

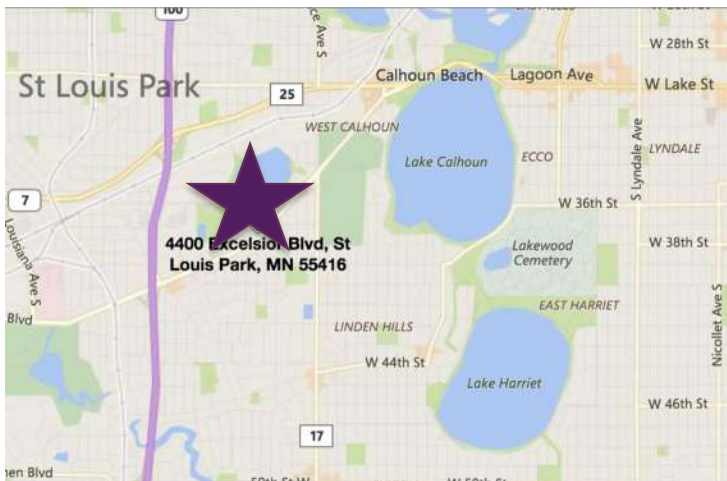


4400 EXCELSIOR BOULEVARD

St. Louis Park, MN 55416

4,611 SF Free Standing Office Building For Lease

4400 Excelsior Boulevard is a well-appointed free-standing building with retail exposure which was completely renovated in 2014. The office building offers 2 levels plus a basement, with features that a small firm would find highly desirable including a reception area, conference room, kitchenette, break room, 5 offices, and open workspaces.



Highlights and Features:

- Free-standing building
- High end office finishes
- Turn-key with furniture in place
- Retail exposure
- Zoning: PUD-13 Permitted Uses: Office
- Parking Spaces: 5
- Off street parking
- High traffic counts

Demographics and Traffic Counts:

- 2018 Average Household Population: 1 mile - 7,748, 3 miles - 67,158 and 5 miles - 218,149
- 2018 Average Household Income: 1 mile - \$97,045.31, 3 miles - \$99,591.62 and 5 miles - \$83,821.71
- Traffic Counts: Excelsior Blvd East - 19,900 vpd, Excelsior Blvd West - 18,600 vpd and Monterey Drive - 9,200 pvd



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For Lease: 4,611 SF (available Q2 2020)

- Lease Rate: \$35.00 psf Gross

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