



MEDICAL OFFICE SPACE  
7415 Wayzata Blvd  
St. Louis Park, MN  
For Lease



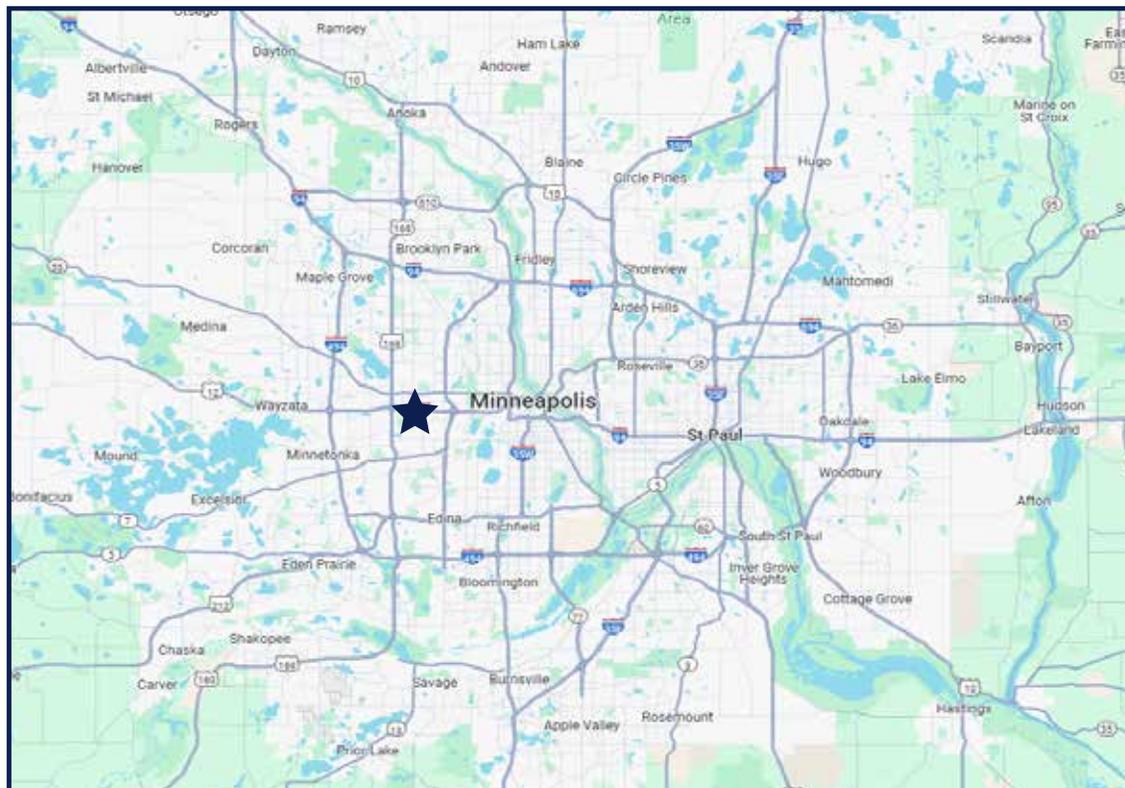
**\*LAST SPACE REMAINING\***

50 South 6th Street  
Suite 1418  
Minneapolis, MN  
612.332.6600  
[www.upland.com](http://www.upland.com)

*Look Upland. Where Properties  
& People Unite!*

JOSH HUEMPFNER  
612.460.5005  
[JOSH@UPLAND.COM](mailto:JOSH@UPLAND.COM)

