



TRANSWESTERN

REAL ESTATE
SERVICES



4218



PARK GLEN BUSINESS CENTER EAST

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



INFILL
CREATIVE
OPPORTUNITY



EXCELLENT
LOCATION



UNPARALLELED
NEIGHBORHOOD
AMENITIES

PROPERTY SPECIFICATIONS



Property Features

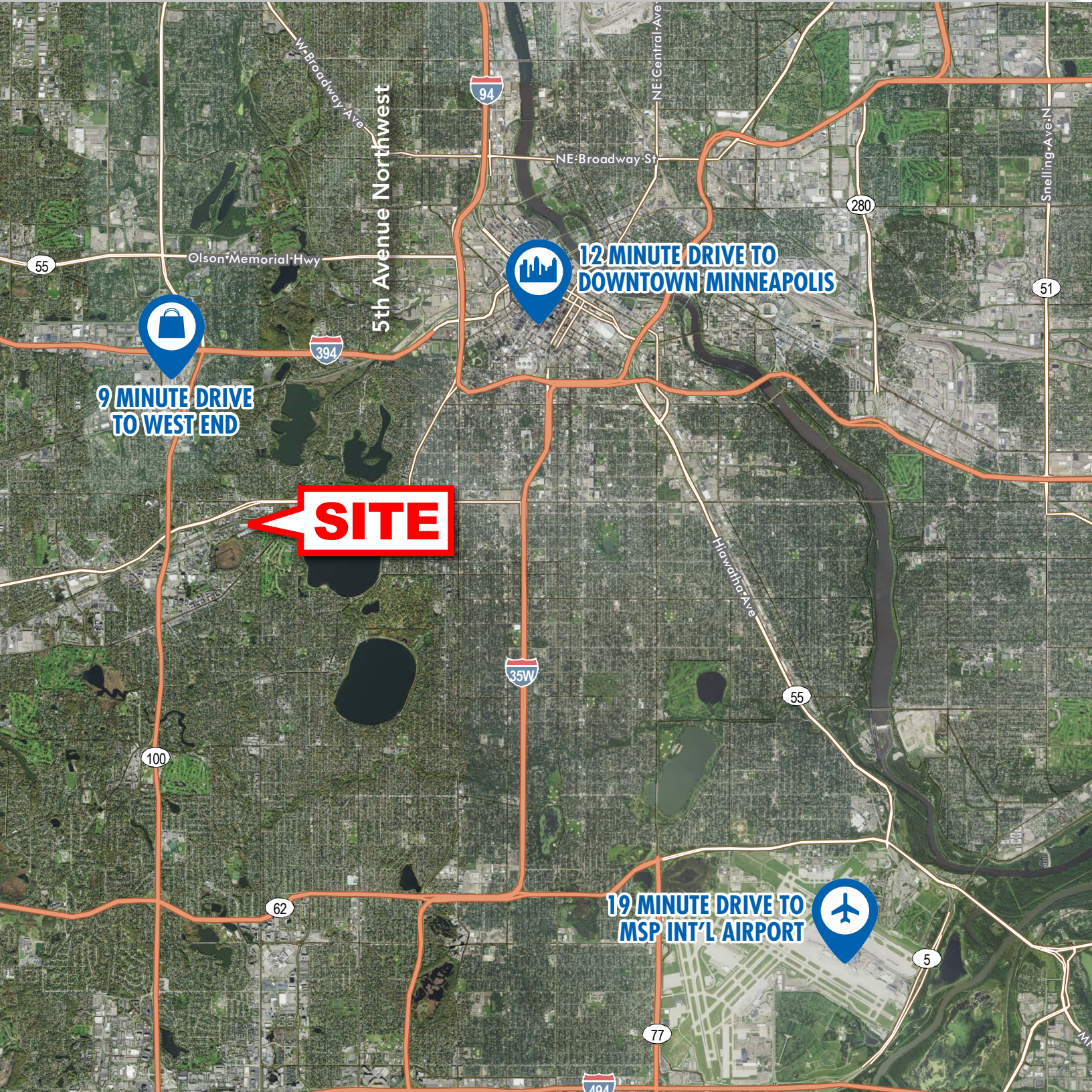
- Total SF: 82,952 SF
- Parking: 326 Stalls (3.92/1,000 SF)
- Ceiling Height: 14'
- Ribbon Glass
- Abundant Natural Light
- Numerous area amenities including The Shops at West End and Excelsior & Grand
- Easy access to the Southwest light rail line and Cedar Lake bike trail
- Great opportunity for a single-story, creative office environment

