



TRANSWESTERN

BASS LAKE CENTER

6000 BASS LAKE ROAD
CRYSTAL, MN

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CONFIDENTIALITY AND CONDITIONS

Equity Transwestern LLC, dba Transwestern (the “Agent”) has been engaged as the exclusive agent for the sale of 6000 Bass Lake Road in Crystal, Minnesota (the “Property”), by the Owner (the “Seller”).

The Property is being offered for sale in an “as-is, where-is” condition and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this information package. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their investigations, projections and conclusions without reliance upon the material contained herein.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The Seller and the Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, corrections or errors, change of price or other terms and prior sale or withdrawal from the market without notice.

The Agent is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to the Seller’s obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Agent or the Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Properties directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Transwestern.



OFFERING PROCEDURE

| | |
|-------------------|---|
| Inquiries | All inquiries should be directed to Transwestern |
| Price | \$1,700,000 |
| Interested Offers | A 100% fee-simple interest is offered in 6000 Bass Lake Road |
| Terms | All cash at closing |
| Property Tours | Registered prospective purchasers are encouraged to visit the property and should contact Erik Coglianesi at 612.359.1611 to arrange a tour. A mask and 48 hours notice is required for all tours. |
| Offer Evaluation | <div>All offers will be evaluated based on:<ul style="list-style-type: none">• Purchase price• Contingencies• Refundable and nonrefundable earnest money• Cash/financing ratio• Due diligence and closing timeline• Buyer’s history in commercial property</div> |

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

Transwestern is pleased to offer for sale Bass Lake Center, located at 6000 Bass Lake Road in Crystal, Minnesota. The property is situated at the signalized corner of Bass Lake Road and Bottineau Boulevard. The two-story multi-tenant office consists of 13,980 SF and is currently 100% occupied with a mixture of month-to-month and short-term tenants. The asset has experienced minimal turnover and low vacancy rates for many years and produces great cash flow. The flexibility of the leases makes this a perfect value-add opportunity for investors, potential owner-user property, or redevelopment site.

OFFERING HIGHLIGHTS

- 13,980 SF
- 100% occupied with flexible leases
- Value-add, owner-user, or redevelopment opportunity
- Strong cash flow
- Excellent visibility
- Signage
- Good highway access
- Located near future Blue Line Light Rail Extension



DETAILS

| | |
|------------------|--|
| PROPERTY NAME | Bass Lake Center |
| PROPERTY ADDRESS | 6000 Bass Lake Road, Crystal, MN 55429 |
| PROPERTY TYPE | Office |
| BUILDING SIZE | 13,980 SF |
| OCCUPANCY | 13,980 SF / 100% |
| ASKING RENTS | \$20.00/SF FSG |
| YEAR BUILT | 1981 |
| SITE SIZE | 1.02 acres |
| ZONING | Commercial |
| APN | 04-118-21-32-0112 |

BUILDING OVERVIEW

| | |
|--------------------|------------------------------|
| PROPERTY TYPE | Office |
| BUILDING CLASS | C |
| PARKING SPACES | 40 |
| PARKING RATIO | 2.86 / 1,000 SF |
| YEAR BUILT | 1981 |
| NUMBER OF STORIES | 2 |
| ELEVATORS | None |
| FAÇADE | Brick veneer |
| WALLS | Painted drywall |
| FLOORING | Carpet and tile |
| CEILINGS / HEIGHTS | Acoustic tile / 8 FT |
| SPRINKLERS | None |
| LIGHTING | Incandescent and fluorescent |
| SECURITY | Camera |

