



748 – 810 Lake Street E | Wayzata, MN 55391

Main Street Office Space For Lease On Wayzata Bay!

Crosscreek Shoppes is located at the gateway to downtown Wayzata at the busy signaled intersection of Superior and Lake Street. This area is a favorite of locals as well as a must see destination stop for frequent visitors. **Coming Soon – Penny's Coffee and Ulrich Real Estate Group!**

Space Available:

- 744 E Lake St: 3,097 sf with lake views (2nd floor office)
- 746 E Lake St: 1,204 sf with lake views (2nd floor office)
- 2019 CAM \$6.08 psf and Tax: \$9.16 psf



Highlights and Features:

- Well maintained property
- Natural light and great view
- At the heart of the main street
- Ample parking surrounding the property/58 spaces
- Convenient pedestrian connections
- Many area amenities
- Co-tenants: D'Amico and Sons, Posh Bridal, Highcroft Home, Graham Jewelers and Fashion Avenue
- Area tenants: Gianni's Seafood & Steakhouse, L&B, Cov Wayzata, McCormick's Pub & Restaurant, Wayzata Bar & Grill, Chico's, Chuck & Don's Pet Food Outlet, Woulet, Lunds & Byerly's Kitchen, District Fresh Kitchen + Bar, Anthropologie, Starbucks, Talbot's, Caribou and more

Demographics and Traffic Counts:

- 2017 Average Household Population: 1 mile - 1,633, 3 miles - 16,463 and 5 miles - 50,101
- 2017 Average Household Income: 1 mile - \$117,324, 3 miles - \$114,537 and 5 miles - \$111,599
- Traffic Counts: Hwy 12 - 47,000 vpd, Wayzata Blvd - 21,800 vpd and Central Ave - 36,400



