



CREATIVE OFFICE SPACE COMING AVAILABLE FOR LEASE IN 2

4218 & 4248

PARK GLEN ROAD
St. Louis Park, MN

Partnership. Performance.

Opportunity

Two vacancies coming available on 7/31/19 and 11/30/19, 6,058 & 13,196 SF respectively. An extraordinary moment exists to convert this vacancy to a high finish office environment for a fraction of the costs associated for an Uptown address. Locate your company within walking distance to the proposed Beltline LRT station and Excelsior & Grand to experience some of the best amenities St Louis Park has to offer.



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For Lease

Park Glen Business Center East



CSM



OFFERING SUMMARY

Available SF:	13,196 & 6,058 SF
Lease Rate:	\$12.50 SF/yr (NNN)
Total Expenses:	CAM (2019) -\$2.73 Taxes (2019) - \$2.52
Building Size:	82,952 SF
Zoning:	I-1
Market:	Southwest

PROPERTY HIGHLIGHTS

- Easy access to Highway 100 & 394
- 13 foot ceiling height is perfect for creative users
- Tenant has the ability to convert existing flex into creative office
- Parking ratio: 3.92/1000 or 326 stalls
- CSM is a premier multi disciplinary developer
- Local owner with in house property management & maintenance
- Utility services responsibility of tenant, along with janitorial, and trash etc.
- Existing dock doors may be replaced with glass at tenant expense

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	7,166	59,602	180,733
Total Population:	12,891	121,942	395,196
Average HH Income:	\$99,106	\$102,590	\$82,375



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Property Description



CSM

Park Glen Business Center East

PROPERTY OVERVIEW

82,952 square feet of flex or office space. Opportunity of 6,058 & 13,196 square feet.

LOCATION OVERVIEW

Located adjacent to Highway 100 & Highway 7

MULTI-MODAL OPPORTUNITY

Desire for multi-modal access in the southwest metro area

- SW LRT stop within walking distance to the site (est. 2021 completion)
- A strong walk score and adjacency to walking paths and parks.
- Strong commuter bike access with adjacency to the Cedar Lake Regional Trail.
- Auto access from Hwy 100 is a huge plus. Downtown Minneapolis within a 15-minute drive.

STRENGTHS

- Large block opportunity in a market of smaller properties. The majority of existing office suites in the area are B grade ranging from 3-5,000 SF.
- Demographics are strong and on an upward trajectory.
- Area amenities - shopping, groceries, restaurants, clothing, banking and many more in the area, including a multitude of shops at Excelsior & Grand.
- Net rents are demonstrably lower than the competition at Lake Calhoun/Uptown.
- Onsite parking is excellent and free.