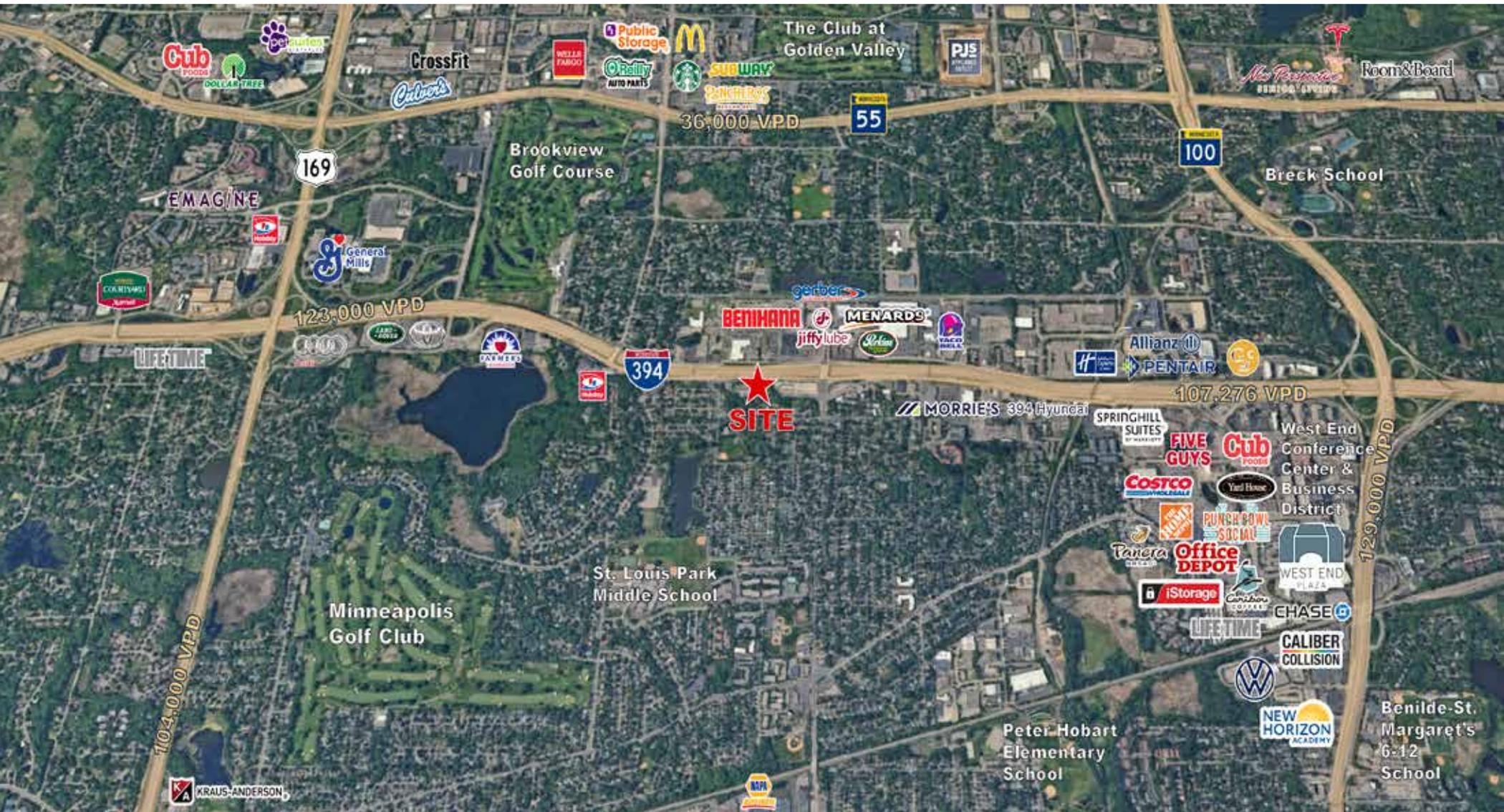
<b>ADDRESS</b>	7415 Wayzata Blvd
<b>CITY, STATE</b>	St. Louis Park, MN 55426
<b>SPACE AVAILABLE</b>	2,945 SF (Second Floor)
<b>LOT SIZE</b>	0.72 Acres
<b>LEASE RATE</b>	\$32.00/PSF
<b>CAM &amp; TAX 2025</b>	\$22.60/PSF
<b>YEAR BUILT</b>	1962
<b>COUNTY</b>	Hennepin
<b>PARKING</b>	44 Surface Stalls



