



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 

SUBWAY



AVAILABLE SPACE

- 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

NNN RATES

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



MARKET AERIAL



EAST AND WEST BUILDING

EAST BUILDING - GLA 30,117 SF

WEST BUILDING - GLA 43,938 SF

EAST BUILDING

#	AREA S.F.	TENANT NAME	#	AREA S.F.	TENANT NAME
3200	2,487	CRISP AND GREEN	3232	1,515	EUROPEAN WAX
3200A	1,901	CLUB PILATES	3234	1,750	HAWAII POKE
3202	1,049	AVAILABLE	3236	2,719	SUSHI TRAIN
3204	1,101	STRETCH LAB	3238	1,483	AVAILABLE
3206	786	MOCHINUT	3240	11,336	WALGREENS
3208	835	THE JOINT	3242	1,855	CHUCK & DON'S
3210	730	GD NAILS	3246	4,540	CHUCK & DON'S
3212	2,075	H&R BLOCK	3248	1,715	FAST FRAME
3216	12,738	BARNES & NOBLE	3252A	2,686	CALHOUN VISION
3224	4,434	RUSTICA	3252B	7,005	MOKSHA YOGA/SEED CAFE
3226	1,944	PUNCH PIZZA	3252C	3,861	AVAILABLE
			3254	3,690	AVAILABLE

30,117 GROSS LEASABLE AREA

44,155 GROSS LEASABLE AREA

- AVAILABLE
- OCCUPIED



WEST BUILDING - 2ND FLOOR

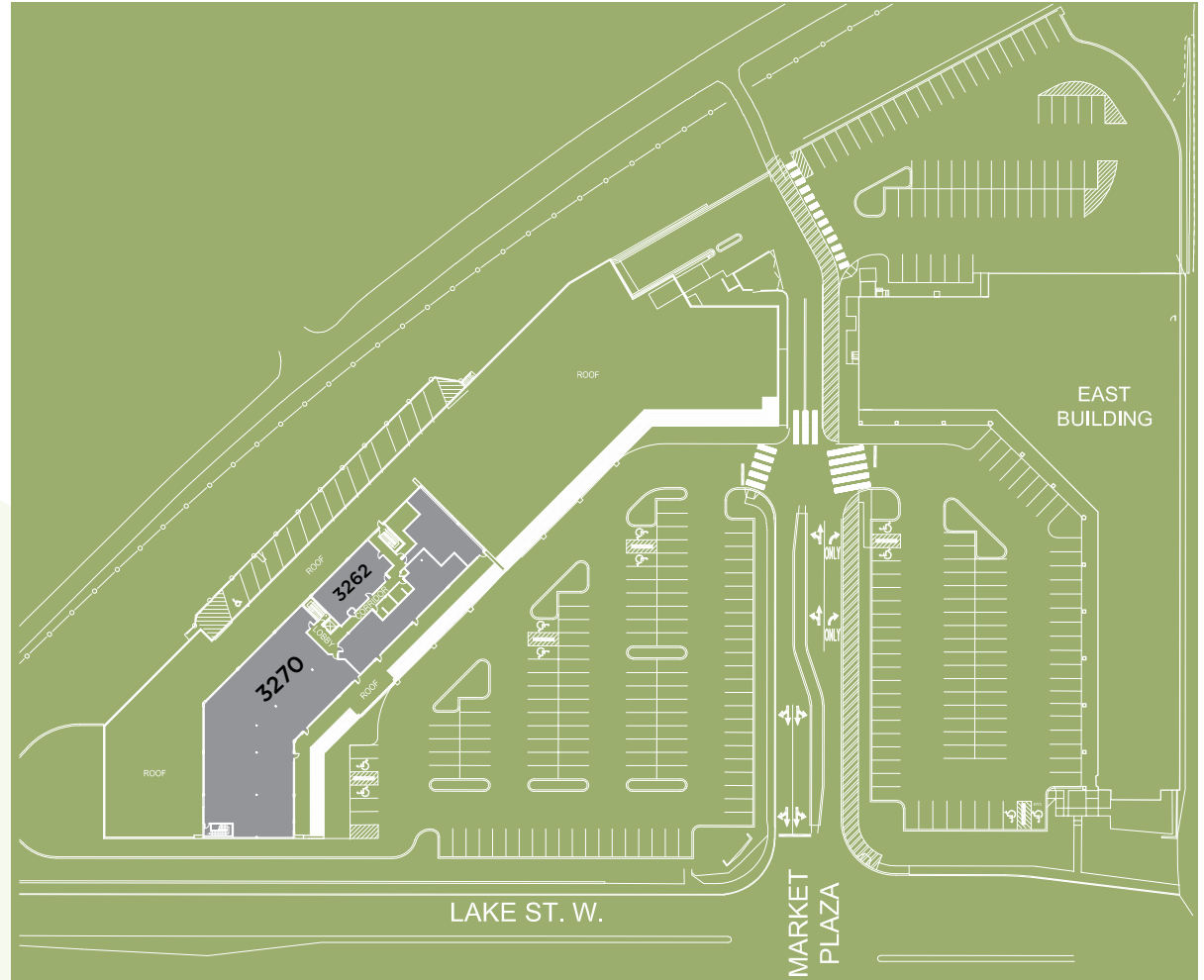
GLA 15,571 SF

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





GREENWAY LAKES COMMONS

FOR MORE INFORMATION, PLEASE CONTACT:

