



TRANSWESTERN

REAL ESTATE
SERVICES



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
- Dock and Drive-In loading
- Institutionally owned and managed by Nicola Wealth Real Estate
- 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

2025 Expenses

- Tax: \$3.02 PSF
- CAM: \$3.40 PSF
- Total Expenses: \$6.42 PSF

Rates

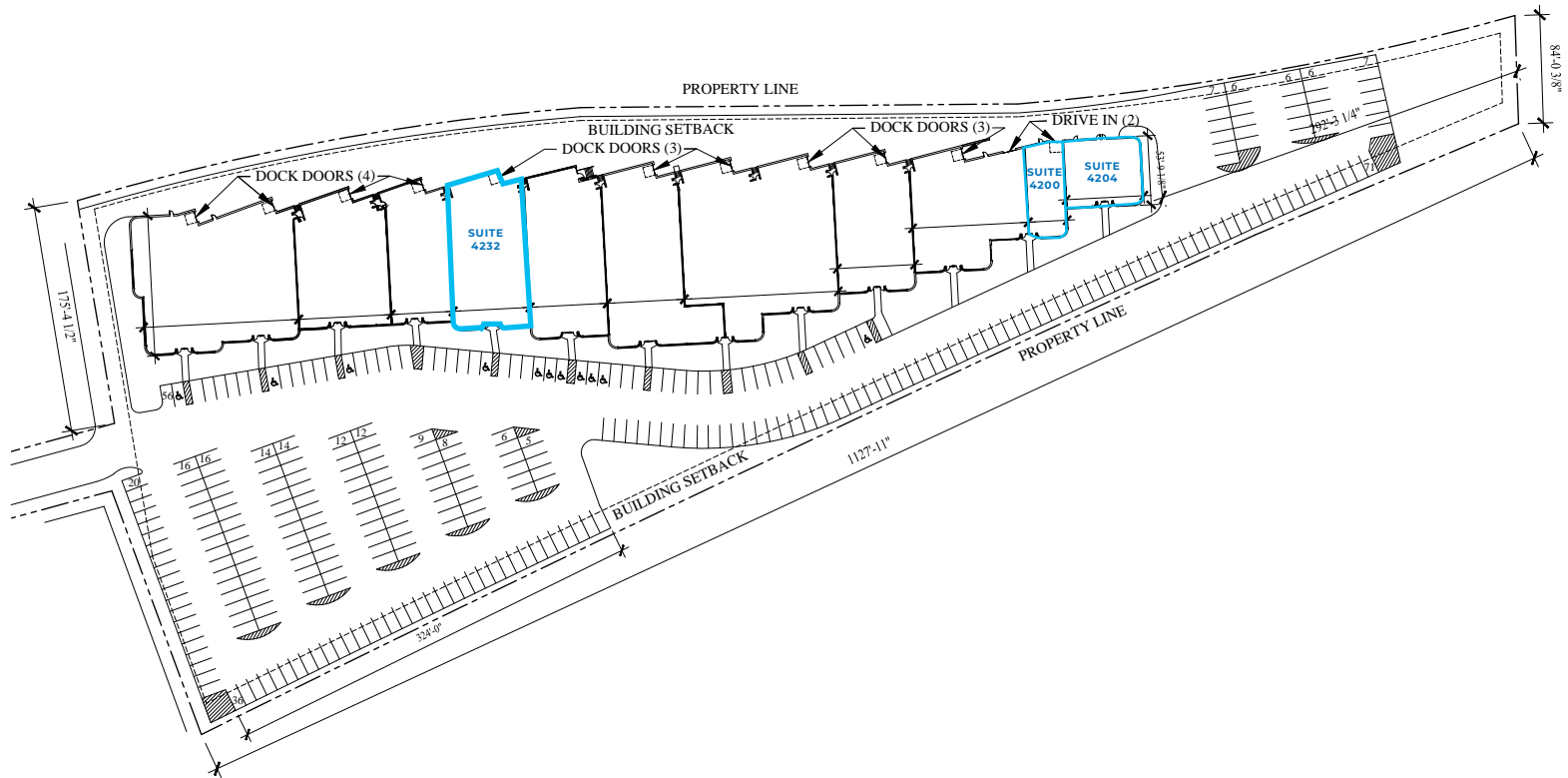
- Office: \$13.25 PSF
- Warehouse: \$7.25 PSF