FINANCIAL OVERVIEW

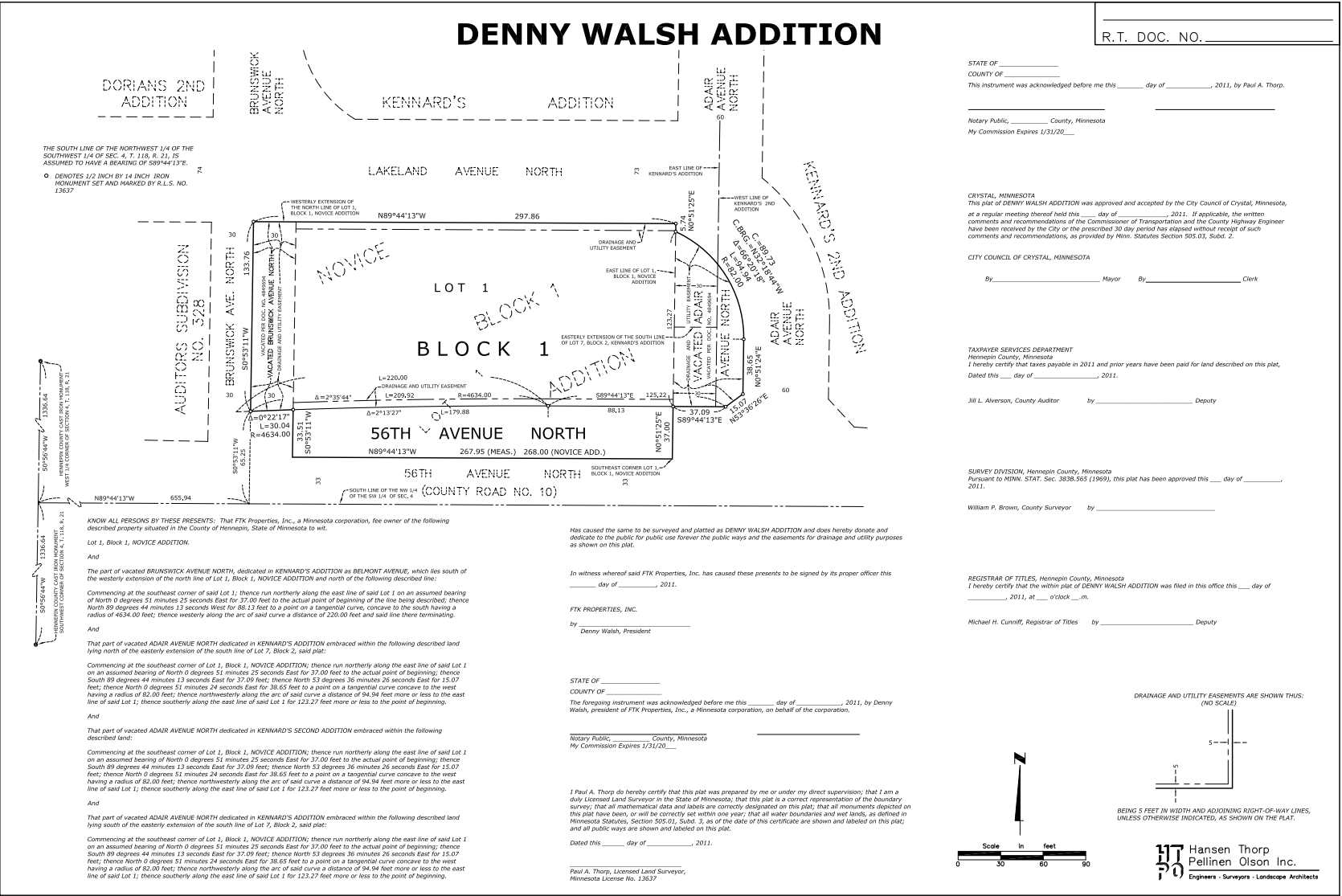
For financial information and rent roll please sign and execute the confidentiality agreement and return to Tracie Kranz at tracie.kranz@transwestern.com.

