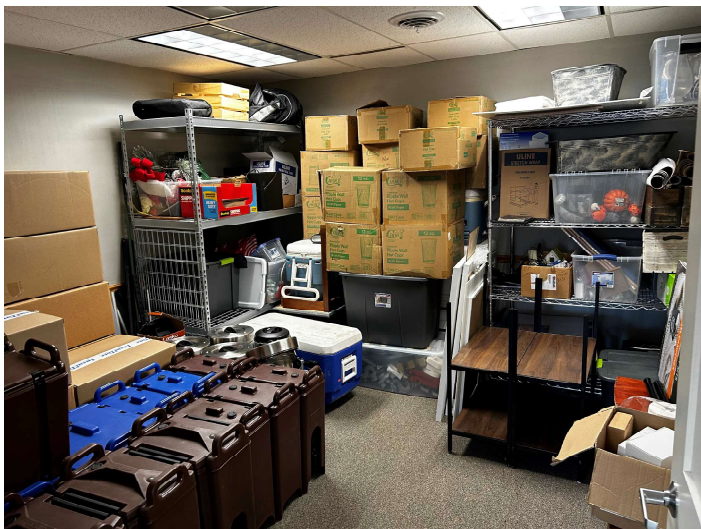
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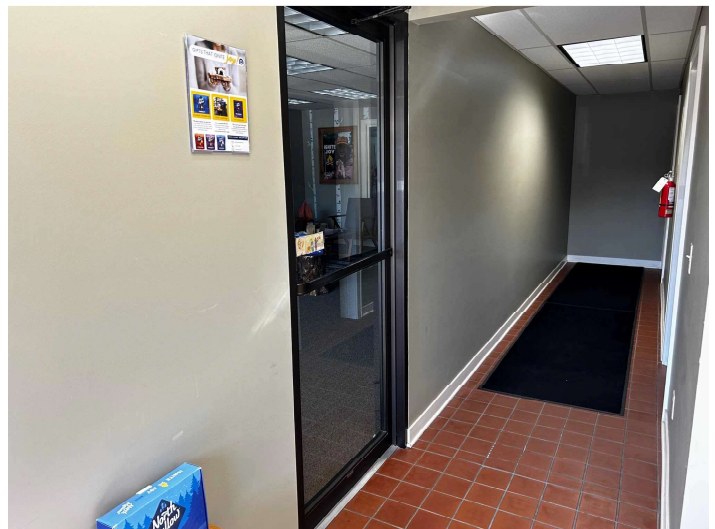
Office space with open layout, abundant light



Office space with storage room, behind door



Office space storage room



Restrooms off of common hallway

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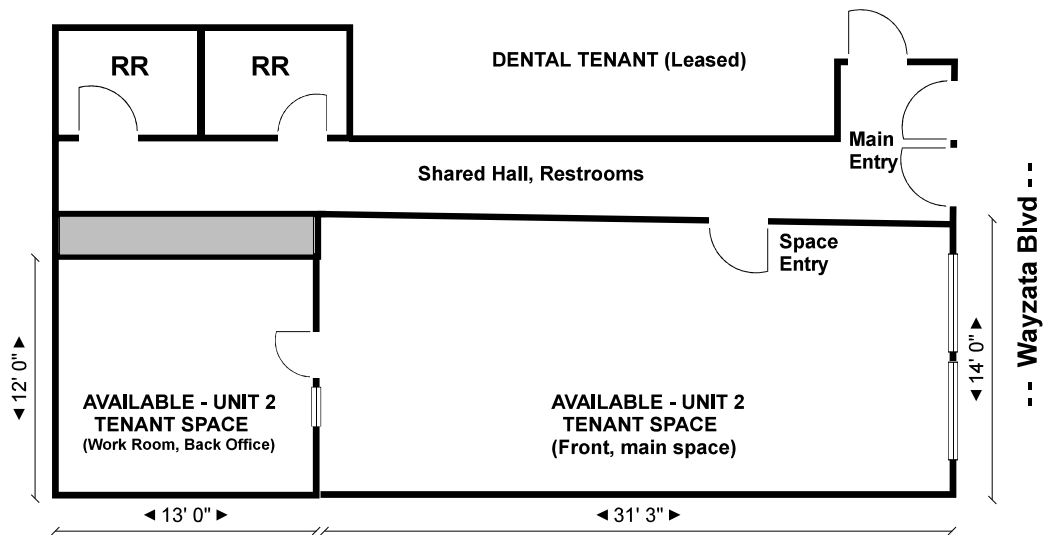


