

PARK GLEN BUSINESS CENTER EAST

4200 PARK GLEN ROAD | ST. LOUIS PARK, MN 55416



PROPERTY SPECS



82,952 SF
(TOTAL SIZE)



14'
CEILING HEIGHT



10
DOCK DOORS



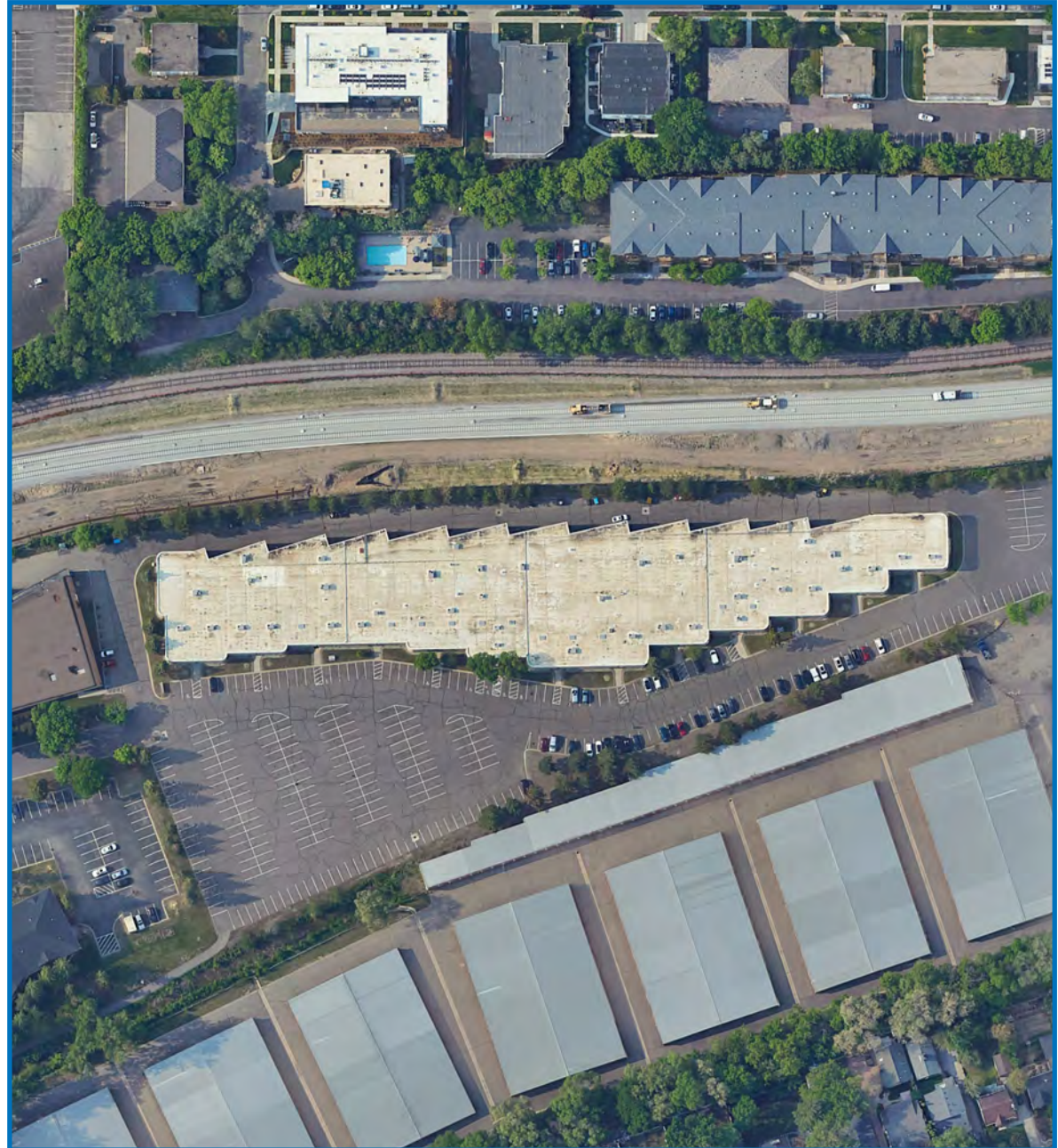
2
DRIVE IN DOORS

Property Features

- 326 Parking Stalls (3.92/1,000 SF)
- Ribbon Glass
- Abundant Natural Light
- Numerous area amenities including The Shops at West End and Excelsior & Grand
- Easy access to the Southwest light rail line and Cedar Lake bike trail
- Great opportunity for a single-story, creative office environment

