

8800 Highway 7, St. Louis Park, MN

SPACENET
EQUITIES

51,577 SF | OFFICE | MEDICAL | RETAIL



8800 Highway 7 | St. Louis Park, MN



PROPERTY INFORMATION & HIGHLIGHTS

Building Size: 51,577 SF Total

Land Area: 4.4 Acres/191,621 SF

Stories /Floor Plates 4 Stories—First floor 18,000 sf / Floors 2-4 are 12,397 sf

Year Built: 1973 (re-modeled in 2021)

Elevator New in 2022—One on East Entrance

Parking: 211 Surface Stalls

Zoning: Office

2023 Taxes: \$148,816.82

Lease Rates: \$22 psf Full Service Gross

Demographics:	1 Mile	3 Miles	5 Miles
Population:	15,754	100,194	232,382
Average HH Income:	\$94,315	\$120,291	\$143,336
Average Age:	38	40	41



- Recently updated common areas and elevator.
- Suites as small as 900 sf on up to full building user of 51,000 sq ft available.
- First Floor is currently built out as a full service bank with drive-through, or could accommodate several smaller office, retail or medical tenants.
- Walking distance to Super Target and Knollwood Shoppes retail.
- Building Conf. room, Good parking, bust stop on site.
- Great views of Minnehaha Creek and nearby bike and walking trails.
- Prominent building signage with direct visibility to Highway 7.
- Central and safe location with immediate access to Hwy 7 and Hwy 169.



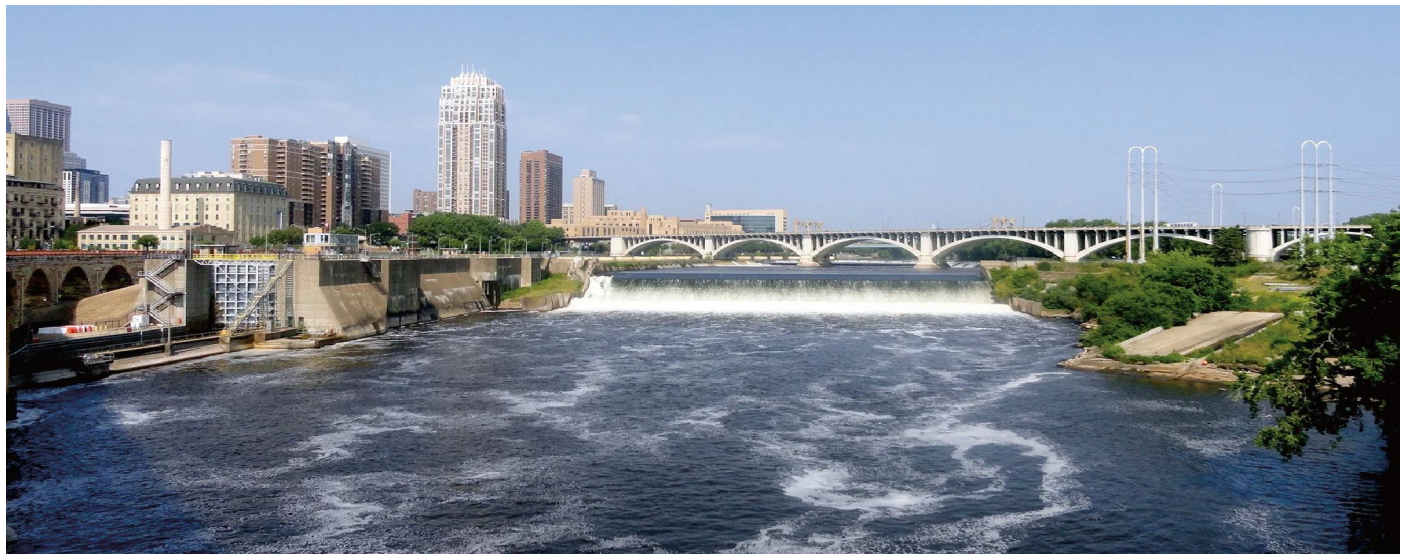
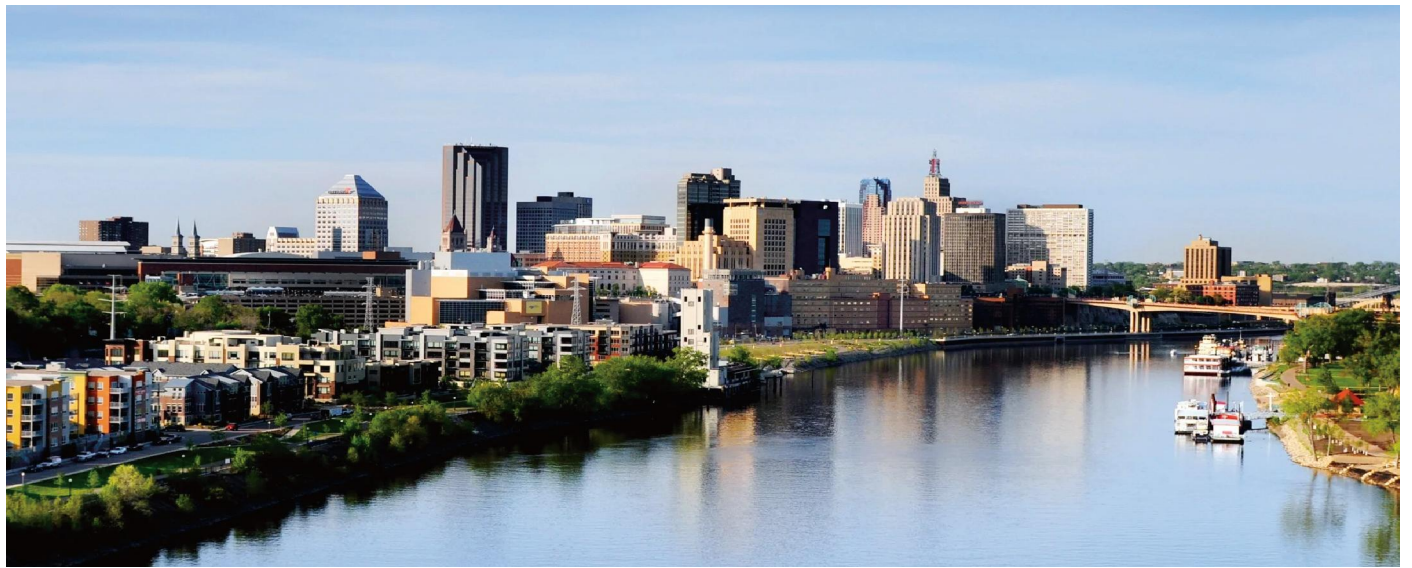
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Roof:	Built –Up -Annual Maintenance
Construction:	Steel Frame - Brick Construction
Lighting:	Fluorescent
Internet:	Comcast / Century Link
HVAC:	Roof Top Central A/C and Gas Furnace
Bathrooms:	One Set Per Floor
Parking Lot:	Asphalt
PID:	1811721340008
Utilities:	Electric—Xcel Energy - Gas-CenterPoint Energy



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