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

MARY LINDELL

612.747.9854

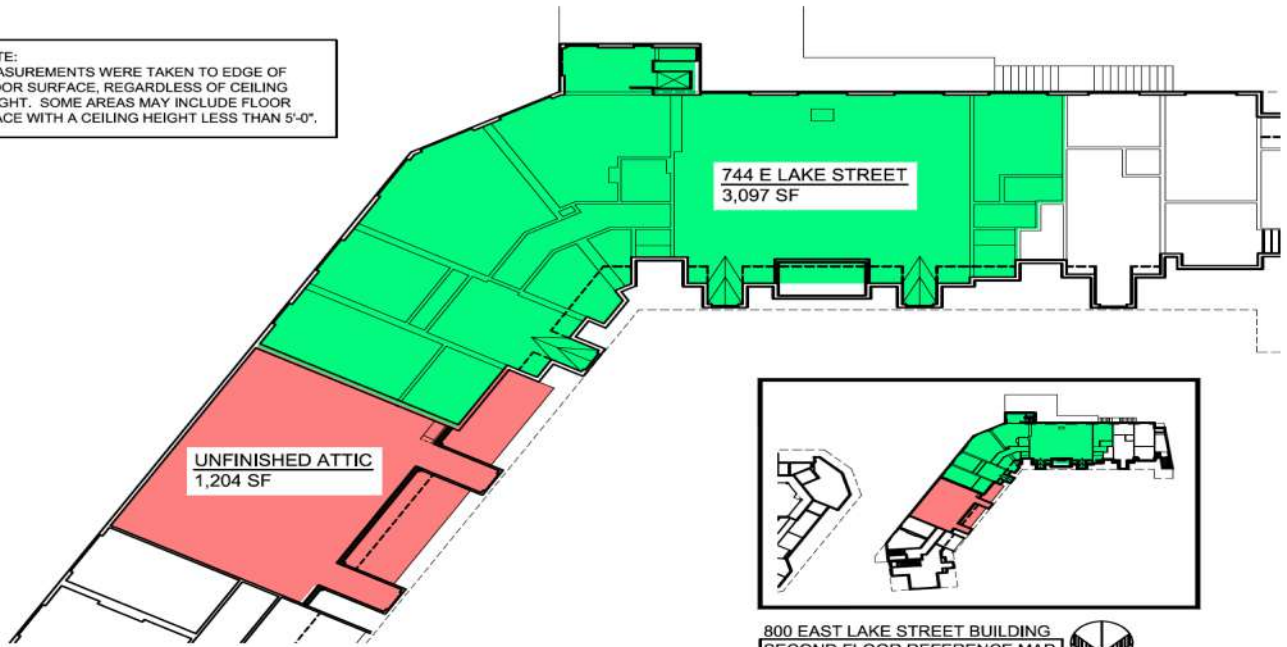
mary@christiansonandco.com

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

www.SpaceAvailableMN.com

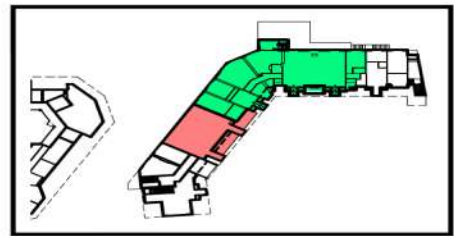
744 E Lake St Space Plan

NOTE:
MEASUREMENTS WERE TAKEN TO EDGE OF FLOOR SURFACE, REGARDLESS OF CEILING HEIGHT. SOME AREAS MAY INCLUDE FLOOR SPACE WITH A CEILING HEIGHT LESS THAN 5'-0".



SCALE: $\frac{1}{16}'' = 1'-0''$

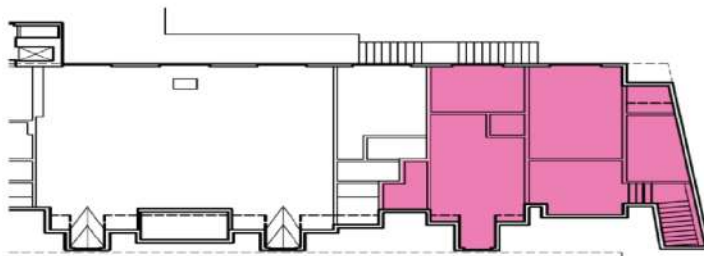
CROSSCREEK
WAYZATA, MINNESOTA



800 EAST LAKE STREET BUILDING
SECOND FLOOR REFERENCE MAP
NOT TO SCALE
PLAN NORTH

MARCH 24, 2011

746 E Lake St Space Plan



ENTRANCE AND STORAGE AT FIRST FLOOR

Features:

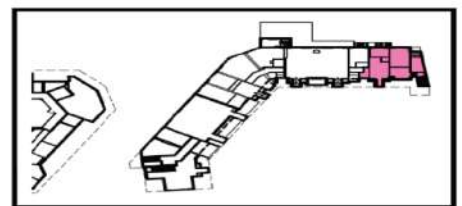
- Move in ready with private entrance
- Great view
- Signage panel available
- Full bath/shower, kitchenette

1,204 SF RENTABLE AREA

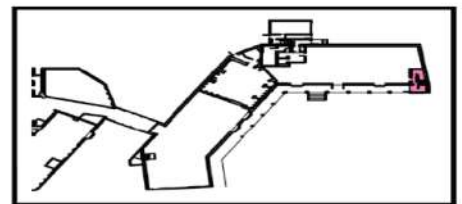
SUITE 746

NOTE:
MEASUREMENTS WERE TAKEN TO EDGE OF FLOOR SURFACE, REGARDLESS OF CEILING HEIGHT. SOME AREAS MAY INCLUDE FLOOR SPACE WITH A CEILING HEIGHT LESS THAN 5'-0".

