



MEDICAL OFFICE SPACE
7415 Wayzata Blvd
St. Louis Park, MN 55426
For Lease



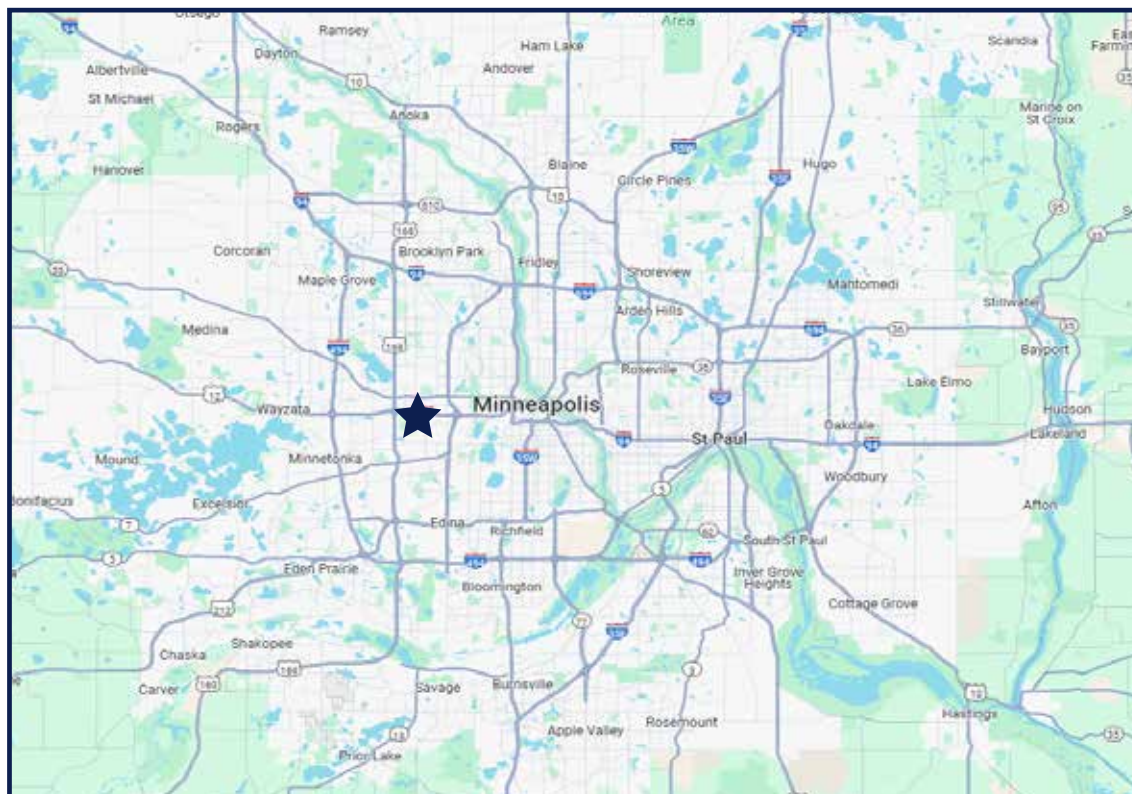
LAST SPACE REMAINING
REDUCED LEASE RATE

50 South 6th Street
Suite 1418
Minneapolis, MN
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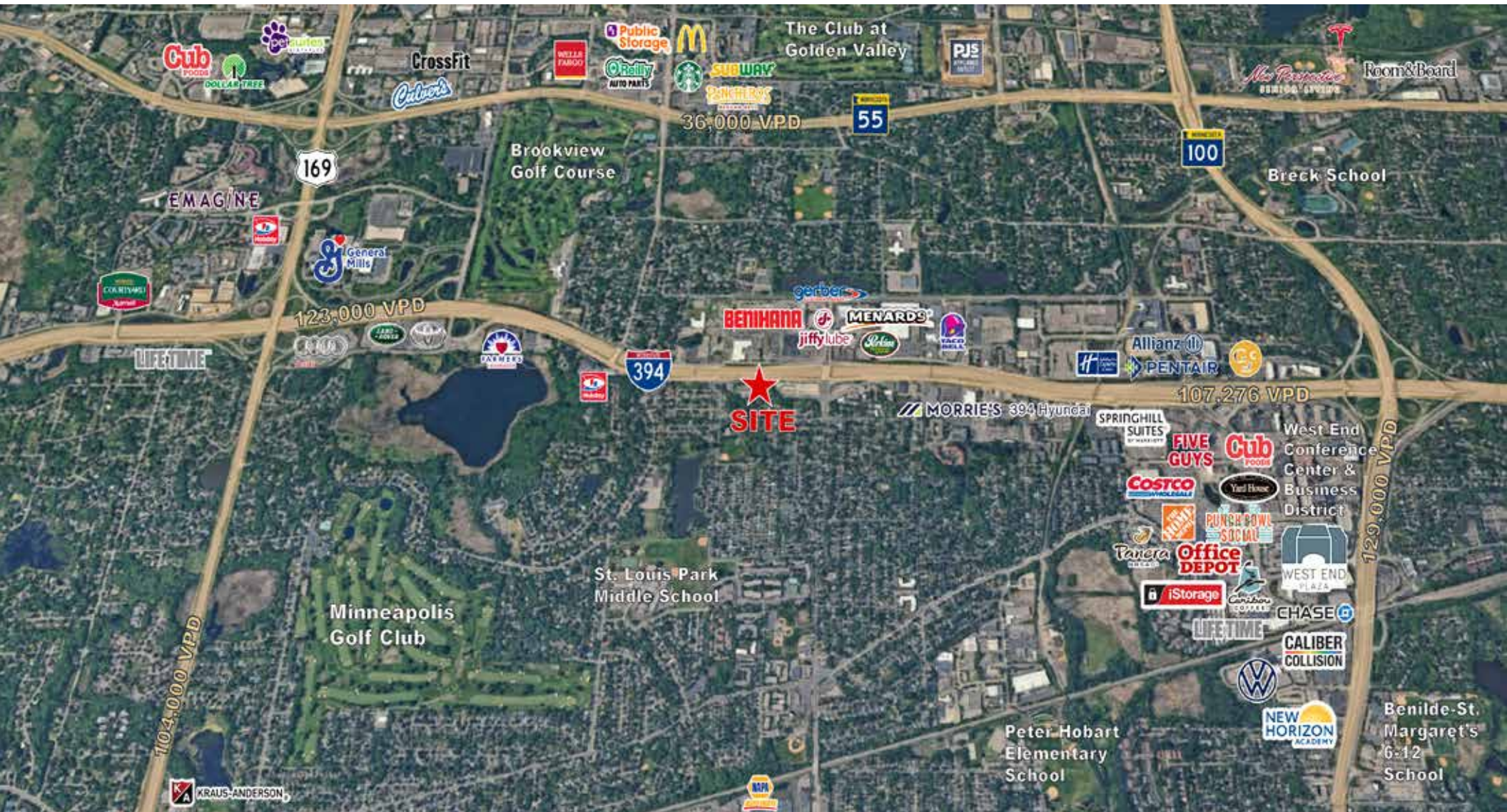
ADDRESS	7415 Wayzata Blvd
CITY, STATE	St. Louis Park, MN 55426
SPACE AVAILABLE	2,945 SF (Second Floor)
LOT SIZE	0.72 Acres
LEASE RATE	\$29.00/PSF
CAM & TAX 2025	\$22.60/PSF
YEAR BUILT	1962
COUNTY	Hennepin
PARKING	44 Surface Stalls