For co-broker confidentiality agreement click [HERE](#)

For investor confidentiality agreement click [HERE](#)



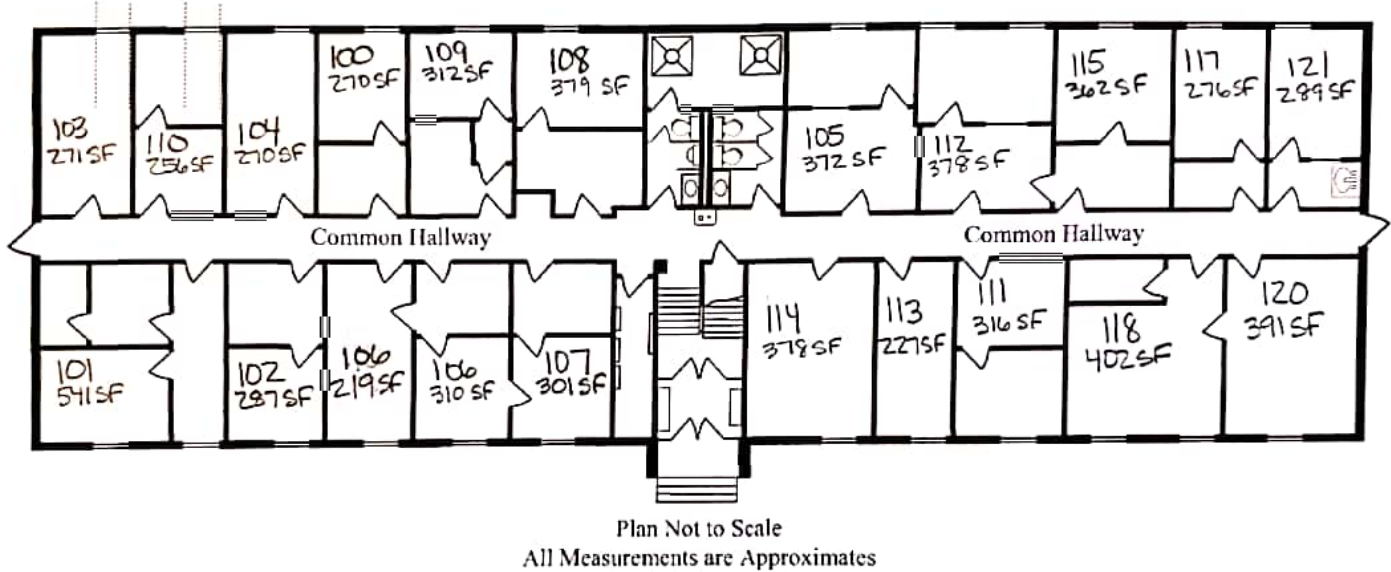
SURVEY



FLOOR PLANS

FIRST FLOOR

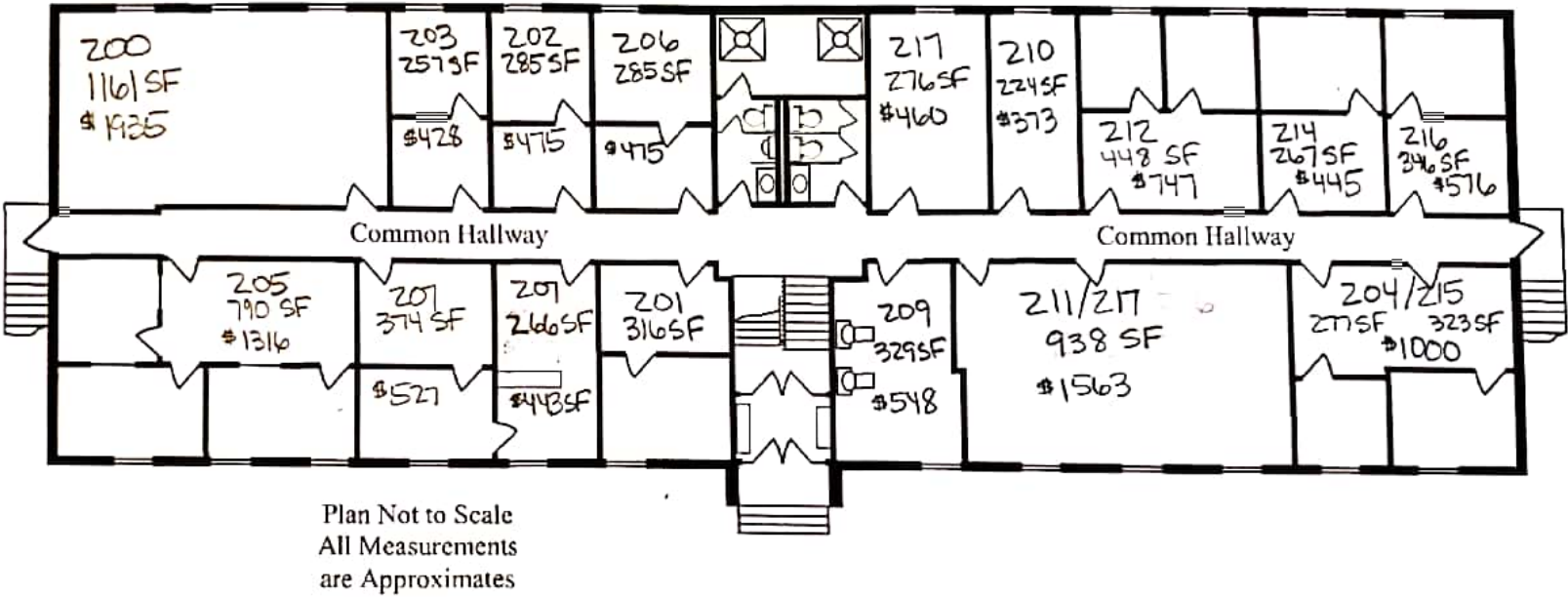
Bass Lake Center
6000 Bass Lake Road,
Crystal, MN 55429
(First Floor)



