FOR LEASE

449 - 1,621 sq ft Office Suites Available!

8800 Highway 7, St. Louis Park, MN 55391

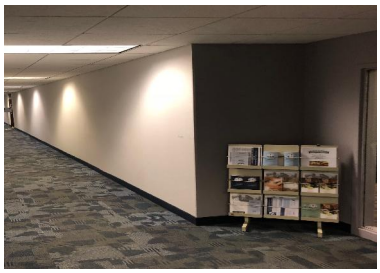
Jordan Greenberg
952-746-9600

SPACENET EQUITIES
Commercial Real Estate Solutions
www.spaceneteq.com

8100 Wayzata Blvd. · Minneapolis, MN 55426

Building Information and Site Map

BUILDING SF:	51,443 sq ft Total—4 Floors	***HVAC:***	Gas Forced Air / Central A/C
AVAILABLE SF:	*1,621 sq. ft.- Suite 328* *449 sq. ft. - Suite 305*	***LIGHTING***	Florescent throughout
		ELEVATOR:	*One*
YEAR BUILT:	1971 (Remodeled in 2017)	***PARKING:***	211+ Surface Stalls
CONSTRUCTION:	Steel frame with brick exterior	***BATHROOMS:***	One Set Common per floor



COMMENTS:
This recently updated building is a great fit for any small office user looking for a great value in a central, Southwest location. Located just east of 169 on Highway 7, this building is walking distance to Target and The Shoppes at Knollwood and has a full service bank on the first floor.

*Recently updated lobby, elevator, hallways & bathrooms
*On-Site bus stop
*First floor full service Bank
*On-Site management & Building Training/Conf. Room
*Immediate access to Hwy 7 & Hwy 169
*Walking distance to Target and the Shoppes at Knollwood
*Good Parking/Well Lit/Safe Area

LEASE RATE:
$10.00 Net PSF

REAL ESTATE TAXES:
$2.56 PSF

OPERATING EXPENSES:
$8.44 PSF

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