HIGHLIGHTS

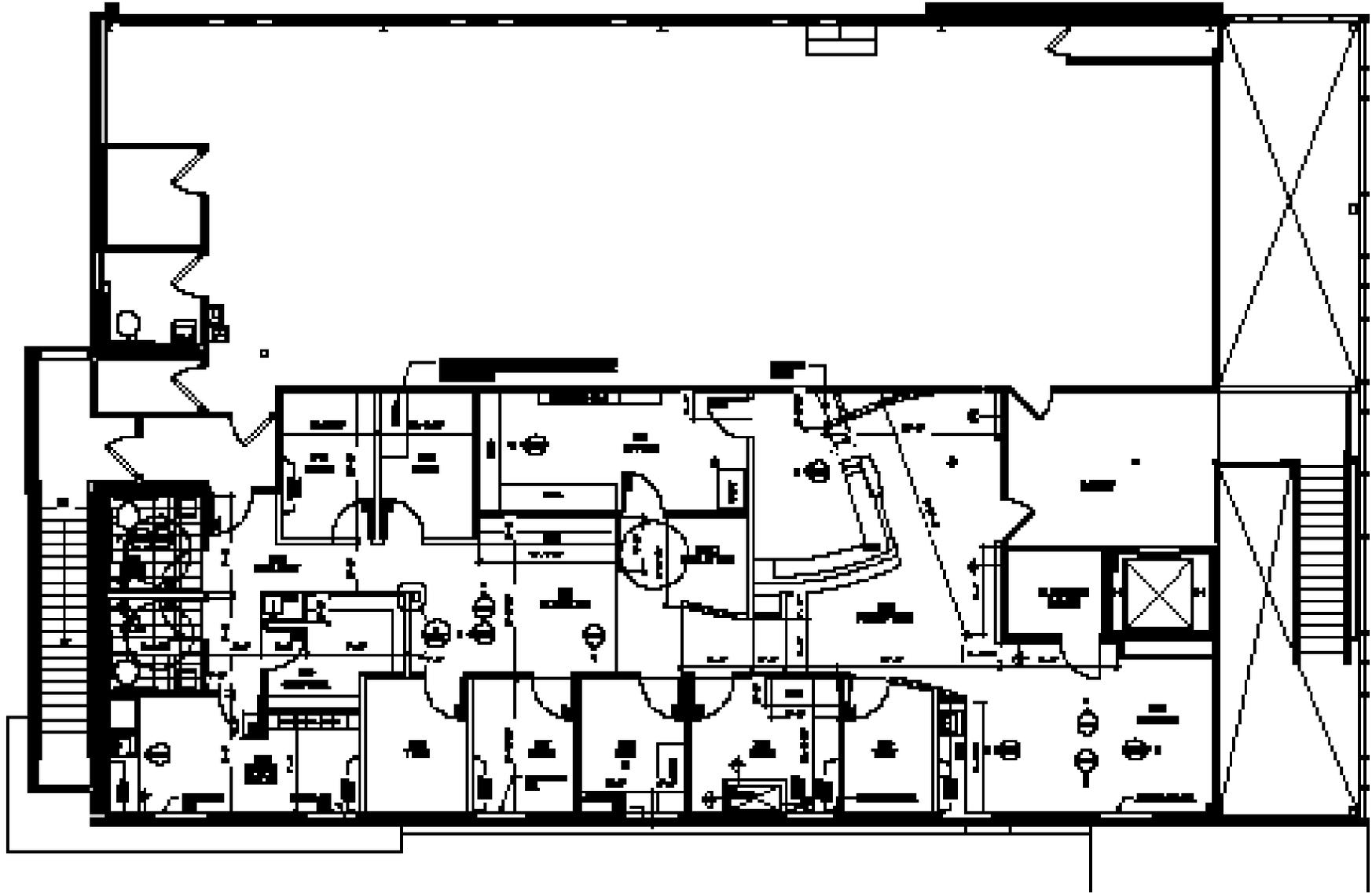
- Well-maintained medical office property
- Strong amenities within close proximity to West End
- Easy access to property from I-394 & Louisiana Exit
- Close proximity to Downtown Minneapolis
- High freeway visibility with possible signage
- Existing Clinic buildout with 7 exam rooms, break room & restrooms.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>	8,605	93,059	321,114
<b>MEDIAN AGE</b>	36.9	37.8	36.5
<b>MEDIAN HH INCOME</b>	\$101,991	\$104,896	\$98,593
<b>AVERAGE HH INCOME</b>	\$133,820	\$132,494	\$129,588