2020 Expenses

- Tax: \$2.52 PSF
- CAM: \$2.73 PSF
- Total Expenses: \$5.25 PSF

Available Space

- Suite 4200:
 - 3,304 SF Total
 - Office: 3,304 SF
 - Warehouse: 0 SF
 - End Cap Space
- Lease Rate: \$14.00 PSF

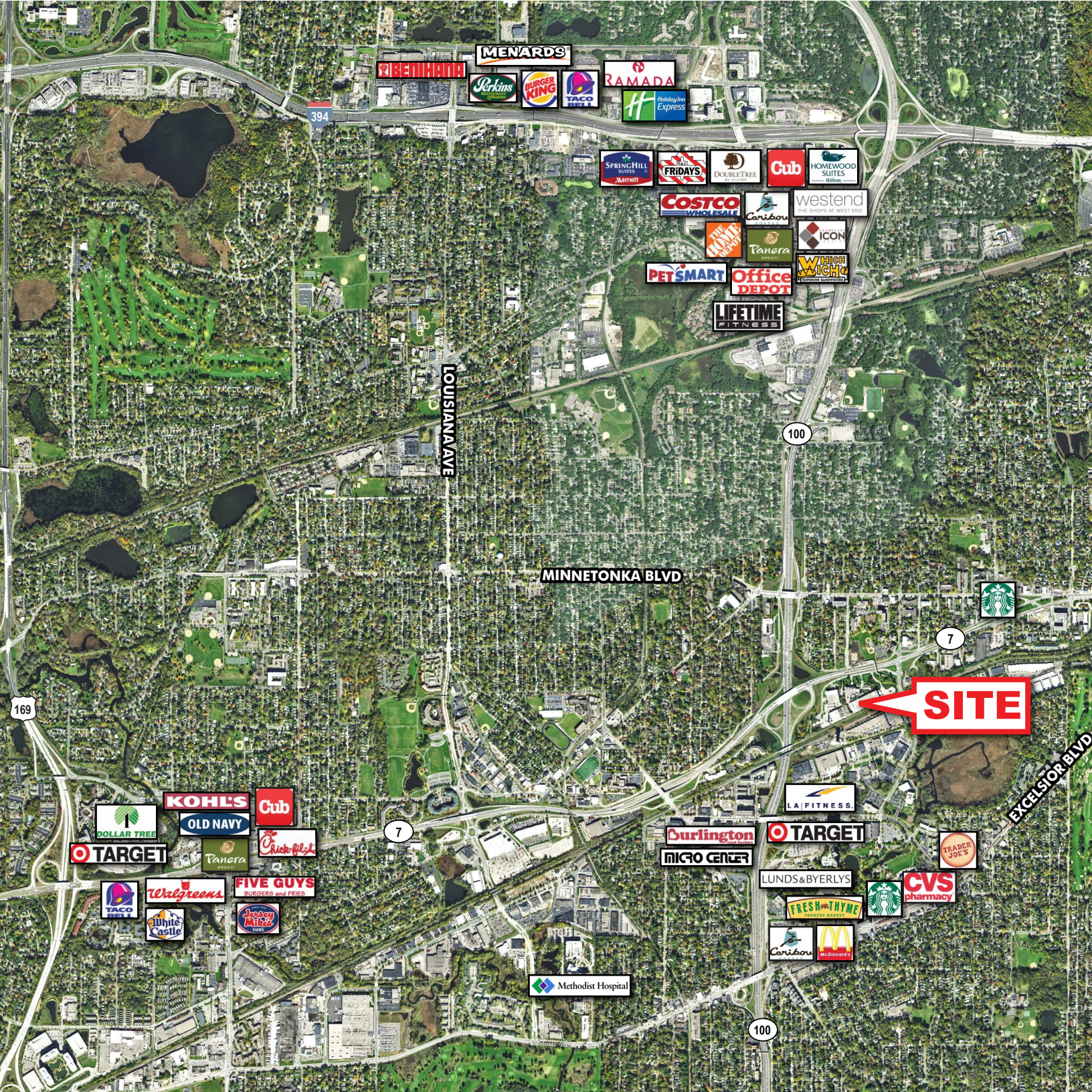


SITE

**9 MINUTE DRIVE
TO WEST END**

**12 MINUTE DRIVE TO
DOWNTOWN MINNEAPOLIS**

**19 MINUTE DRIVE TO
MSP INT'L AIRPORT**



MENARDS
PERKINS
BURGER KING
TACO BELL
RAMADA
Holiday Inn Express

SPRING HILL
FRIDAYS
COSTCO WHOLESALE
PET SMART
LIFETIME FITNESS