Availability

Suite	Available	Total SF	Office SF	Warehouse SF	Loading
4232	Now	7,047	2,215	4,832	1 Dock*
4200	Now	3,304	3,304	-	-
4204	Now	2,261	1,635	626	1 Drive-In

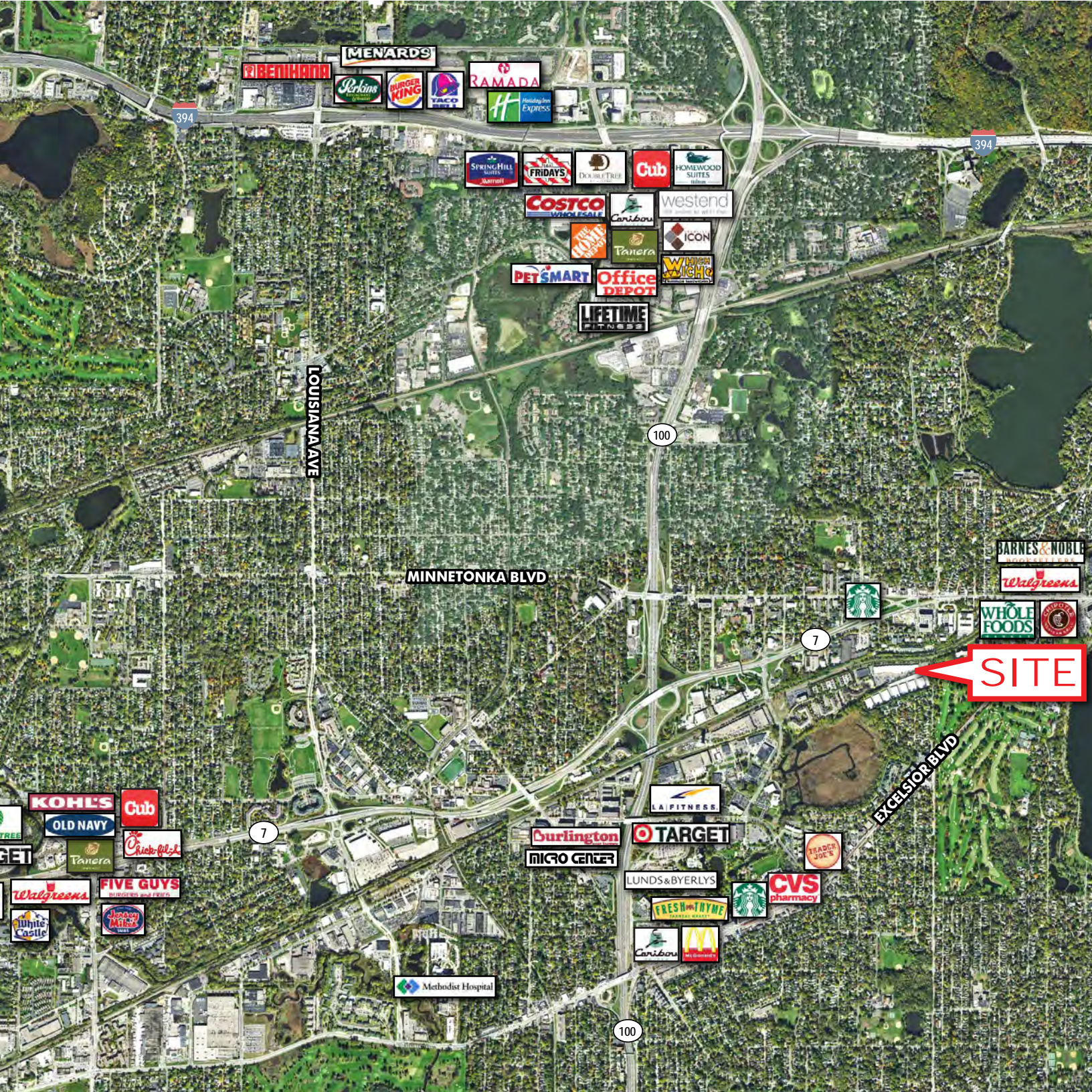
*If needed, Landlord will convert dock to drive in