ROBERT WISE

SENIOR VICE PRESIDENT
+1 612 336 4274
ROB.WISE@CBRE.COM

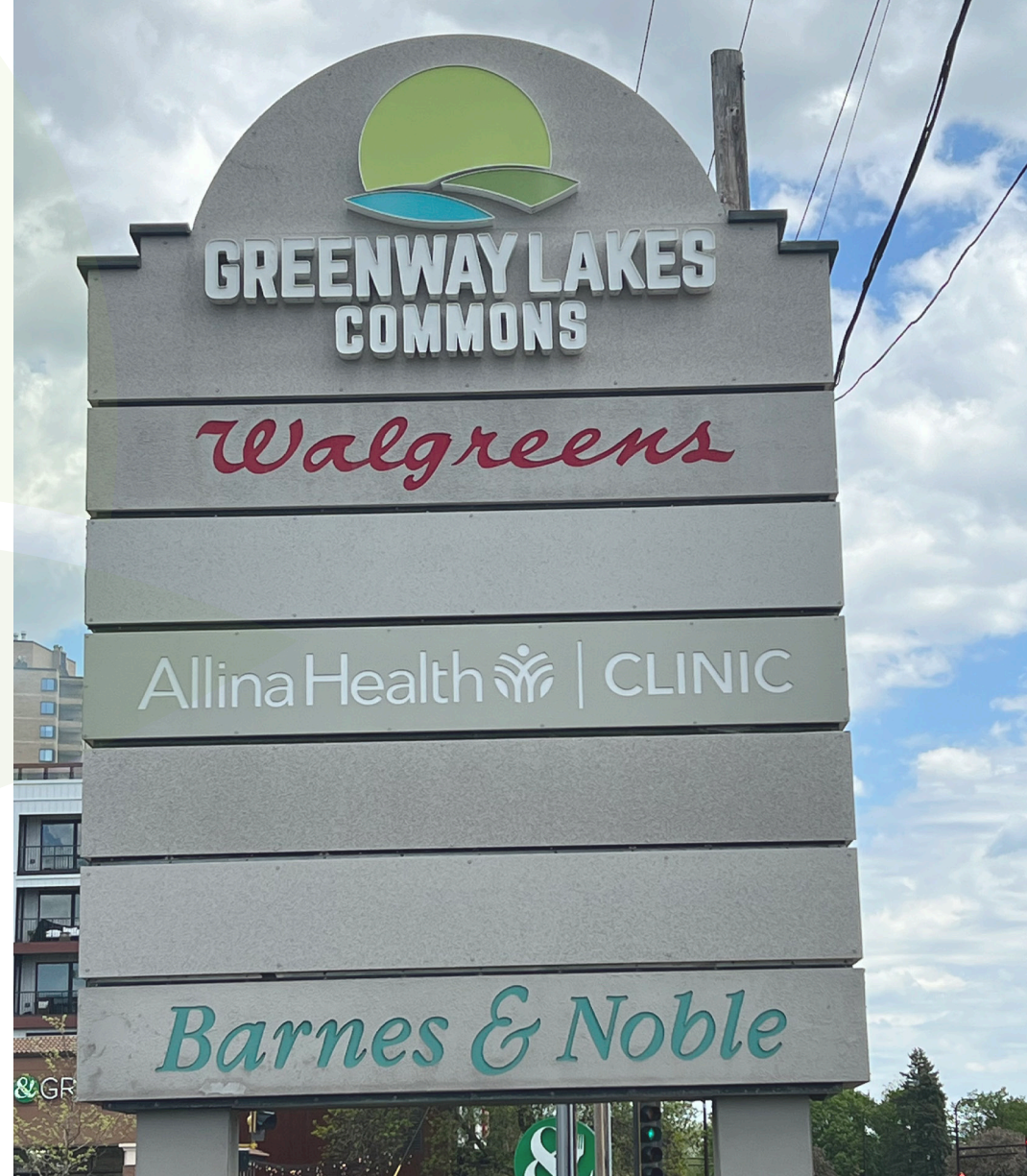
CHARLIE HEXUM

FIRST VICE PRESIDENT
+1 612 336 4275
CHARLIE.HEXUM@CBRE.COM

COLMAN FAGAN

ASSOCIATE
+1 612-336-4234
COLMAN.FAGAN@CBRE.COM

CBRE



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudio_Mar2024