



# 2073 WEST WAYZATA BLVD

2073 West Wayzata Blvd | Long Lake, MN 55356

## Office Space Available

Beautiful office conveniently located on Wayzata Blvd in Long Lake. Join co-tenants Anytime Fitness, Fabulous Nails, Pilgrim Cleaners, Body Glow Tanning, Caribou Coffee and WestMet Classical Dance.

### Space Available:

- Suite 50: 1,235 sf
- Suite 200: 791 sf
- Suite 50 and Suite 200 contiguous to 2,026 sf
- 2022 CAM: \$5.91 psf and Tax: \$4.91 psf
- Lease Rate: Negotiable

### Highlights and Features:

- B2-A Zoning Service Business District
- Built in 2005
- Direct entrance
- High-end finishes
- Conference room, ADA restroom
- Ample parking
- Great visibility
- Located in the growing city of Long Lake
- Building signage
- Strong demographics
- Area Tenants: McDonald's, Super America, Alchemy Soccer Training, Harvest Moon Food Co-op, Otten Bros Garden Center & Landscaping, Asteria Inn & Suites, Inner Circle Fitness, Primo Plates & Pours, Domino's Pizza, Long Lake True Value, Lakeside Wine & Spirits, Red Rooster Bar & Restaurant



### Demographics and Traffic Counts:

- Average Population: 1 mile - 1,894, 3 miles - 5,079 and 5 miles - 17,412
- Average Household Income: 1 mile - \$124,648, 3 miles - \$126,887 and 5 miles - \$123,164
- Traffic Counts: 24,500 vpd on US 12 and 12,000 vpd on Wayzata Blvd



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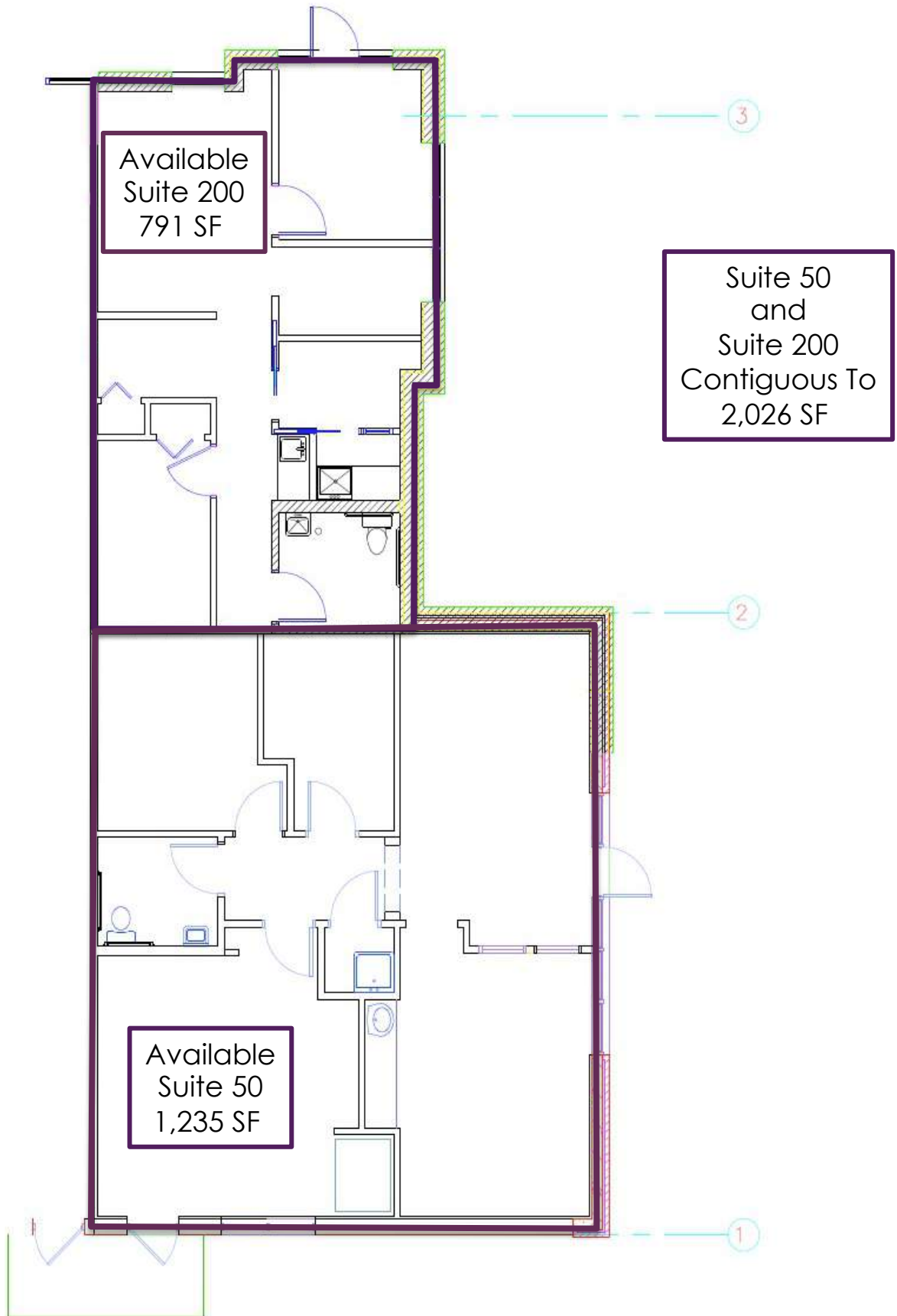
Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

## Interior Photos



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### Suite 50 and 200 Floor Plan



# Retail Center



# Aerial Map



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