SITE PLAN



82,952
TOTAL SF





BENIHANA

MENARDS

Perkins

BURGER KING

TACO BELL

RAMADA

Holiday Inn Express

SPRING HILL
SUITES

FRIDAYS

DOUBLE TREE

Cub

HOMEWOOD SUITES

COSTCO

Caribou

westend

Office DEPOT

Panera

ICON

PET SMART

Office DEPOT

High Wich

LIFETIME FITNESS

LOUISIANA AVE

MINNETONKA BLVD

BARNES & NOBLE

Walgreens

WHOLE FOODS

CVS

SITE

EXCELSIOR BLVD

KOHL'S

Cub

OLD NAVY

Chick-fil-A

Walgreens

FIVE GUYS

White Castle

Jersey Mike's

Burlington

MICRO CENTER

TARGET

LUNDS & BYERLYS

FRESH THYME

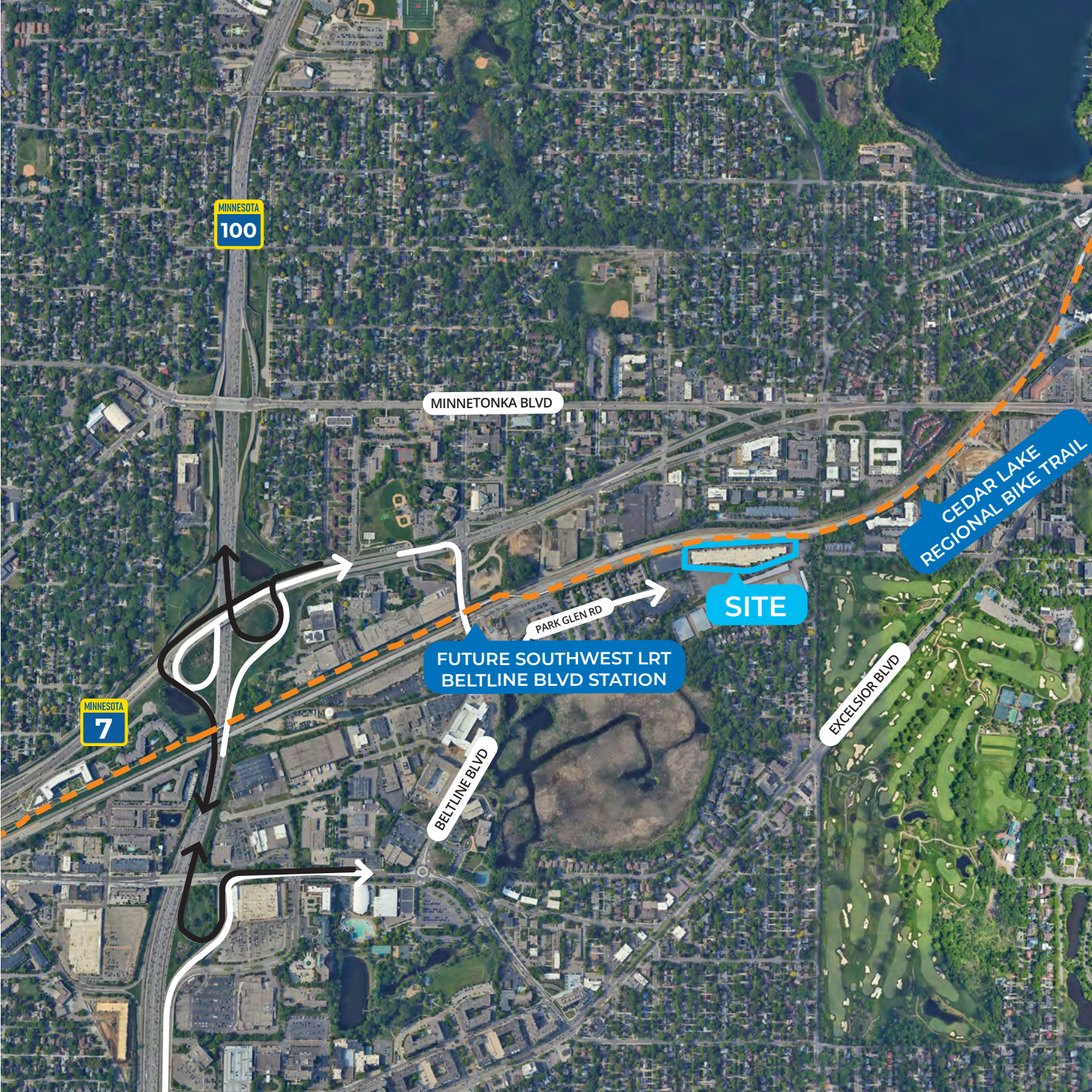
Caribou

McDonald's

CVS pharmacy

TRADER JOE'S