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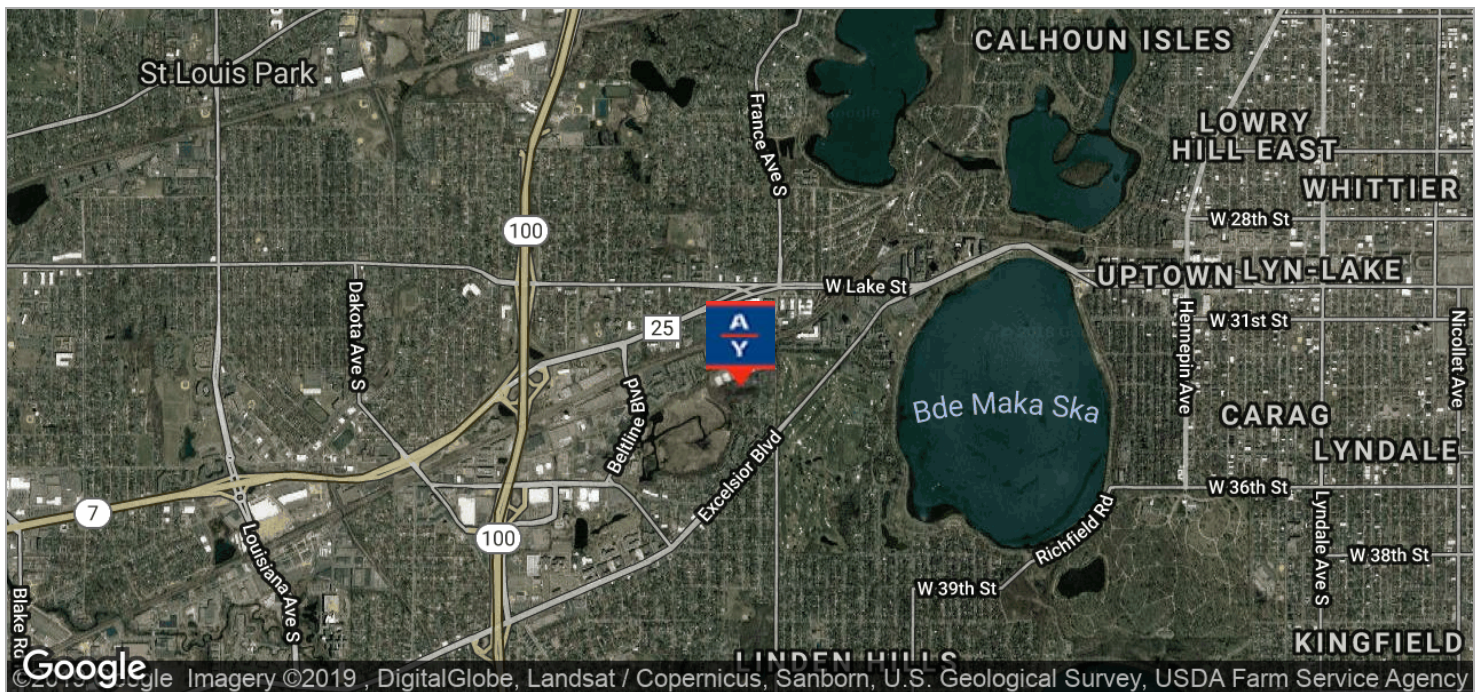


Location Maps



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Park Glen Business Center East



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Potential New Space



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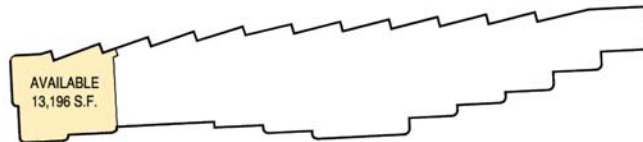


Floor Plan - 13,196 SF - Available 11/30/19



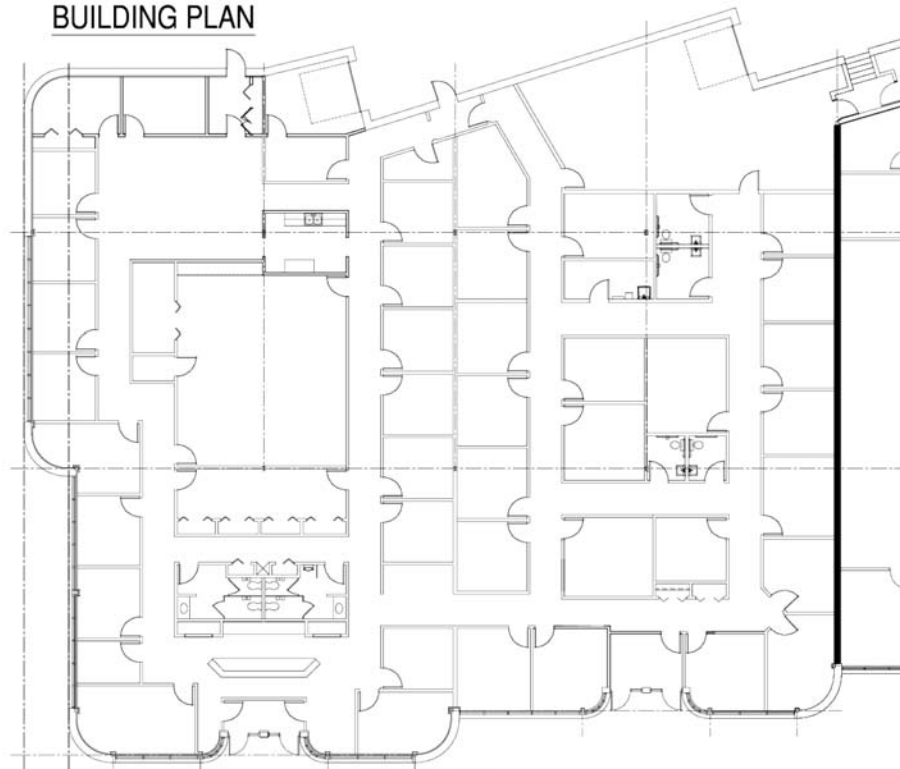
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4248 Park Glen Road



