



TRANSWESTERN

REAL ESTATE  
SERVICES

A photograph of the Park Glen Business Center building, a single-story structure with a tan brick facade and large glass windows. In the foreground, a large stone sign reads "Park Glen BUSINESS CENTER". The building is surrounded by green grass and several trees, including a large evergreen on the left and deciduous trees on the right. A white car is visible in the background on the right side.

Park Glen  
BUSINESS CENTER

# PARK GLEN BUSINESS CENTER EAST

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

# 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 lightrail line and Cedar Lake bike trail
- Great opportunity for a single-story, creative office environment

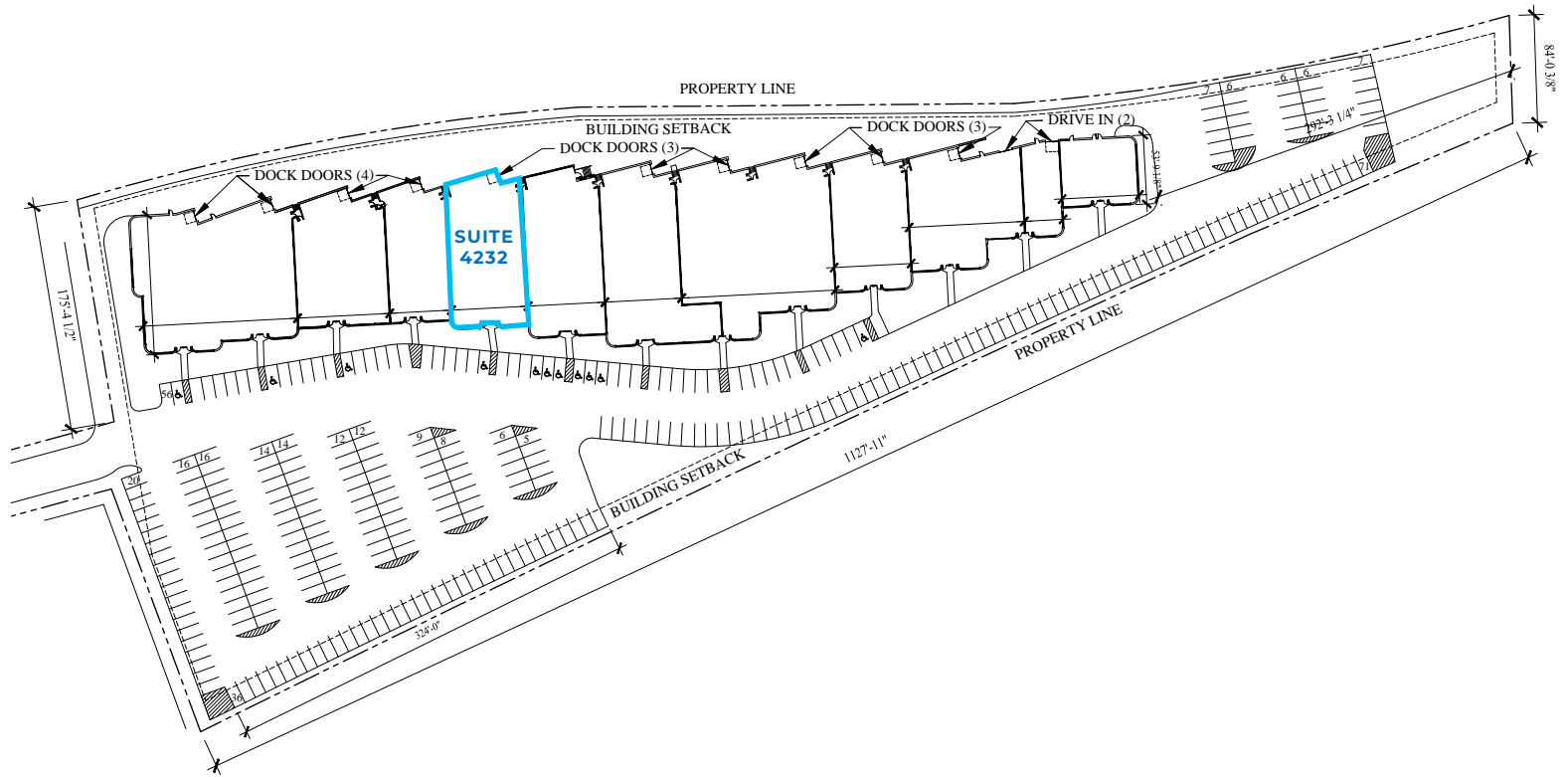
## 2024 Expenses

- Tax: \$2.82 PSF
- CAM: \$3.31 PSF
- Total Expenses: \$6.13 PSF

## Availability

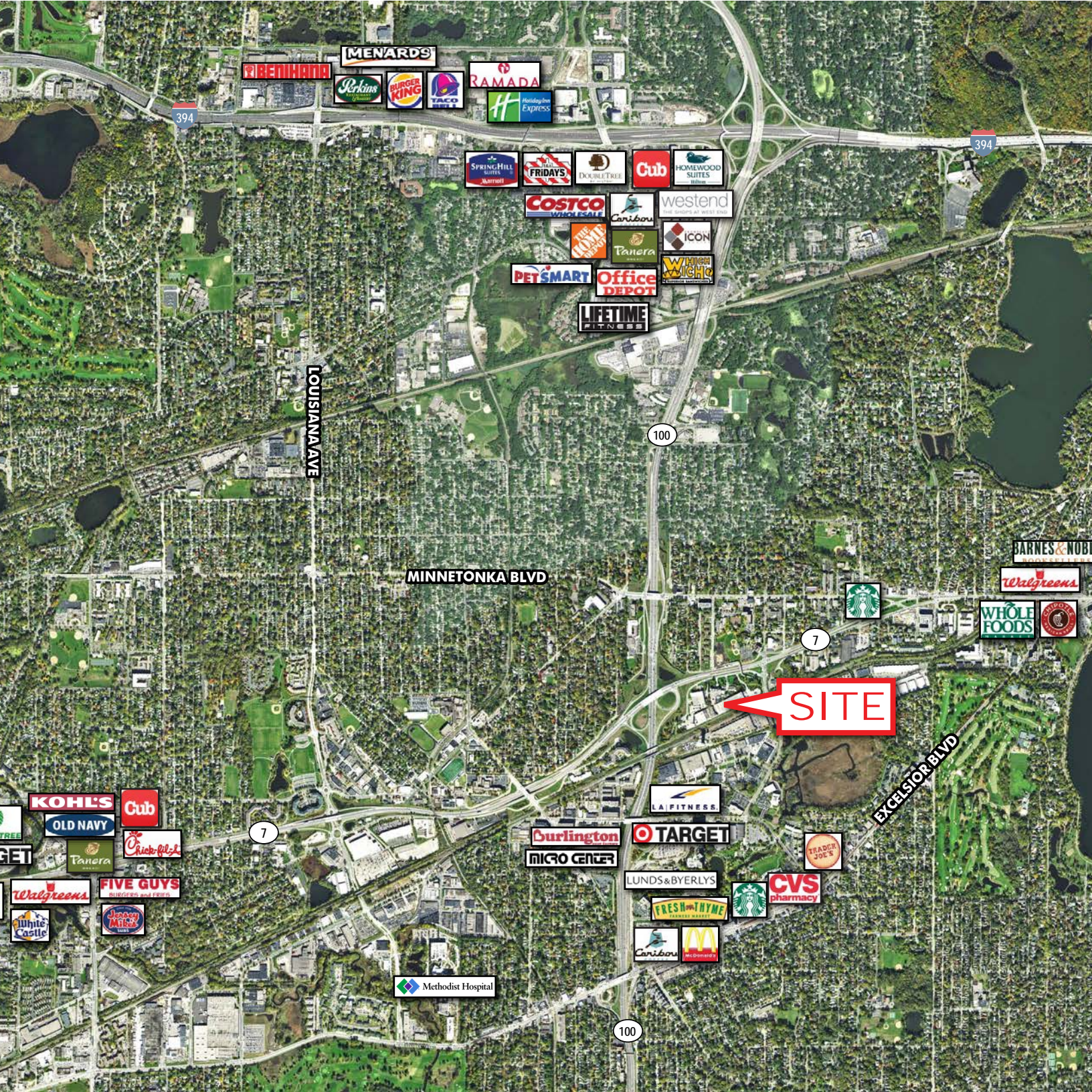
Suite	Total SF	Office SF	Warehouse SF	Loading
4232	7,047	2,215	4,832	1 Dock