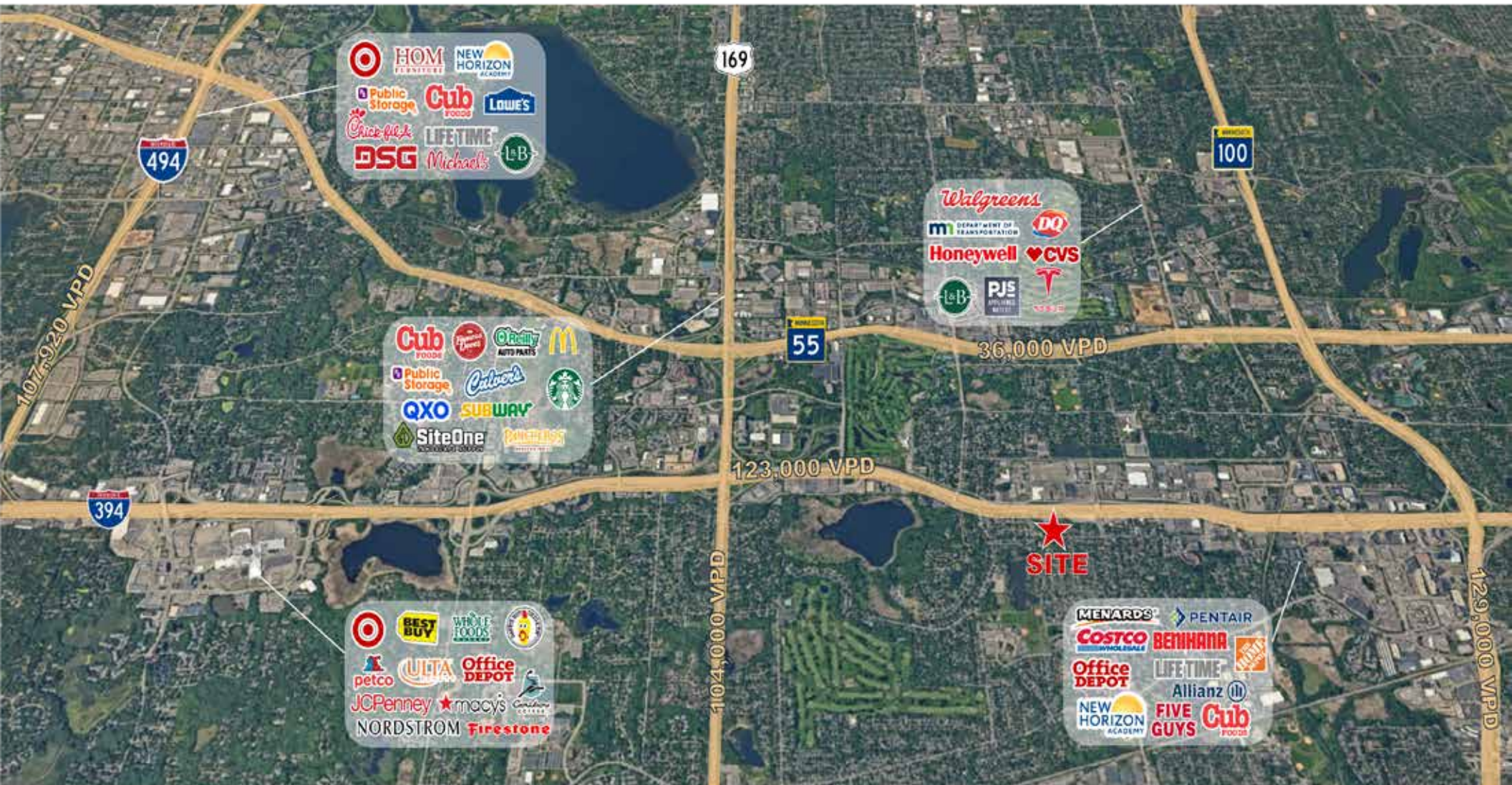


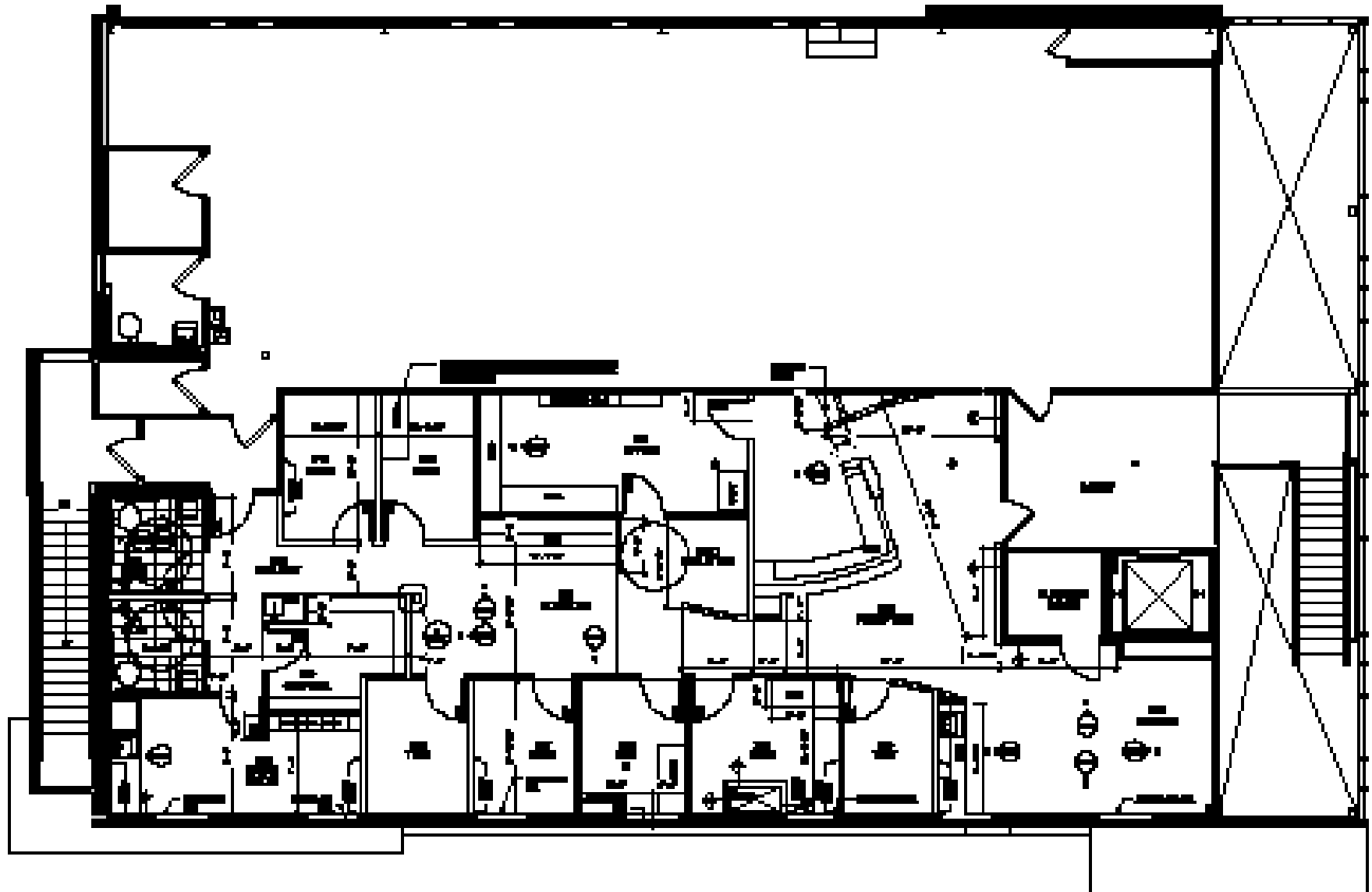
HIGHLIGHTS

- 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.

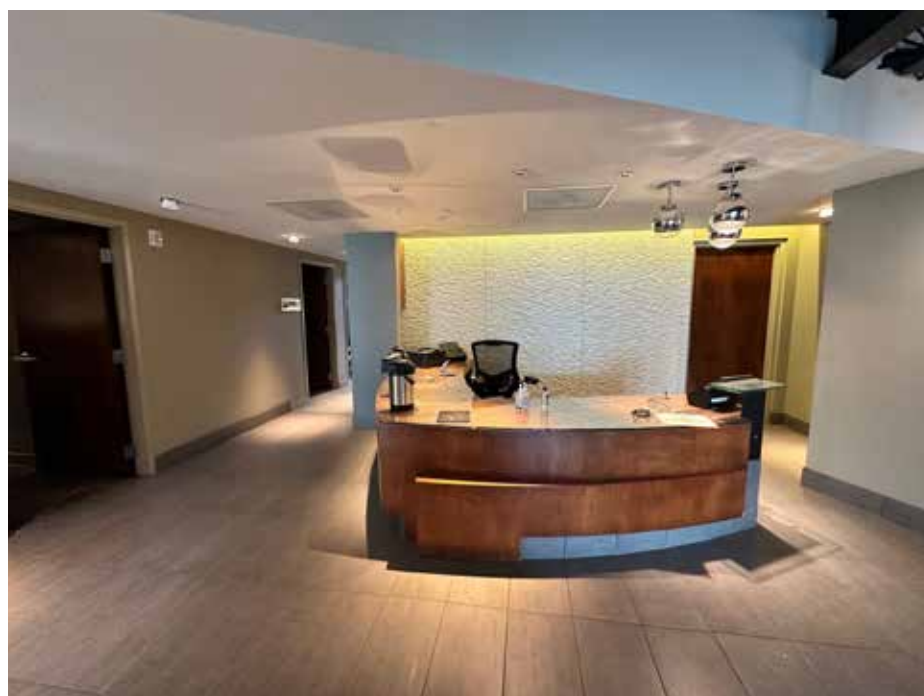
2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	8,732	92,862	320,376
MEDIAN AGE	37.2	37.9	36.7
MEDIAN HH INCOME	\$103,765	\$99,020	\$90,628
AVERAGE HH INCOME	\$140,889	\$140,598	\$134,650













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REAL ESTATE GROUP, INC.

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