

FOR SALE
4,000 SF OFFICE BUILDING



FEATURES:

- 4,000 SF Office Building "For Sale" in St. Louis Park, MN.
- Charming building with unique features throughout each level.
- Main & upper levels include lots of windows and natural light.
- Convenient location off 394 in heart of St. Louis Park!

LIST PRICE:
\$999,500

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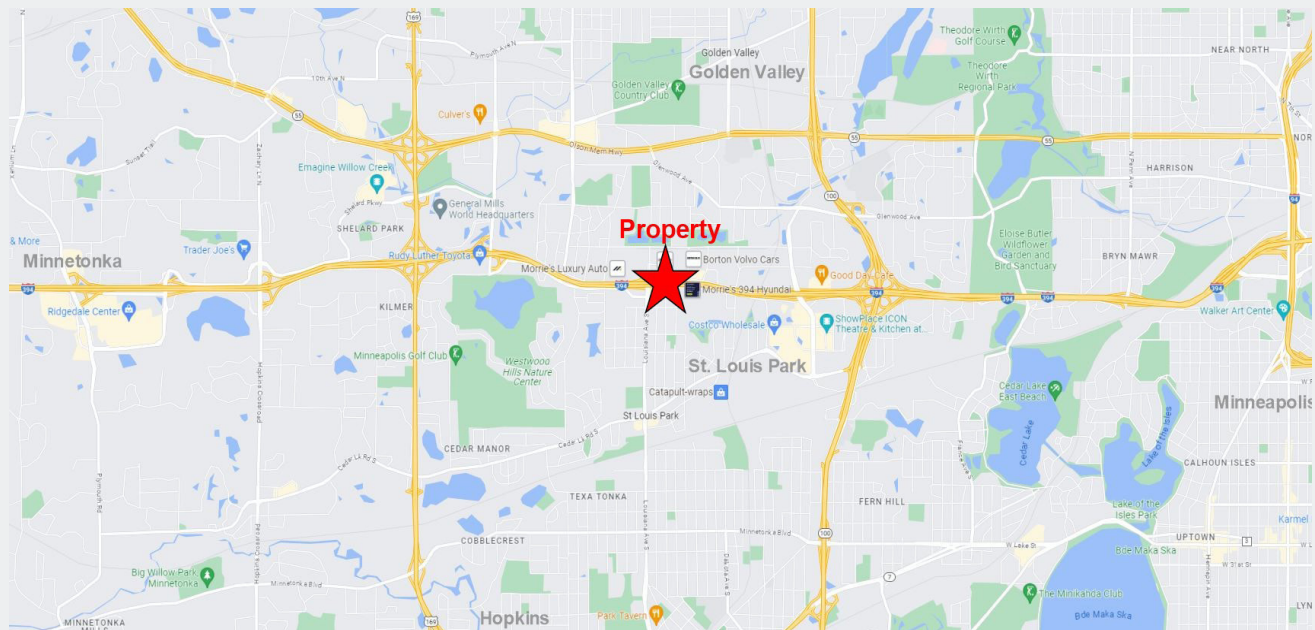
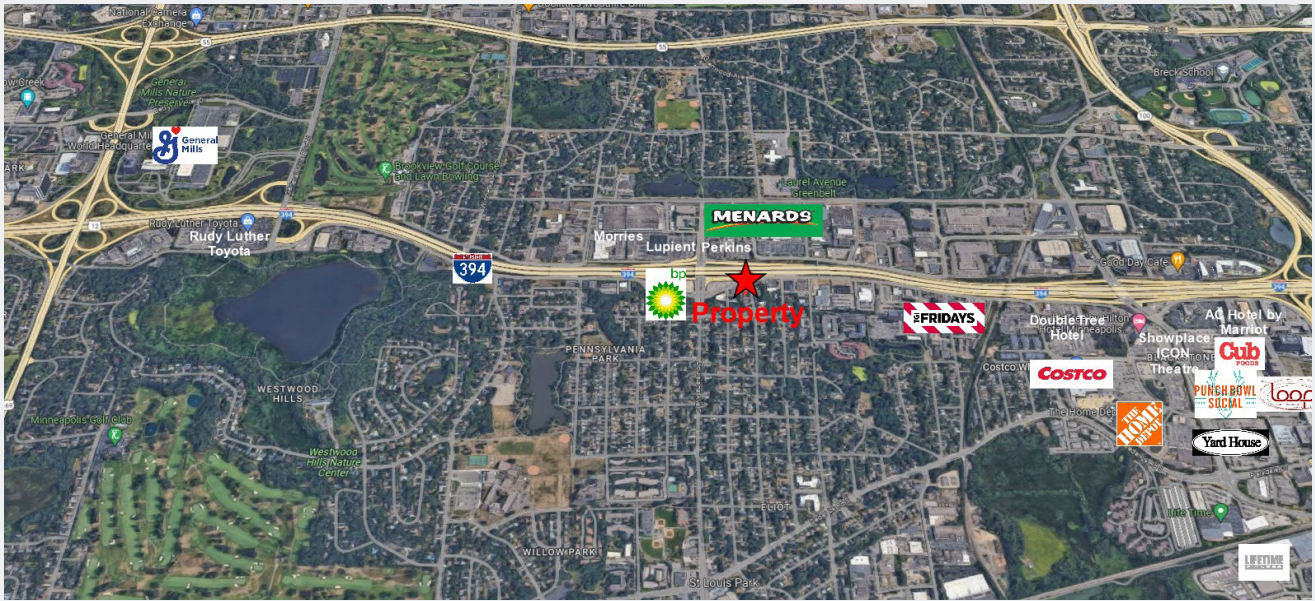