# SITE PLAN



**82,952**  
**TOTAL SF**





BENIHANA

MENARDS

Perkins

BURGER KING

TACO BELL

RAMADA

Holiday Inn Express

394

394

SPRING HILL SUITES

FRIDAYS

DOUBLE TREE

Cub

HOMWOOD SUITES

COSTCO

Caribou

westend

THE HOME DEPOT

Tanera

ICON

PET SMART

Office DEPOT

WHEEL WICH

LIFETIME FITNESS

LOUISIANA AVE

100

MINNETONKA BLVD

BARNES & NOBLE

Walgreens

WHOLE FOODS

Starbucks

7

SITE

EXCELSIOR BLVD

7

KOHL'S

Cub

OLD NAVY

Chick-fil-A

LA FITNESS

Burlington

TARGET

TRADER JOE'S

Walgreens

FIVE GUYS

MICRO CENTER

LUNDS & BYERLYS

CVS pharmacy

White Castle

Jason Mies

FRESH THYME

Methodist Hospital

100

MINNESOTA  
100

MINNETONKA BLVD

CEDAR LAKE  
REGIONAL BIKE TRAIL

SITE

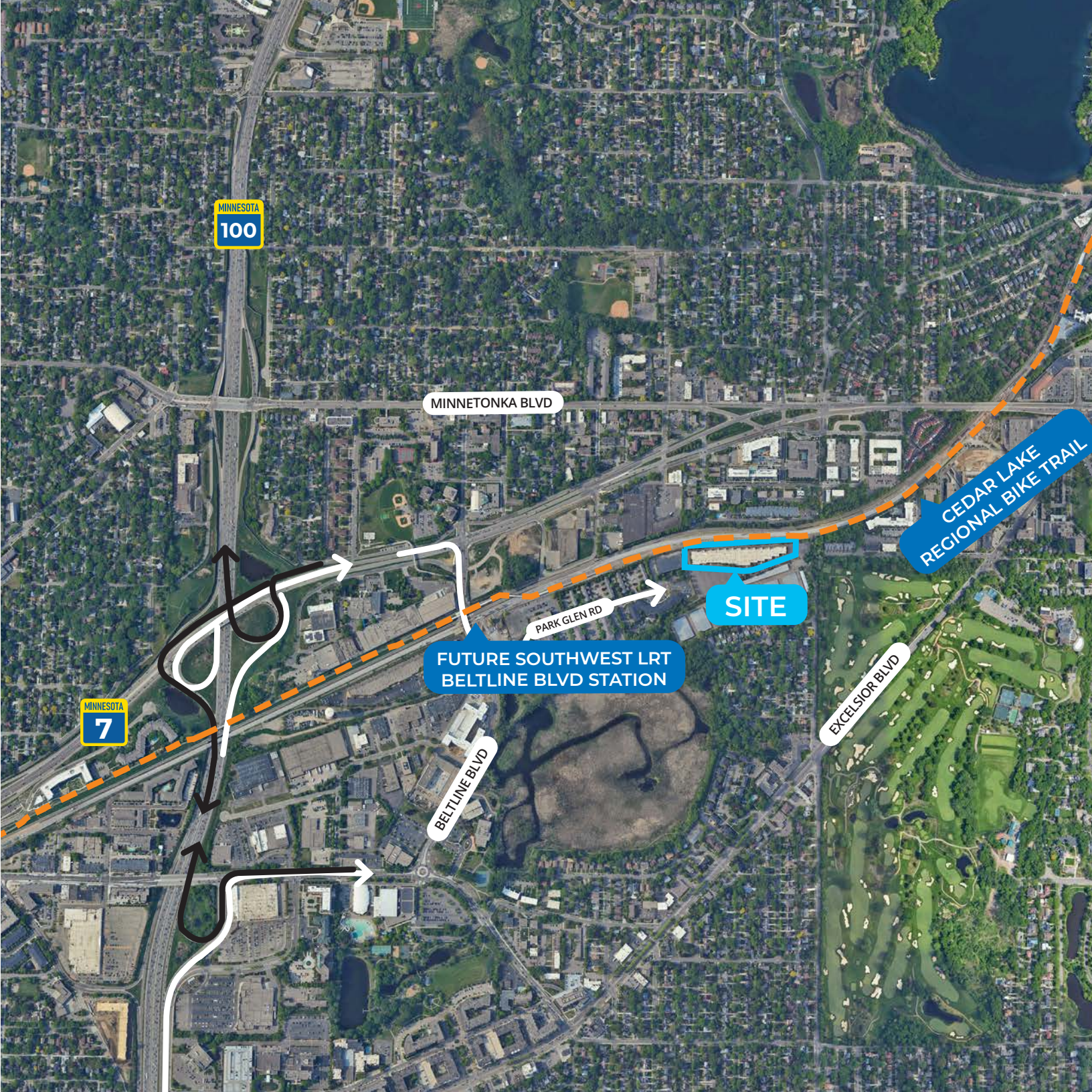
PARK GLEN RD

FUTURE SOUTHWEST LRT  
BELTLINE BLVD STATION

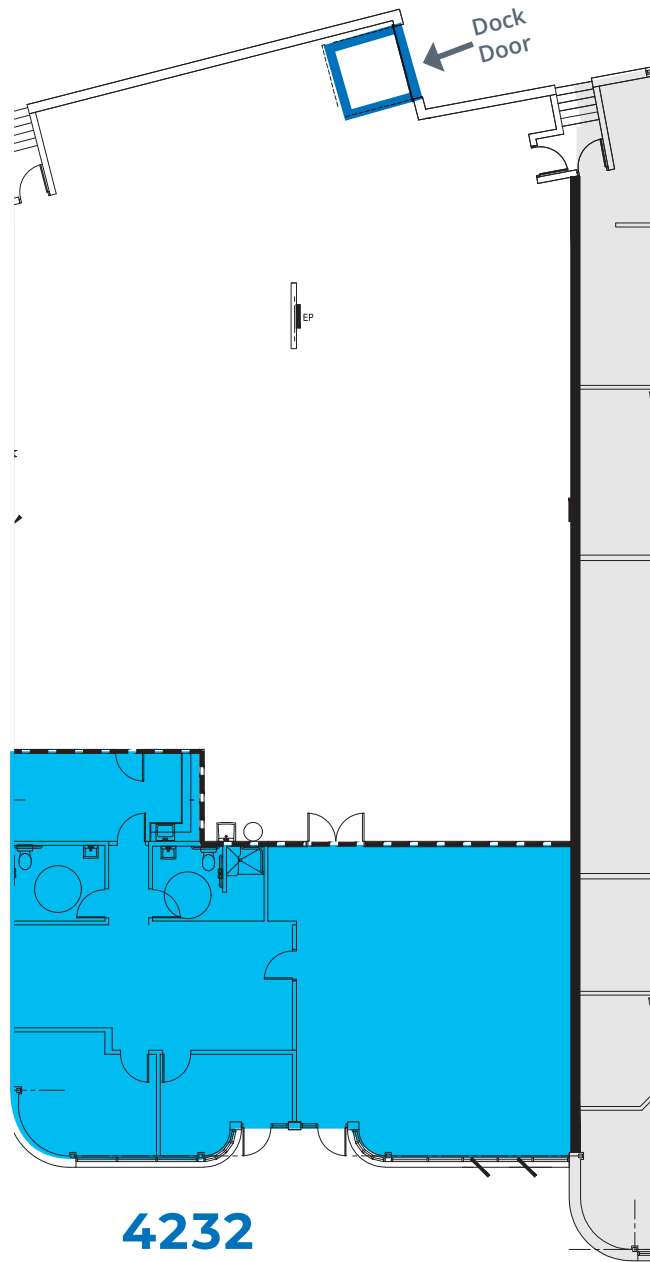
MINNESOTA  
7

BELTLINE BLVD

EXCELSIOR BLVD



# AVAILABILITY



**4232**

Office: 2,215 SF

Warehouse: 4,232 SF

Total: 7,047 SF

# INTERIOR PICTURES - SUITE 4232





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## THINKING BEYOND THE OBVIOUS

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