Methodist Hospital



MINNESOTA
100

MINNETONKA BLVD

CEDAR LAKE
REGIONAL BIKE TRAIL

SITE

PARK GLEN RD

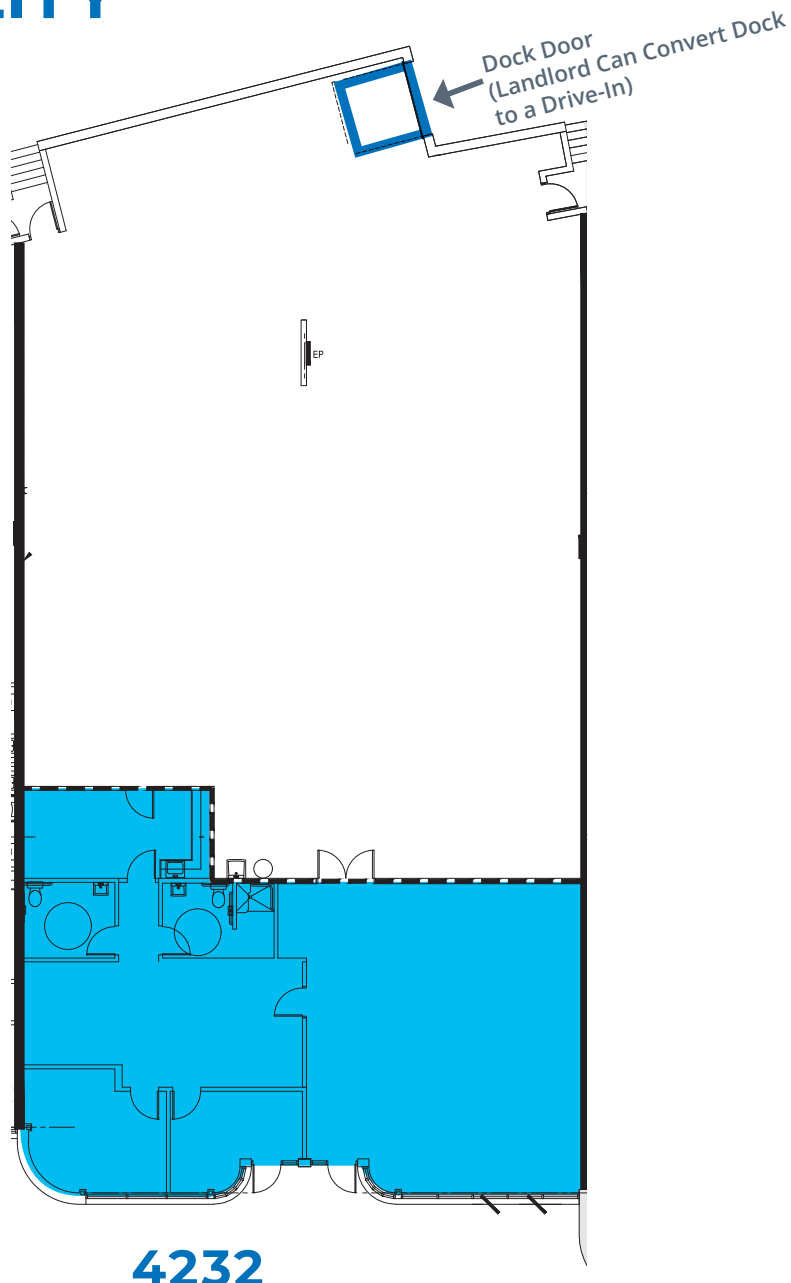
FUTURE SOUTHWEST LRT
BELTLINE BLVD STATION

MINNESOTA
7

BELTLINE BLVD

EXCELSIOR BLVD

AVAILABILITY

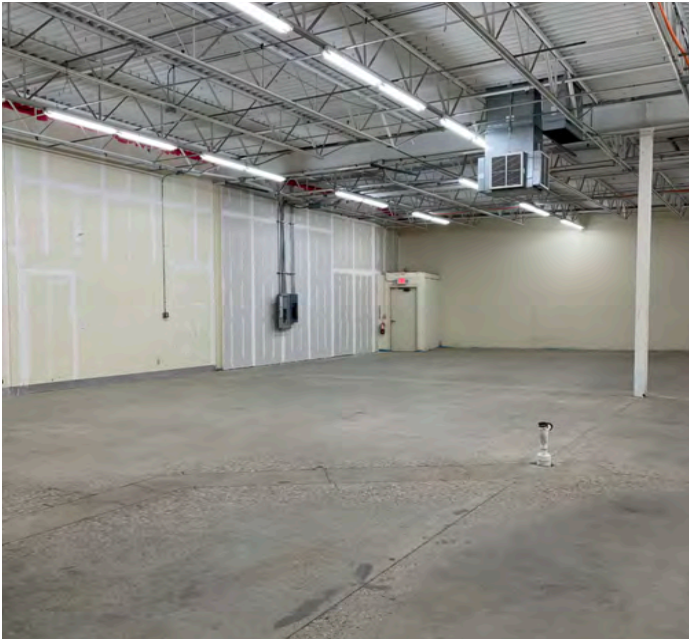


Office: 2,215 SF