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FLOOR PLAN UNIT 2

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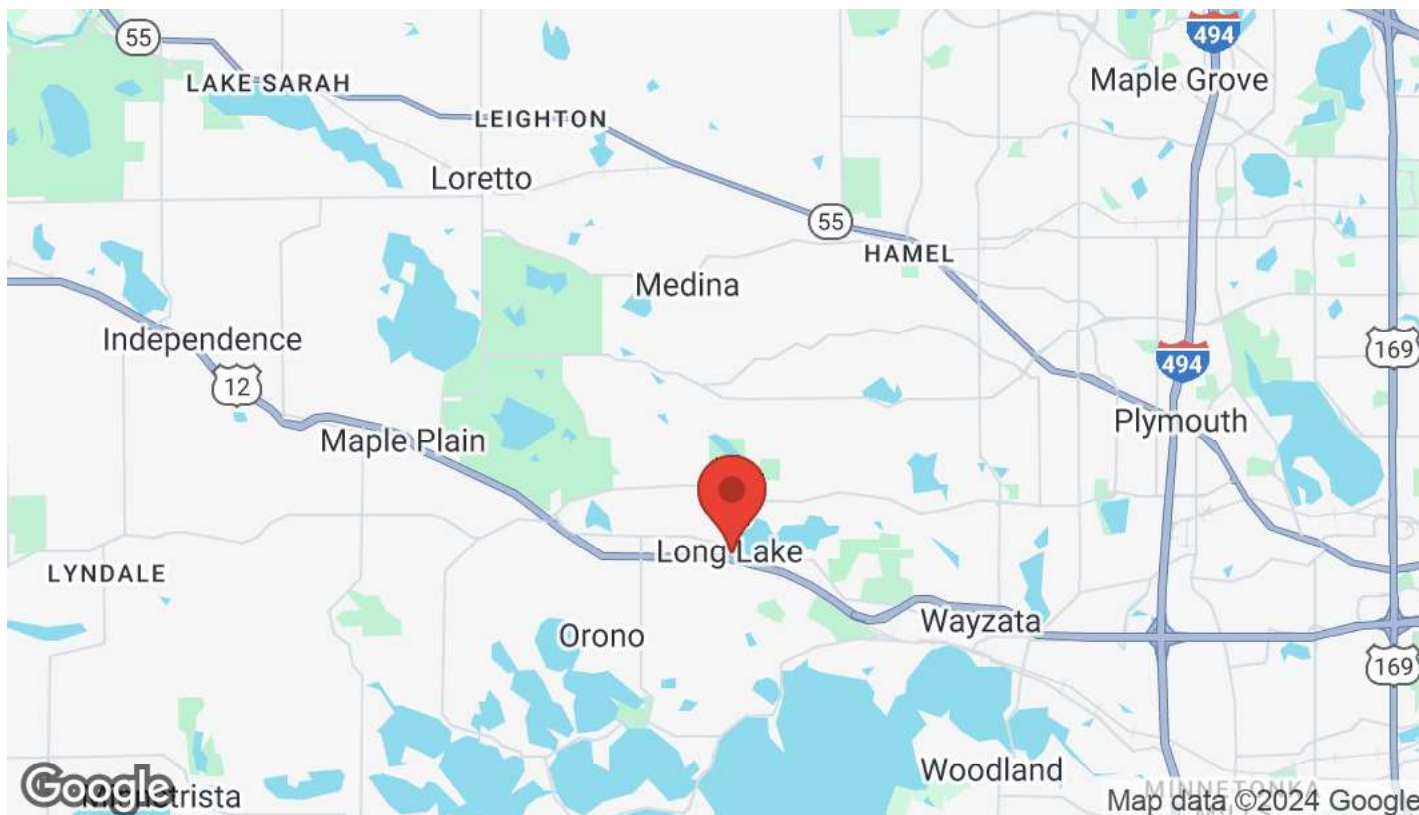
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LOCATION MAPS