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Arrow Companies
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AERIAL & MAP

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PROPERTY FACTS

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BUILDING SIZE	4,000 SF
MAIN FLOOR PLAN	Office 1 - (12.4' x 11.3') Office 2 - (13.2' x 12.4') Conf. Room - (19' x 12.3') Storage Room - (9.3' x 10.4') Reception Area - (12.4' x 7.7') 2 Bathrooms - (8.10' x 4.7') Foyer Area - (19' x 12.3')
UPPER FLOOR PLAN	Office 1 - (9.6' x 12.3') Office 2 - (10.3' x 12.2') Office 3 - (8.6' x 10.8') Office 4 - (11.6' x 9.9') Workspace Area - (13.5' x 8.10') 2 Bathrooms - (8.10' x 4.7') Hallway - (10.8' x 7.8') Kitchen Area - (12.6' x 7.5') Meeting Room - (25.5' x 14') Storage Room - (14.8' x 11.6')
LOWER LEVEL FLOOR PLAN	Open Area - (13' x 12') Open Area - (12.3' x 12') Open Area - (13' x 11.6') Kitchen - (12.3' x 12.8') Bathroom - (13' x 5.10') Hallway / Electrical - TBD
YEAR BUILT	1966
PID #	05-117-21-42-0071 (Hennepin County)
2023 REAL ESTATE TAXES	\$18,105.30