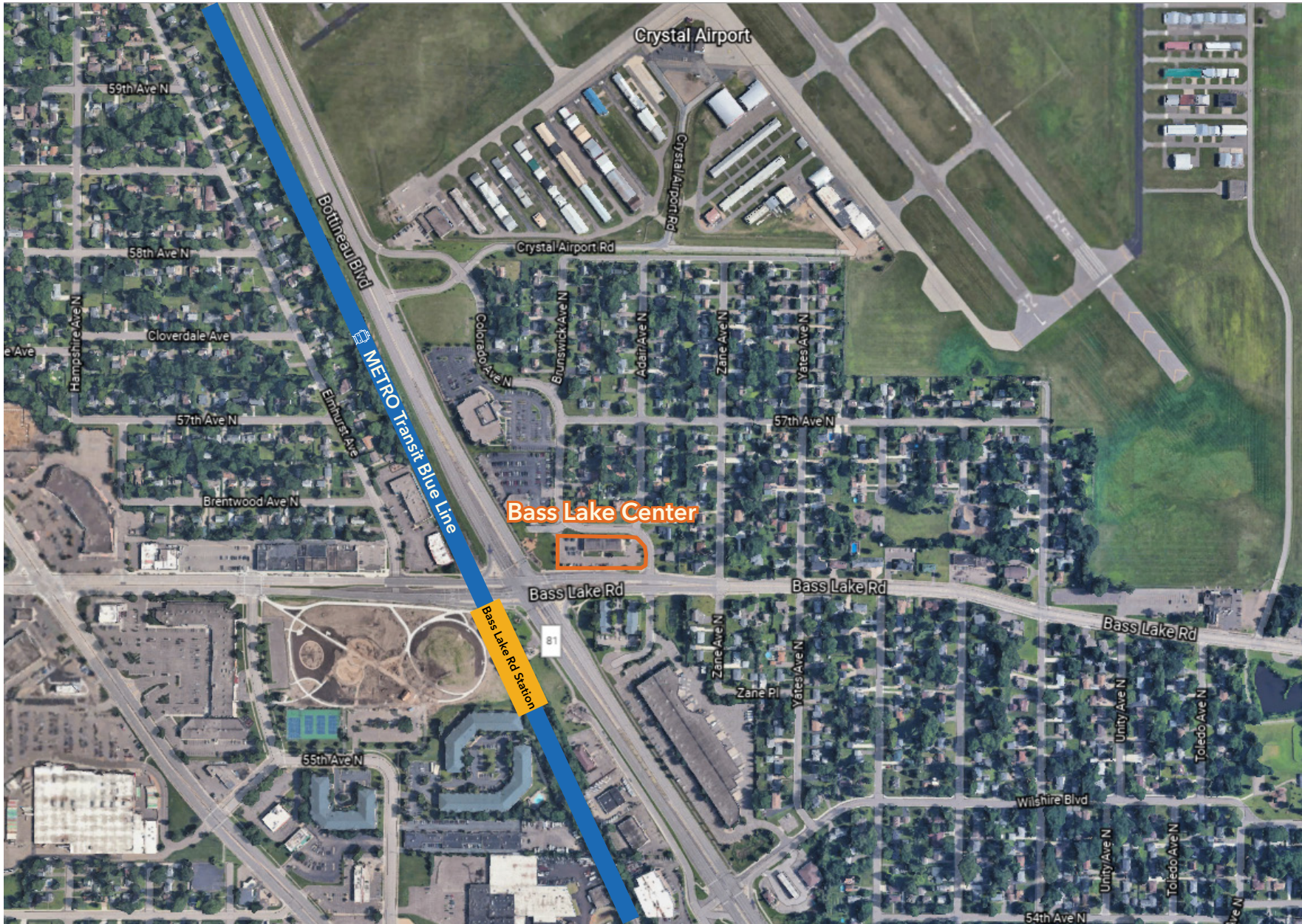
FLOOR PLANS

SECOND FLOOR

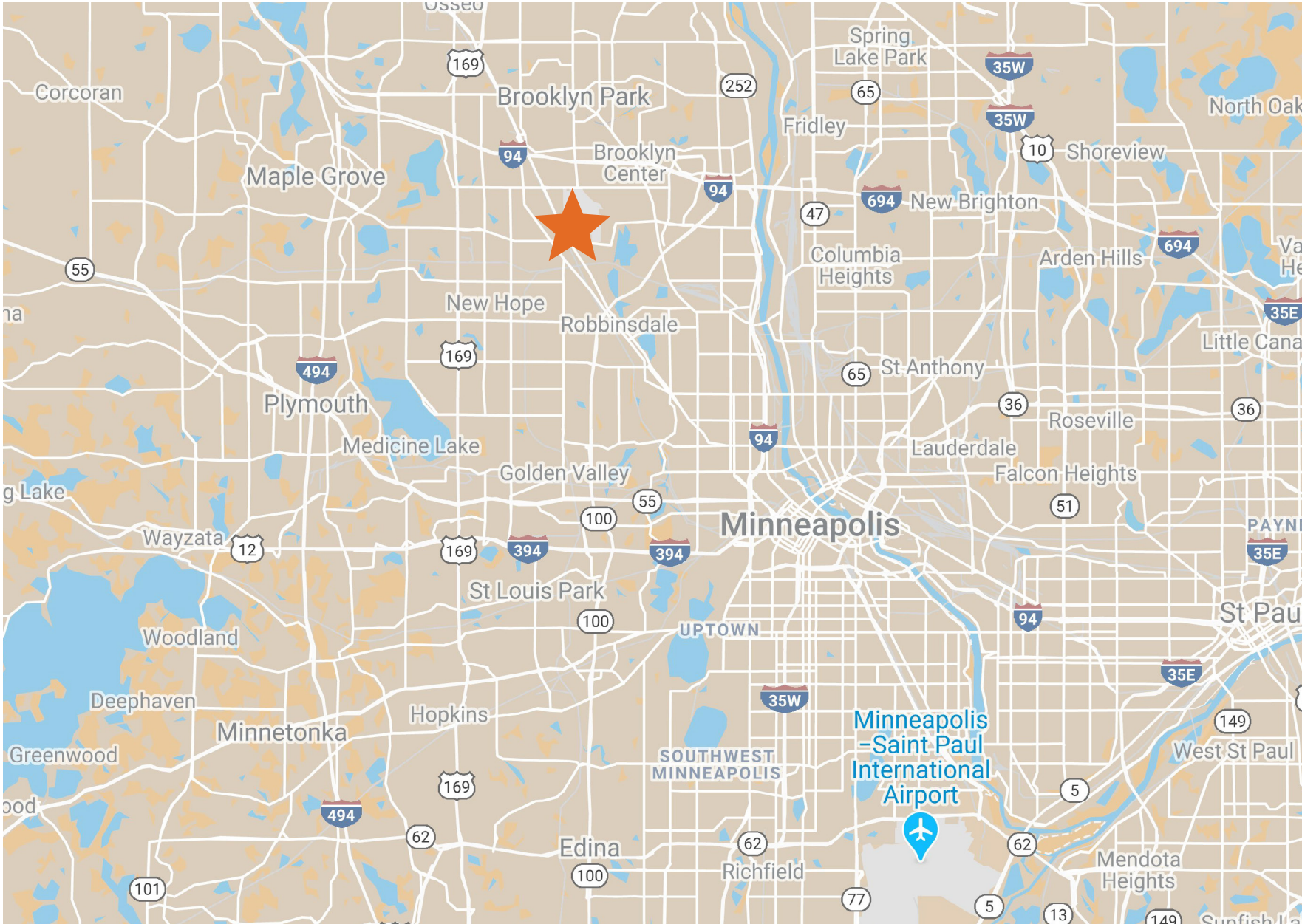
Bass Lake Center
6000 Bass Lake Road,
Crystal, MN 55429
(Second Floor)



