



The
Doran
Group

CBRE



GREENWAY LAKES
COMMONS

3226 WEST LAKE STREET | MINNEAPOLIS, MN 55416

Join these premier businesses at

GREENWAY LAKES COMMONS

CRISP & GREEN®



BARNES & NOBLE



THE JOINT
chiropractic®



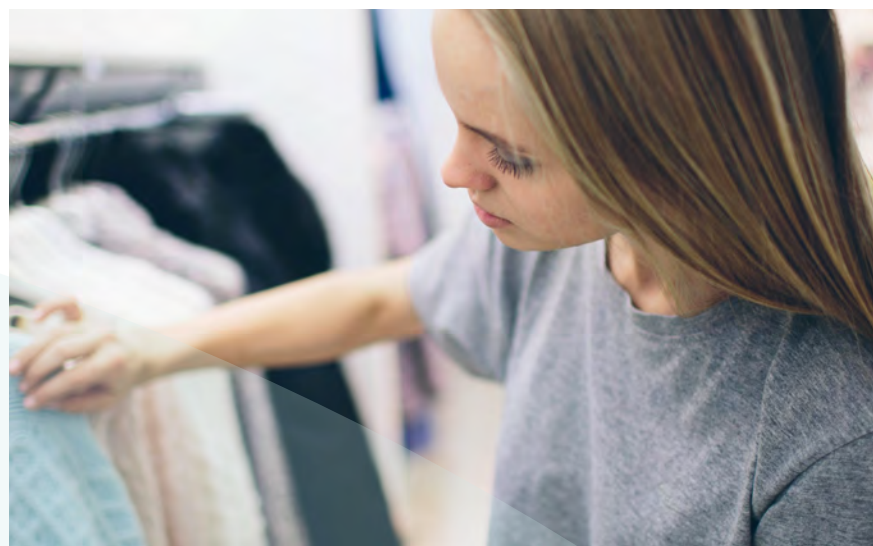
Walgreens



EUROPEAN
WAX
CENTER®

Rustica

Allina Health 



AVAILABLE SPACE

- Suite 3202: 1,049 SF
- Suite 3238: 1,483 SF
- Suite 3252C: 3,861 SF
- Suite 3254: 3,690 SF
 - Ability to combine for 7,551 SF endcap

FEATURES

- 89,458 SF GLA
- Established shopping center in a highly dense and desirable retail submarket of Minneapolis
- Excellent visibility and full access to West Lake Street (27,500 vpd)
- Strong income, population, and daytime population
- Mixed-use with office space above East building
- Numerous new condo and apartment units within the immediate area
- Near the popular Bde Maka Ska (formerly Lake Calhoun) and just outside of Uptown

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 Population*	14,320	186,441	476,377
2025 Median Age	33.4	34.1	34.4
2025 Daytime Pop	11,146	210,435	606,318
2025 Households*	8,012	90,524	214,658
2025 Average Household Income	\$155,492	\$129,404	\$125,568

*Current Year Estimate

TRAFFIC COUNTS

W Lake Street : 20,113 vpd
Excelsior Blvd: 31,586 vpd

2023 RATES

CAM/ INS: \$6.85
RE Tax: \$7.98
Total: \$14.83 PSF



This aerial map of Minneapolis, MN, highlights the Midtown Greenway area. The map features a central vertical strip labeled 'MIDTOWN GREENWAY' with a bicycle icon. To the left, 'MINNETONKA BLVD' runs horizontally, with 'W LAKE ST' intersecting it. To the right, 'EXCELSIOR BLVD' runs diagonally, and 'W LAKE ST' runs horizontally. The 'N CEDAR LAKE REGIONAL TRAIL' and 'GRAND ROUNDS (WALKING/RUNNING/BIKING TRAIL)' are shown along the bottom and right edges. The map is populated with numerous business and apartment logos, including Crisp Green, Walgreens, Allina Health, Barnes & Noble, The Joint Chiropractic, Punch, Rustica, Club Pilates, H&R Block, Stretch Lab, Greenway Lakes Commons, The Beach Club Residences, Shoreham, Lake West on France, At Home Apartments, Axon Green, Westwood Apartments, Portage Apartments, Wakane, and various restaurants and shops like Yum!, Speedway, Starbucks, MGM, Whole Foods, Jamba, Noodles, and The Vitamin Shoppe. The map also shows the 'BDE MAKKA SKA' area on the right and a north arrow in the bottom right corner.