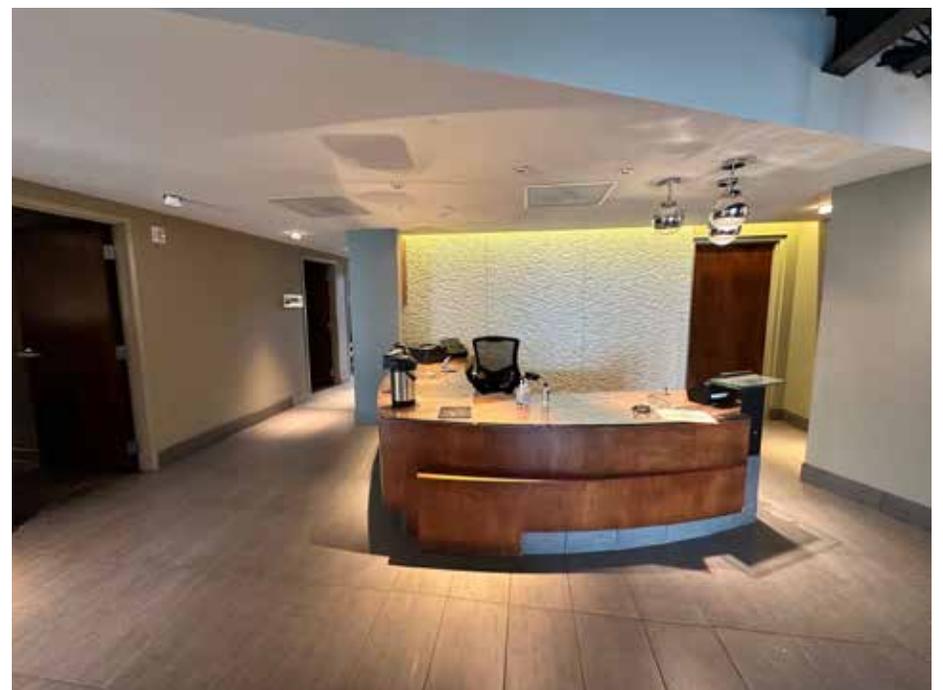
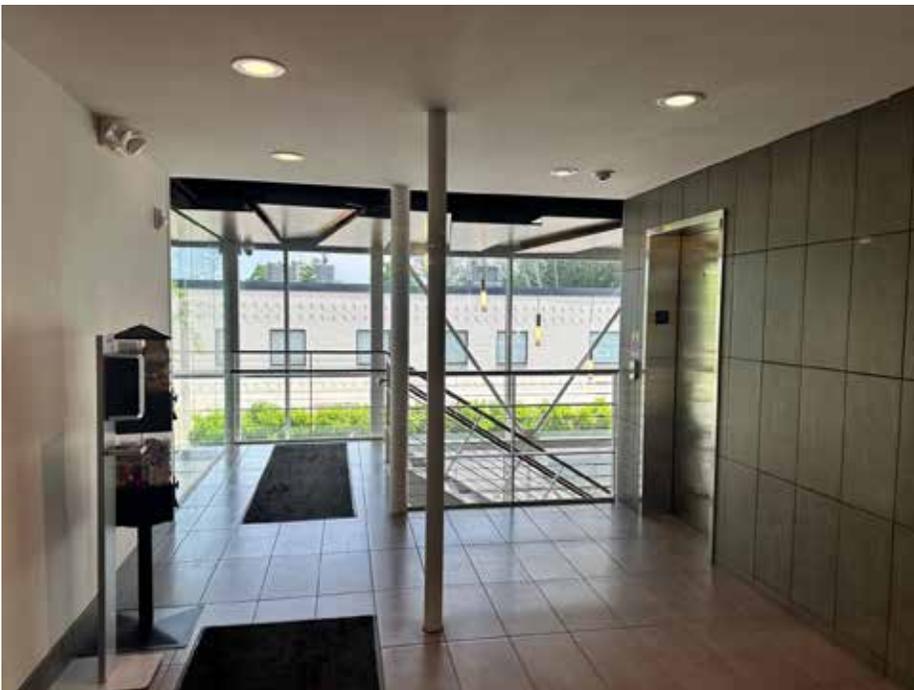














# UPLAND

REAL ESTATE GROUP, INC.

50 South 6th Street  
Suite 1418  
Minneapolis, MN  
612.332.6600

JOSH HUEMPNFER  
612.460.5005  
JOSH@UPLAND.COM

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.