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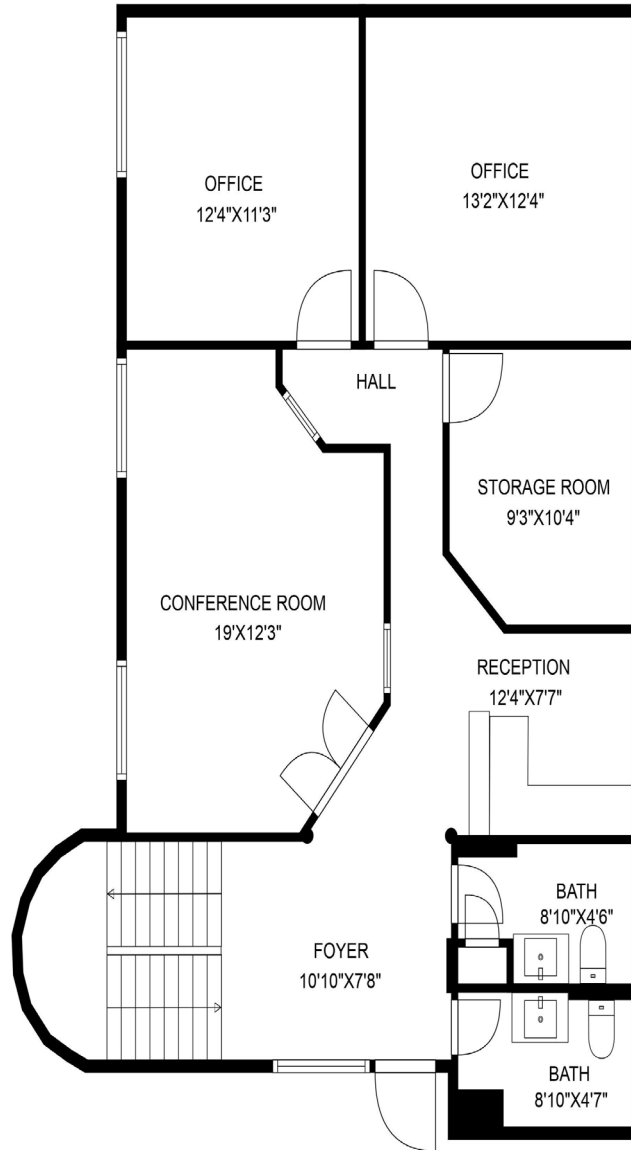
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**FLOOR PLAN
MAIN LEVEL**

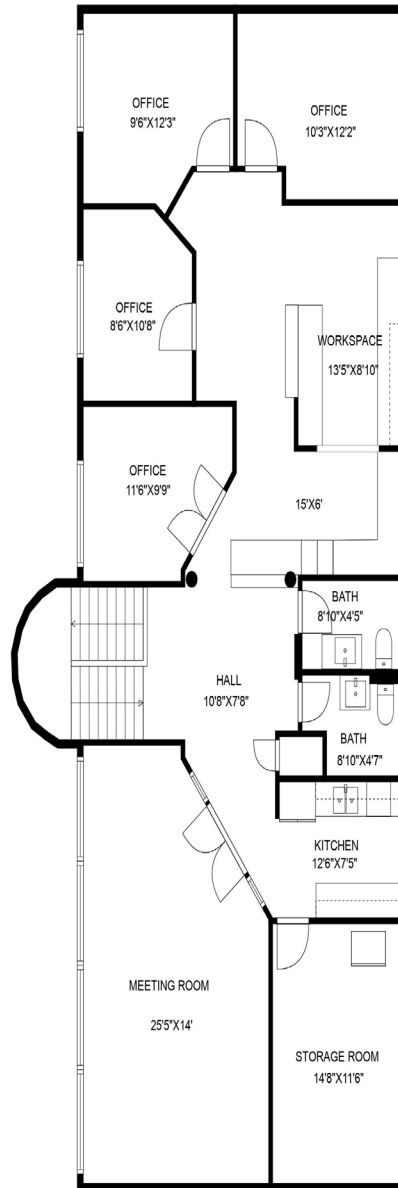
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SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