EAST AND WEST BUILDING

EAST BUILDING - GLA 30,117 SF
WEST BUILDING - GLA 43,938 SF

EAST BUILDING

#	AREA S.F.	TENANT NAME
3200	2,487	CRISP AND GREEN
3200A	1,901	CLUB PILATES
3202	1,049	AVAILABLE
3204	1,101	STRETCH LAB
3206	786	MOCHINUT
3208	835	THE JOINT
3210	730	GD NAILS
3212	2,075	H&R BLOCK
3216	12,738	BARNES & NOBLE
3224	4,434	RUSTICA
3226	1,944	PUNCH PIZZA

30,117 GROSS LEASABLE AREA

WEST BUILDING

#	AREA S.F.	TENANT NAME
3232	1,515	EUROPEAN WAX
3234	1,750	HAWAII POKE
3236	2,719	SUSHI TRAIN
3238	1,483	AVAILABLE
3240	11,336	WALGREENS
3242	1,855	CHUCK & DON'S
3246	4,540	CHUCK & DON'S
3248	1,715	FAST FRAME
3252A	2,686	CALHOUN VISION
3252B	7,005	MOKSHA YOGA/SEED CAFE
3252C	3,861	AVAILABLE
3254	3,690	AVAILABLE

44,155 GROSS LEASABLE AREA

- AVAILABLE
- OCCUPIED



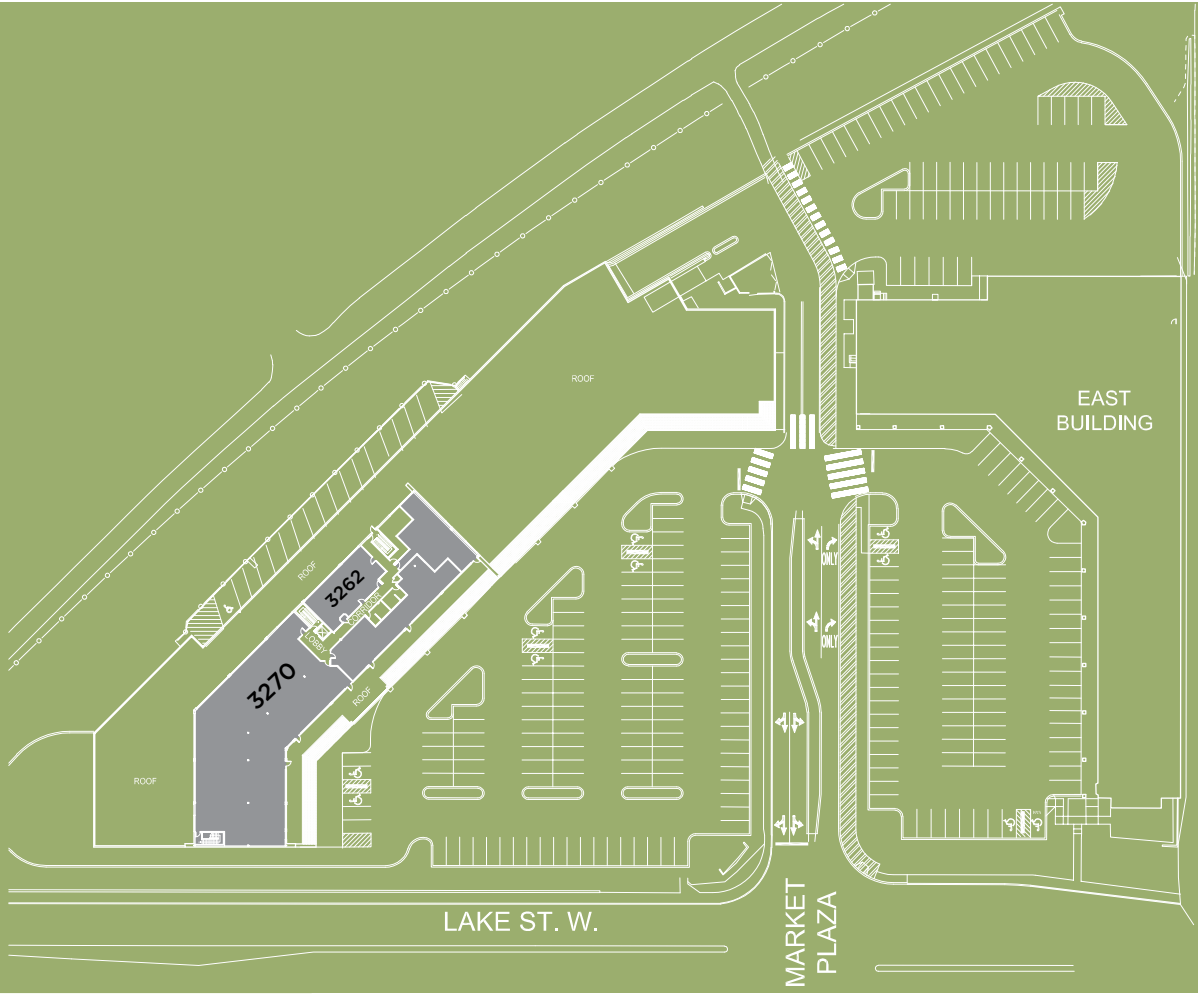
WEST BUILDING - 2ND FLOOR

GLA 15,571 SF

WEST BUILDING - 2ND FLOOR

#	AREA S.F.	TENANT NAME
3270	13,517	ALLINA HEALTH
3262	1,886	CALHOUN DENTAL
15,403		GROSS LEASABLE AREA

- AVAILABLE
- OCCUPIED





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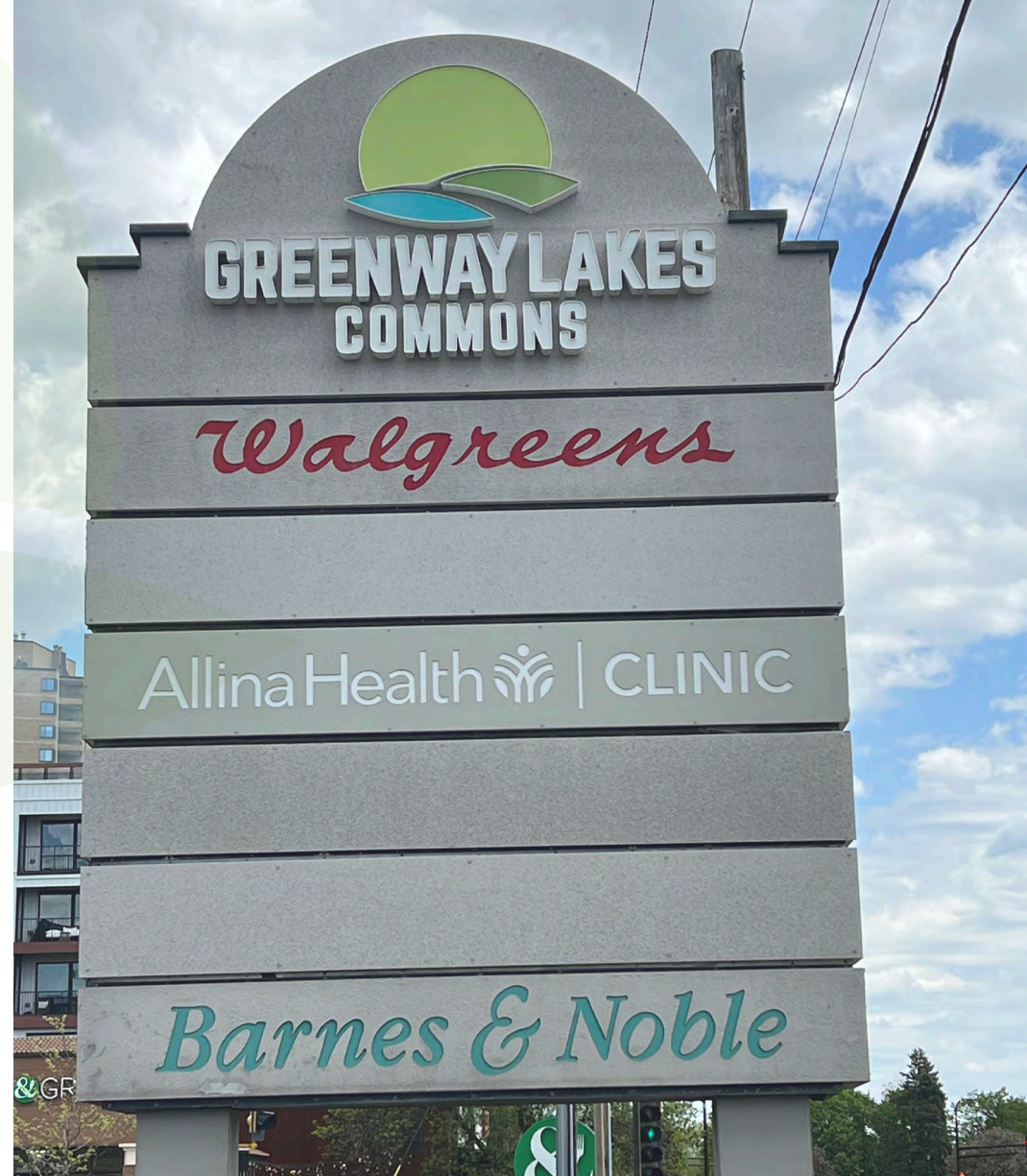
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