TENANT SUMMARY - AVAILABLE	
OFFICE	11,855 SF
WAREHOUSE	1,341 SF
TOTAL	13,196 SF

BUILDING PLAN



FLOOR PLAN



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Floor Plan - 6,058 SF - Available 7/31/19



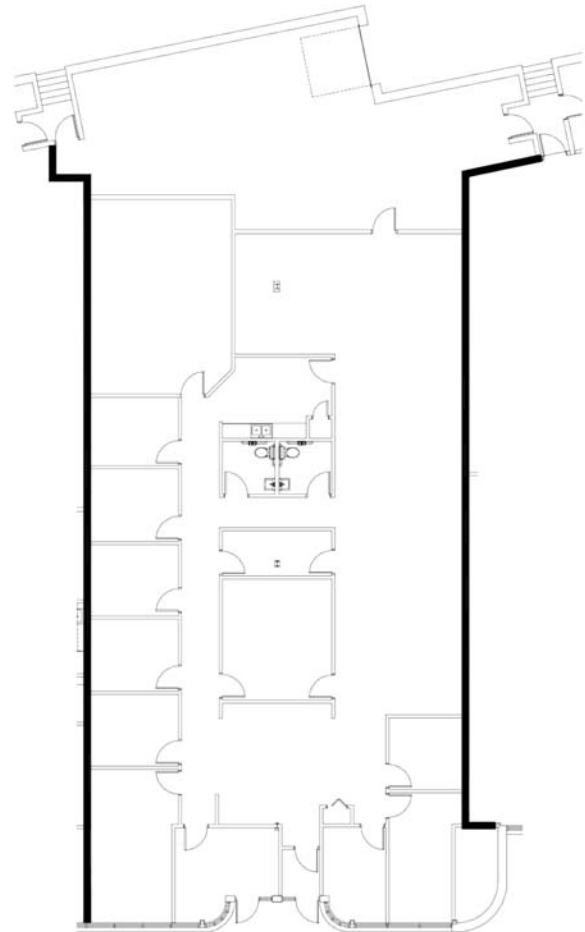
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4218 Park Glen Road



BUILDING PLAN

TENANT SUMMARY - AVAILABLE	
OFFICE AREA	4,766 SF
WAREHOUSE	1,292 SF
TOTAL	6,058 SF



FLOOR PLAN



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Proposed Beltline Blvd. Station



SOUTHWEST LRT ALIGNMENT

SEGMENT E2 - ST. LOUIS PARK
BELTLINE BOULEVARD STATION

COLOR LEGEND			
	LEFT TRACK AREA		EXISTING SIGNALIZED INTERSECTION
	PEDESTRIAN / SIDEWALK AREA		PROPOSED SIGNALIZED INTERSECTION
	STATION PLATFORM		TRACTION POWER SUBSTATION
	TUNNEL		SYSTEMS BUILDING (CABIN VARI)
	ROADWAY		GATE ARM
	TRAIL / BIKEWAY		TOTAL PROPERTY ACQUISITION
	SURFACE PARKING		PARTIAL PROPERTY ACQUISITION
	BRIDGE		RIGHT OF WAY
	RETAINING WALL		TEMPORARY CONSTRUCTION EASEMENT
			PROPERTY LINE

JUNE 2017



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TYPICAL SECTION AT PLATFORM



TYPICAL SECTION AT GRADE



Bike Trail Access

Property adjacent to Cedar Lake Bike Trail



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City Information

Park Glen Business Center East

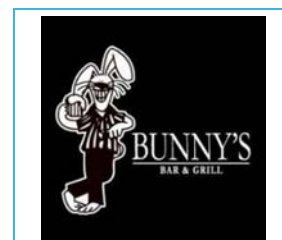


CSM



St. Louis Park is home to an abundance of amenities and hospitality including diverse culinary options, a plethora of retail destinations, historic landmarks, a multitude of city parks, golf courses and numerous biking trails. St. Louis Park is centrally and conveniently located only 5 miles from downtown Minneapolis and only 15 miles from the Minneapolis St. Paul Airport.

LOCAL AREA AMENITIES



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