LOCATION OVERVIEW



LOCATION OVERVIEW



LOCATION OVERVIEW

ABOUT CRYSTAL

Crystal is a fully-developed, first tier suburban community just west of Minneapolis in Hennepin County. The city became a Home Rule Charter City in 1960 and has a population of more than 23,000 residents.

The city’s mission is to improve and promote the quality of life for all Crystal citizens and provide municipal services in a cost-effective, innovative, and professional manner.

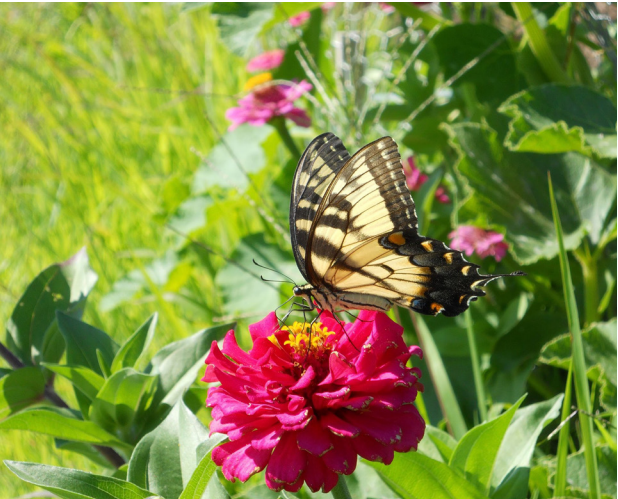
The city is committed to redevelopment, updating its infrastructure, and maintaining the vitality and livability of its neighborhoods through proactive code enforcement. Amenities include the Crystal Cove Aquatic Center, Crystal Community Center, parks and trails, a variety of programs and services for all ages, well-groomed sports fields, and the redeveloped Crystal Shopping Center.



LOCATION OVERVIEW

DEMOGRAPHICS (5 - MILE RADIUS)

| Summary Census | 1 Mile | 3 Mile | 5 Mile |
|-------------------------|-----------|-----------|-----------|
| 2020 Population | 11,531 | 111,501 | 280,958 |
| 2025 Population | 11,929 | 115,161 | 291,092 |
| Daytime Population | 3,157 | 46,660 | 128,322 |
| 2020 Households | 4,699 | 44,115 | 107,166 |
| 2025 Households | 4,864 | 45,584 | 111,028 |
| Median Household Income | \$60,864 | \$60,238 | \$63,997 |
| Median Home Value | \$177,389 | \$192,501 | \$217,808 |





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