Tenant Incentives with a Leased Signed by 8/31/2025

- **5 Year Lease**
6 Months of Net Free Rent
TI up to \$10.00 PSF
- **7 Year Lease**
8 Months of Net Free Rent
TI up to \$15.00 PSF
- **10 Year Lease**
12 Months of Net Free Rent
TI up to \$20.00 PSF



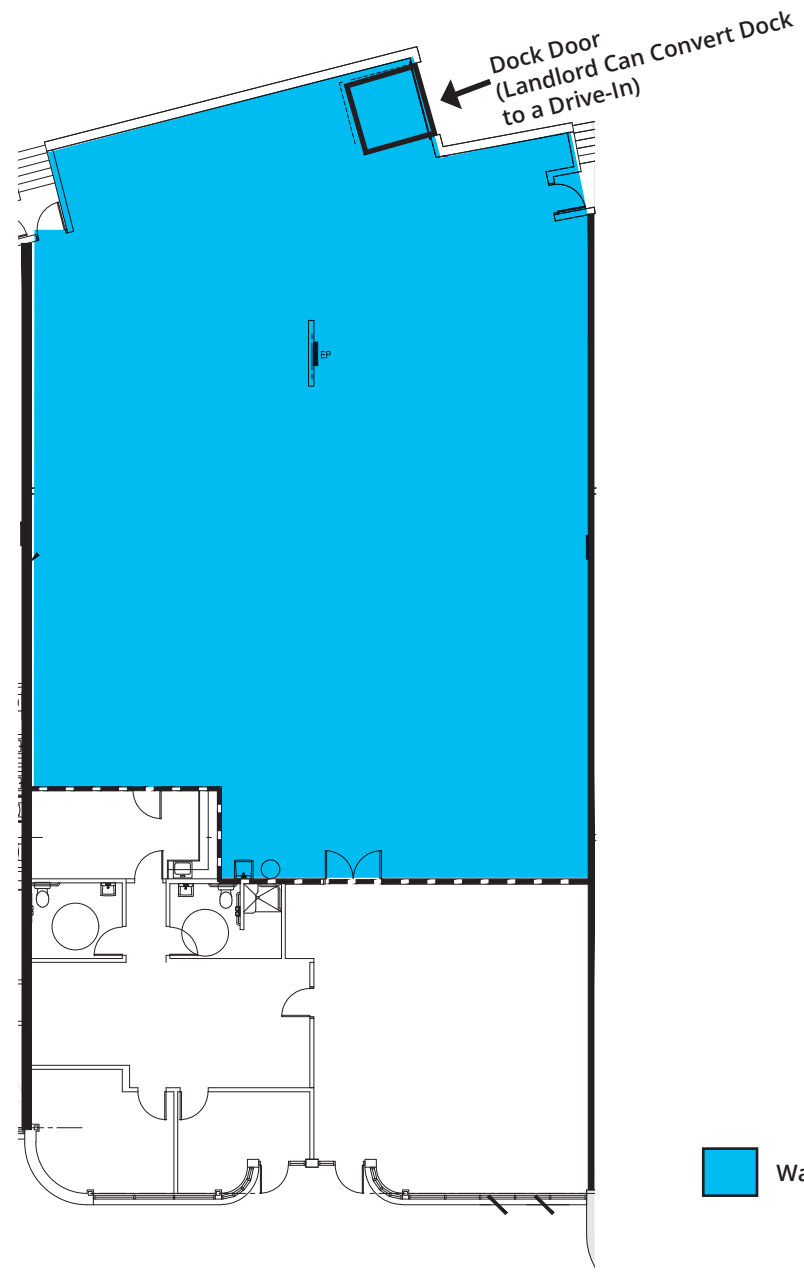
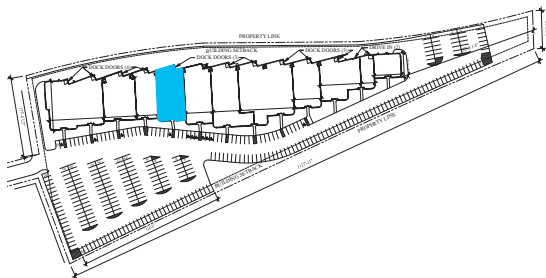
AVAILABILITY

Suite 4232

Available	Now
Total Size	2,215 SF (Office) 4,832 SF (Warehouse) 7,047 SF Total
Loading	1 Dock
Lease Rates	Negotiable
Tax/CAM	\$3.02 PSF (Tax) \$3.40 PSF (CAM) \$6.42 PSF Total