Cub
HOMEWOOD SUITES
westend
Caribou
Panera
ICON
WICH
Office DEPOT

LOUISIANA AVE

MINNETONKA BLVD

100

7

SITE

EXCELSIOR BLVD

DOLLAR TREE
KOHLS
Cub
OLD NAVY
Chick-fil-A
Panera
Walgreens
FIVE GUYS
White Castle
Jenny Holm

LA FITNESS
Burlington
MICRO CENTER
TARGET
LUNDS & BYERLYS
FRESH THYME
Caribou
McDonalds
CVS pharmacy
TRADER JOE'S

Methodist Hospital

100

MINNETONKA BLVD

7

Cedar Lake Regional Bike



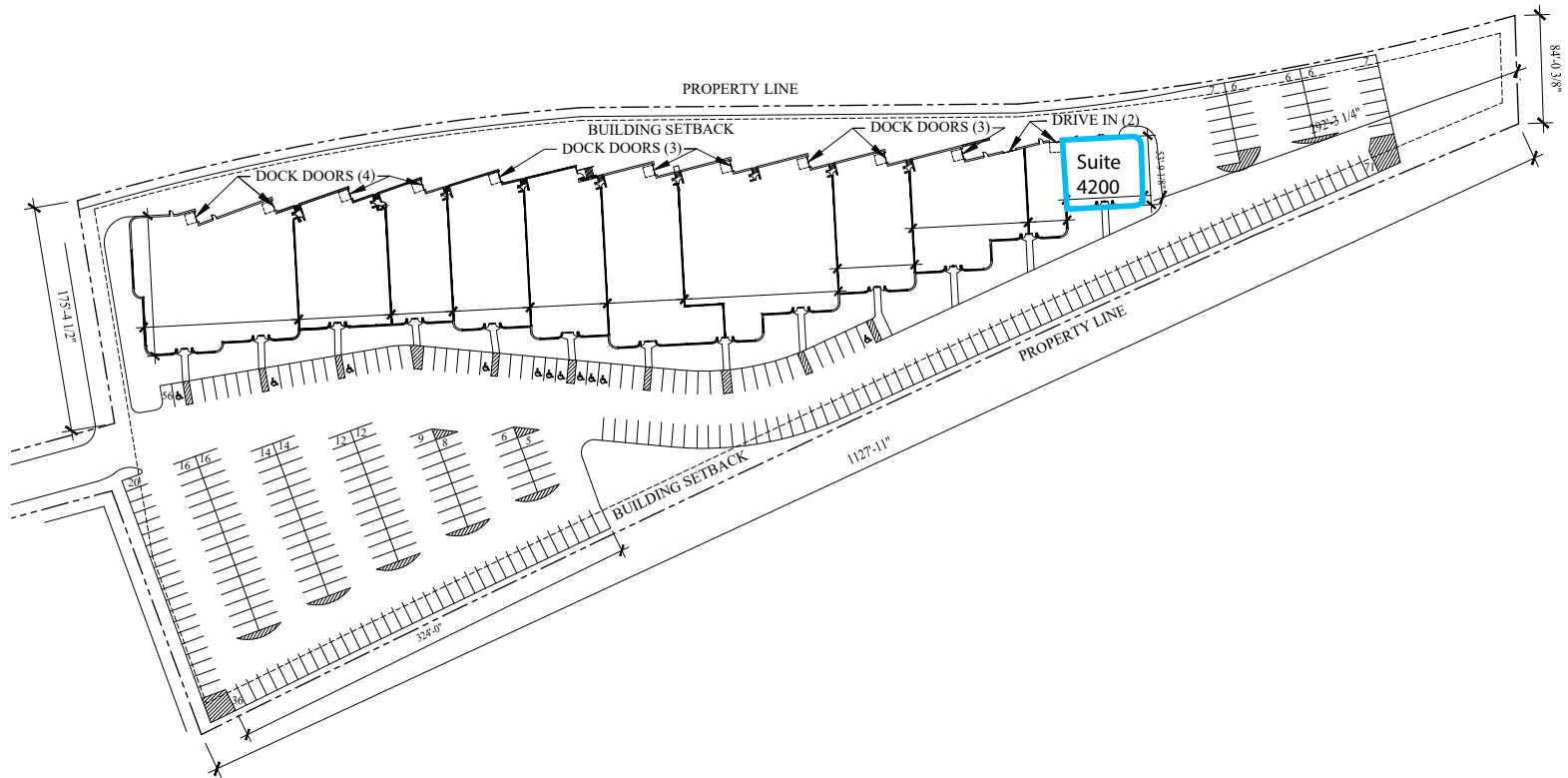
Future Southwest LRT
Beltline Blvd Station