**FLOOR PLAN
UPPER LEVEL**

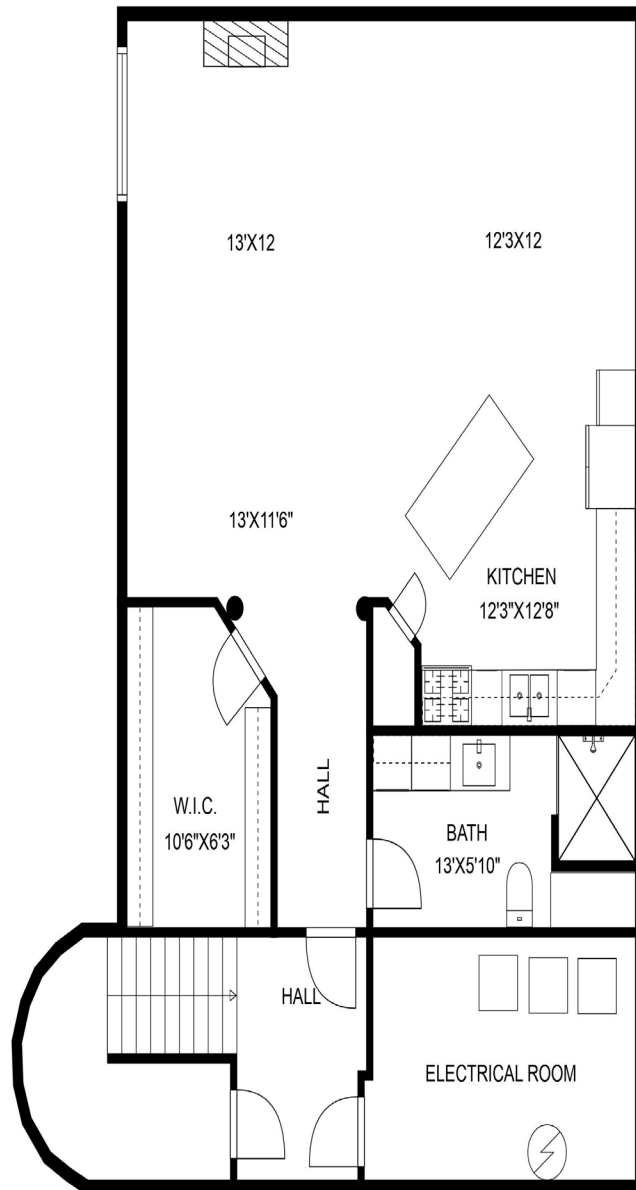
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**FLOOR PLAN
LOWER LEVEL**

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PHOTO GALLERY

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ST. LOUIS PARK INFO

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Why St. Louis Park

Looking for a place to start and grow your company? Moving your organization to a new location? The City of St. Louis Park is a great place for business; it's centrally located, economically vibrant and business friendly.

Central location

St. Louis Park is an inner suburb of the Twin Cities, located just west of Minneapolis. It's less than 5 miles from downtown and just 15 miles from the Minneapolis/St. Paul International Airport (MSP). It offers convenient, direct access to Interstate 394, U.S. Highway 169, State Highway 7 and State Highway 100, and close proximity to State Highway 62, making it ideal for efficient shipping and transportation. Coming in 2024, the SW light rail service will provide light rail access from Eden Prairie to Minneapolis. St. Louis Park will have 3 station: Beltline, Wooddale and Louisiana.

Vibrant economy

With a population of nearly 50,000 St. Louis Park is currently experiencing vigorous economic growth. Significant business investments are being made in the city. Particularity around the future SWLRT stations. The city is also home to trend-setting redevelopments, such as the national-award-winning Excelsior & Grand and the new West End.

Skilled workforce

The Twin Cities is consistently ranked among the top metropolitan areas for its skilled and productive labor force. Numerous colleges, universities and technical institutions provide employees of local businesses with opportunities for ongoing higher education and cooperative, customized and technical training.

Strong schools

All public schools in St. Louis Park have earned the National School of Excellence Award. This is one of the few suburbs where the city and school district share boundaries, which strengthens resident ties to the community. There are also nearly a dozen private and parochial school options within the city.

Arts, culture and recreation

St. Louis Park is a place that both business owners and employees like to call home. The city offers a wide variety of housing, services and retail shopping. It's also a great city for arts and culture, outdoor activities and plenty of things to do, including Westwood Hills Nature Center, The Rec Center, Veterans' Memorial Amphitheater, 51 parks and 24 miles of trails.

Committed to business growth

City government in St. Louis Park is responsive, efficient and committed to complementary business growth. The St. Louis Park Economic Development Authority (EDA) partners extensively with businesses by providing customized financing solutions to help defray extraordinary costs related to their projects.

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