Space Features

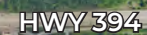
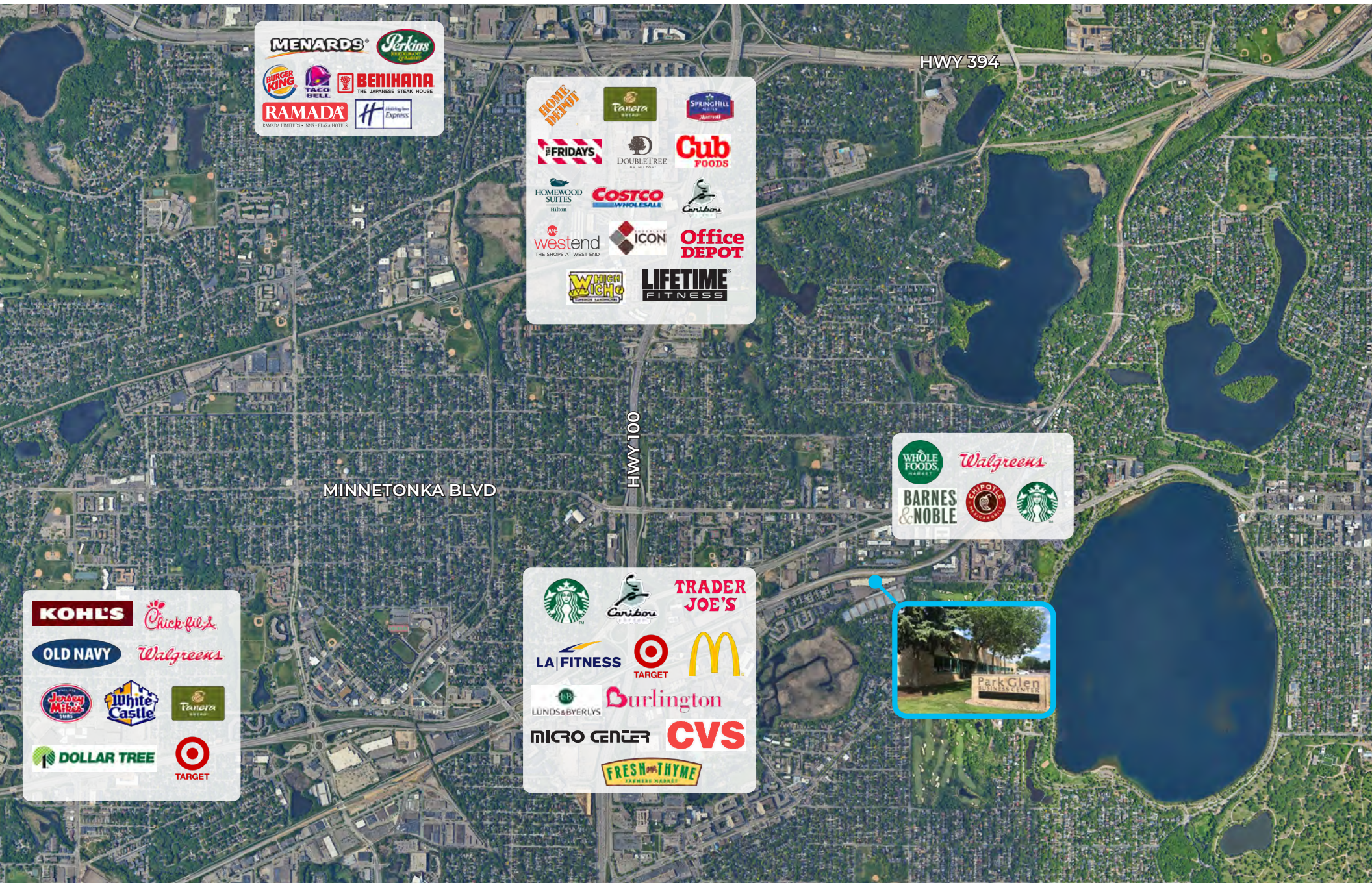
- Landlord will consider building out the warehouse as office space.
- If needed, Landlord will convert dock to drive-in.
- Space is currently undergoing renovations with new paint, carpet, and ceiling tiles.



UNBEATABLE LOCATION



AREA AMENITIES





TRANSWESTERN

REAL ESTATE
SERVICES

THINKING BEYOND THE OBVIOUS

ALEX BARON, SIOR

612.359.1658

alex.baron@transwestern.com

NATE ERICKSON, SIOR

612.359.1657

nate.erickson@transwestern.com

705 Marquette Avenue South, Suite 900, Minneapolis, MN 55402 | 612.343.4200 | www.transwestern.com