PARK GLEN RD

BELTLINE BLVD

EXCELSIOR BLVD

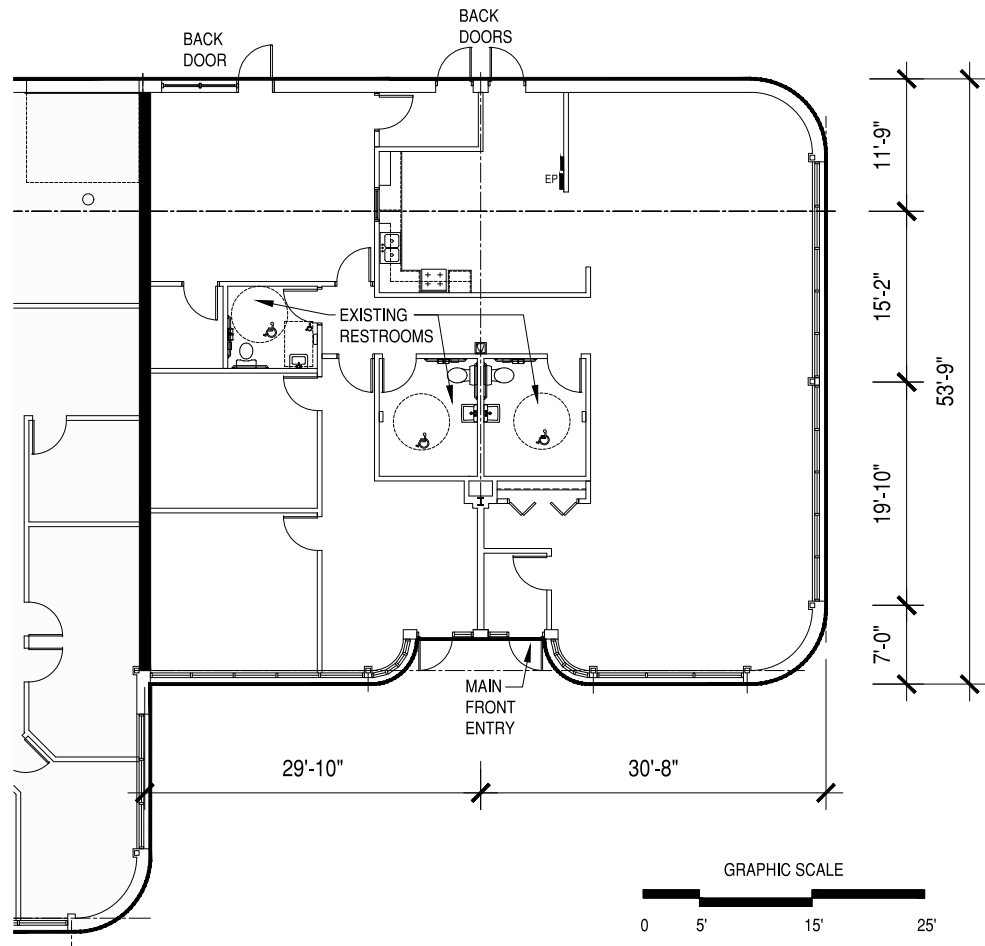
SITE PLAN



82,952
TOTAL SF



AVAILABILITIES



SUITE 4200
3,304 SF





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THINKING BEYOND THE OBVIOUS

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