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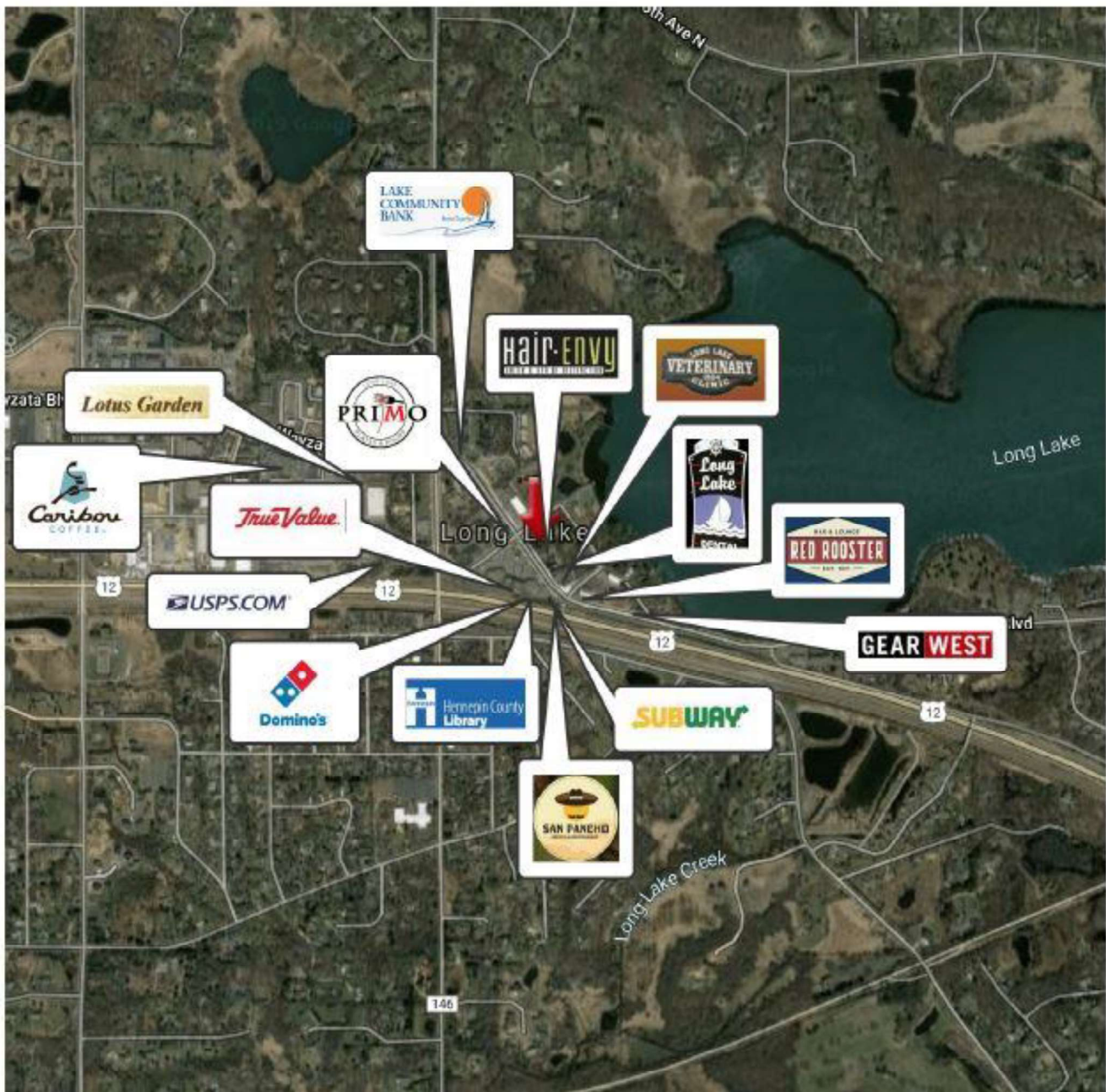