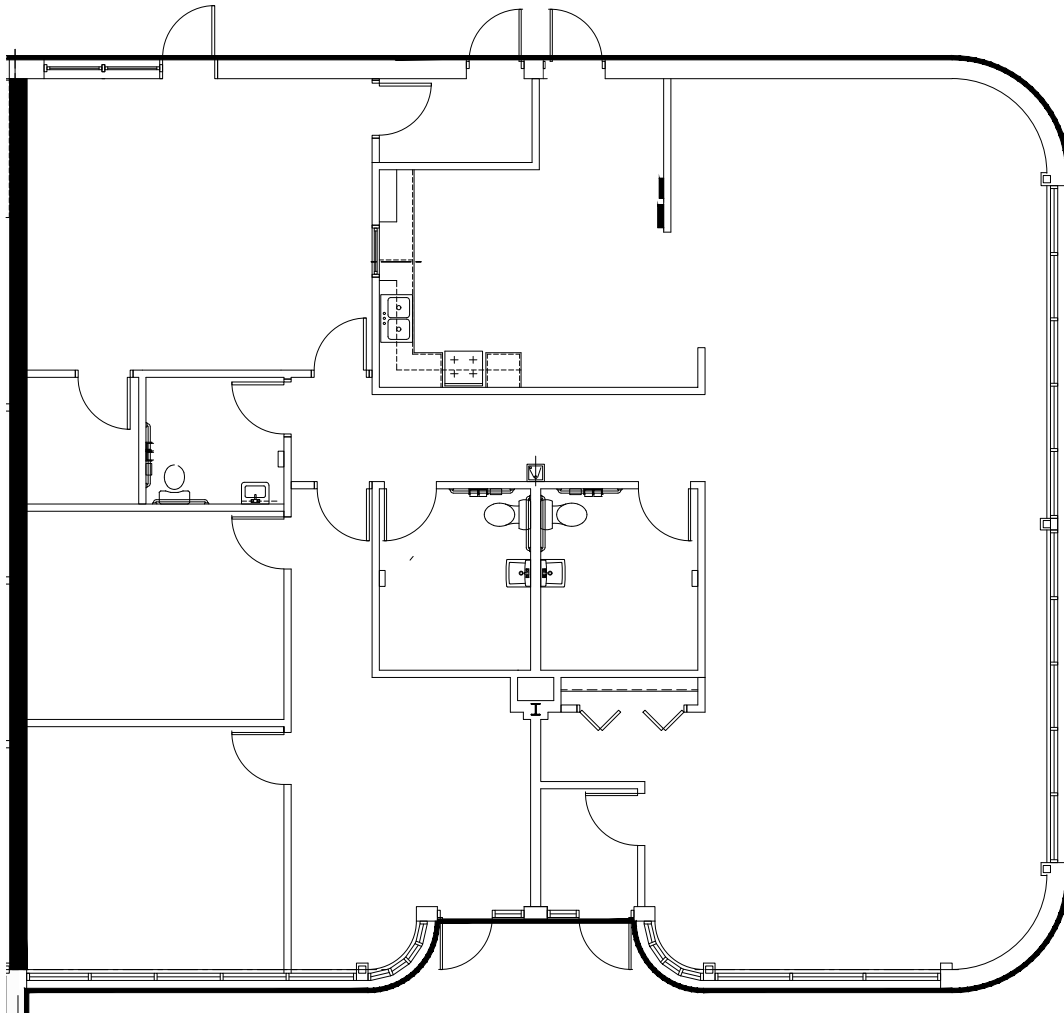
Warehouse: 4,832 SF

Total: 7,047 SF

INTERIOR PICTURES - SUITE 4232



AVAILABILITY



4200

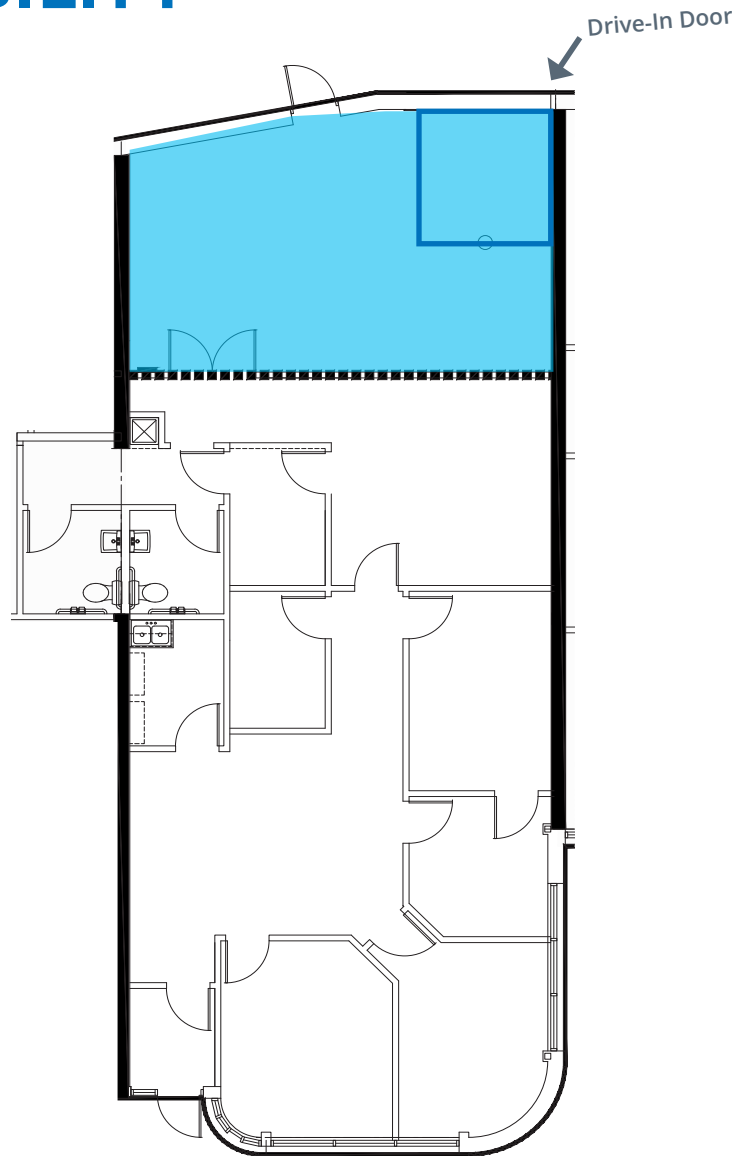
Office: 3,304 SF

Warehouse: 0 SF

Total: 3,304 SF

**Contiguous Space

AVAILABILITY



4204

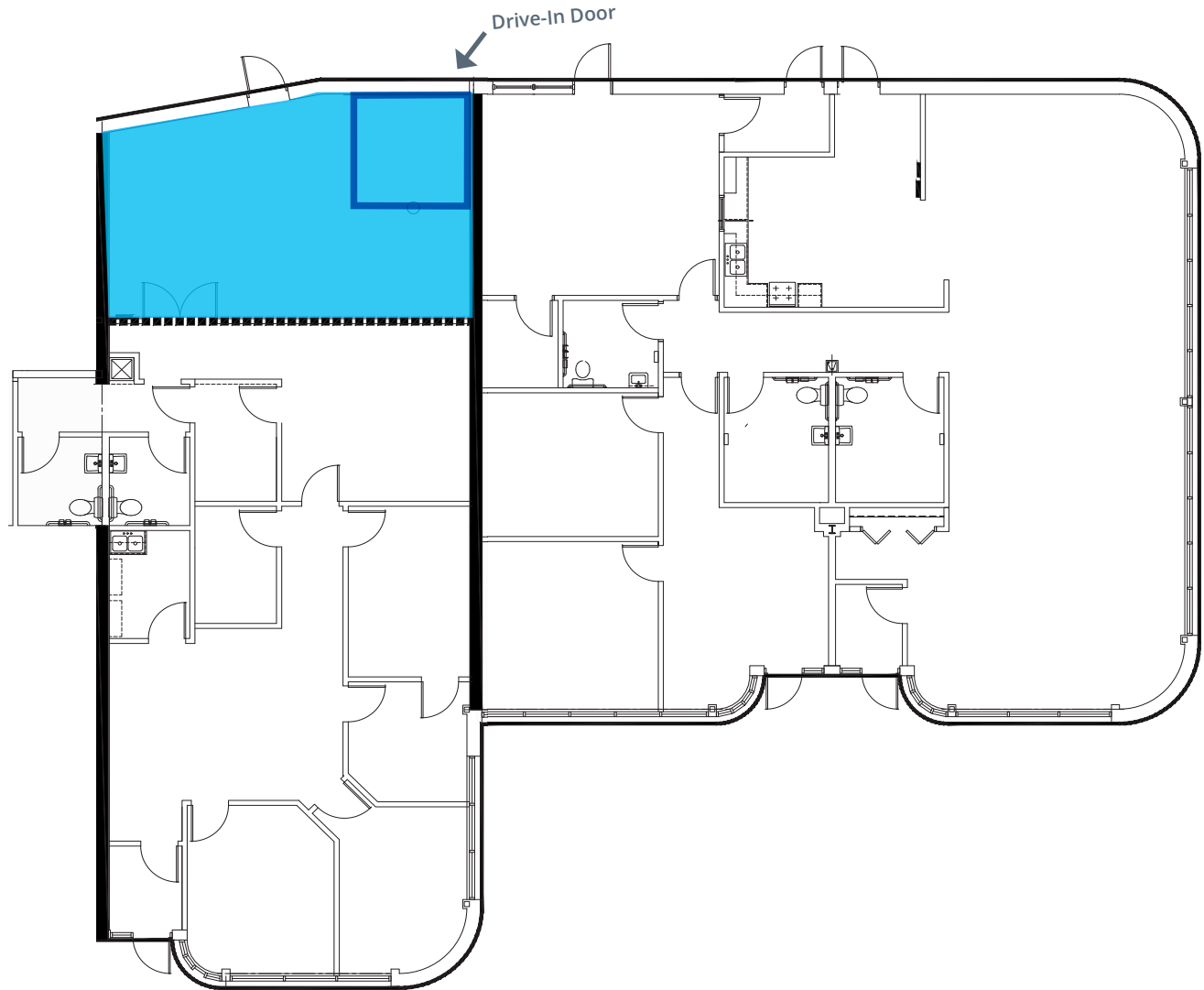
Office: 1,635 SF

Warehouse: 626 SF

Total: 2,261 SF

**Contiguous Space

AVAILABILITY



4200 & 4204

Office: 4,939 SF

Warehouse: 626 SF

Total: 5,565 SF



TRANSWESTERN

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THINKING BEYOND THE OBVIOUS

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