CROSSCREEK
WAYZATA, MINNESOTA



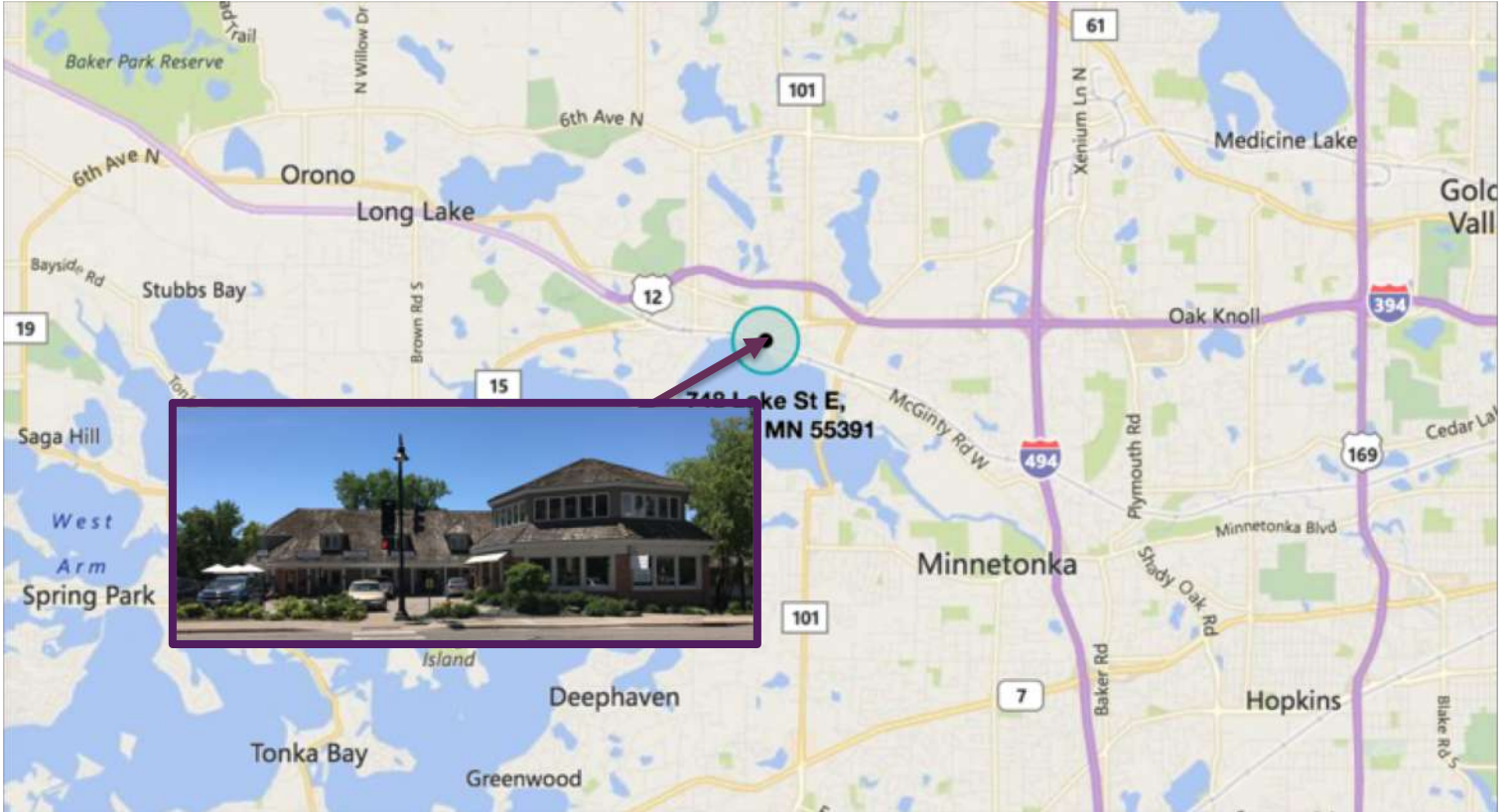
800 EAST LAKE STREET BUILDING
SECOND FLOOR REFERENCE MAP
NOT TO SCALE
PLAN NORTH



800 EAST LAKE STREET BUILDING
FIRST FLOOR REFERENCE MAP
NOT TO SCALE
PLAN NORTH

MARCH 20, 2011

Map



Aerial Map



This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.