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AREA BUSINESSES

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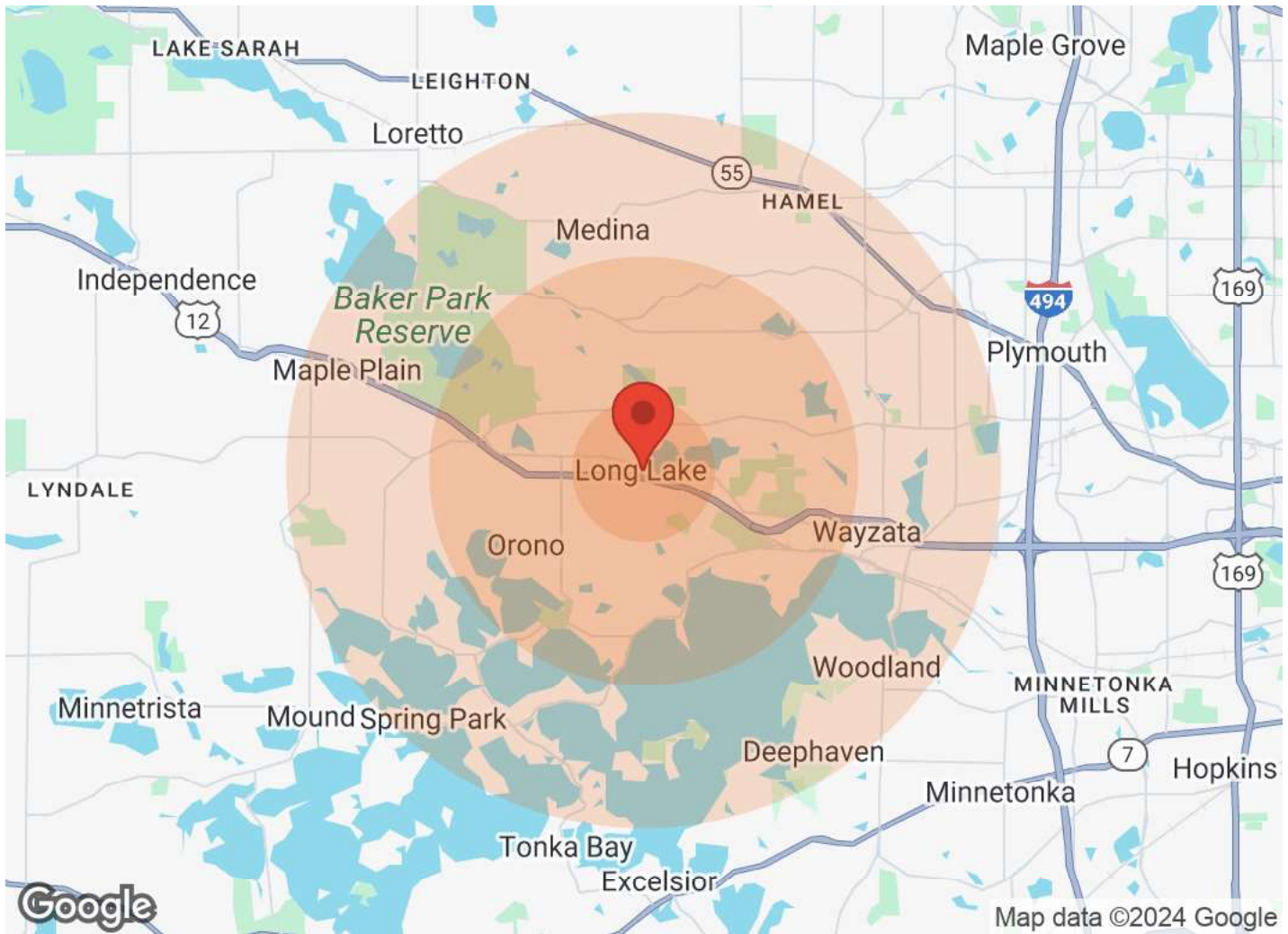
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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	877	6,041	24,954	Median	\$73,689	\$99,861	\$97,594
Female	868	6,273	25,890	< \$15,000	54	113	1,058
Total Population	1,745	12,314	50,844	\$15,000-\$24,999	31	171	1,001
				\$25,000-\$34,999	37	266	1,077
Age				\$35,000-\$49,999	111	411	2,258
Ages 0-14	313	2,327	8,909	\$50,000-\$74,999	143	735	2,889
Ages 15-24	211	1,939	7,193	\$75,000-\$99,999	120	695	2,617
Ages 25-54	622	4,052	18,014	\$100,000-\$149,999	136	744	3,828
Ages 55-64	254	1,731	7,284	\$150,000-\$199,999	47	387	2,024
Ages 65+	345	2,265	9,444	> \$200,000	48	1,168	3,743
				Housing			
Race				Total Units	796	5,122	22,778
White	1,702	11,908	47,801	Occupied	761	4,737	21,177
Black	3	114	1,078	Owner Occupied	524	3,751	16,610
Am In/AK Nat	N/A	N/A	38	Renter Occupied	237	986	4,567
Hawaiian	N/A	N/A	N/A	Vacant	35	385	1,601
Hispanic	31	206	760				
Multi-Racial	68	266	1,378				

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DISCLAIMER

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