



**NOW
LEASING**
AVAILABLE EARLY 2020

BRIDGEWATER CORPORATE CENTER

4450 EXCELSIOR BOULEVARD | ST. LOUIS PARK, MN



 **Newmark
Knight Frank**



In the heart of St. Louis Park along active Excelsior Boulevard, Bridgewater Corporate Center provides the ideal and accessible location for the most discerning tenant. Located just minutes away from major retailers like Target, Trader Joes, CVS, and Starbucks, tenants have quick access to many conveniences. Along with being connected to great retailers, Bridgewater Corporate Center has direct access to Downtown Hopkins, St. Louis Park and Uptown Minneapolis and just a short drive to West End, Bass Lake Park, and Bde Maka Ska.



PROPERTY DETAILS

NEW CONSTRUCTION



four floors



Space Available:
4,000 SF - 19,733 SF

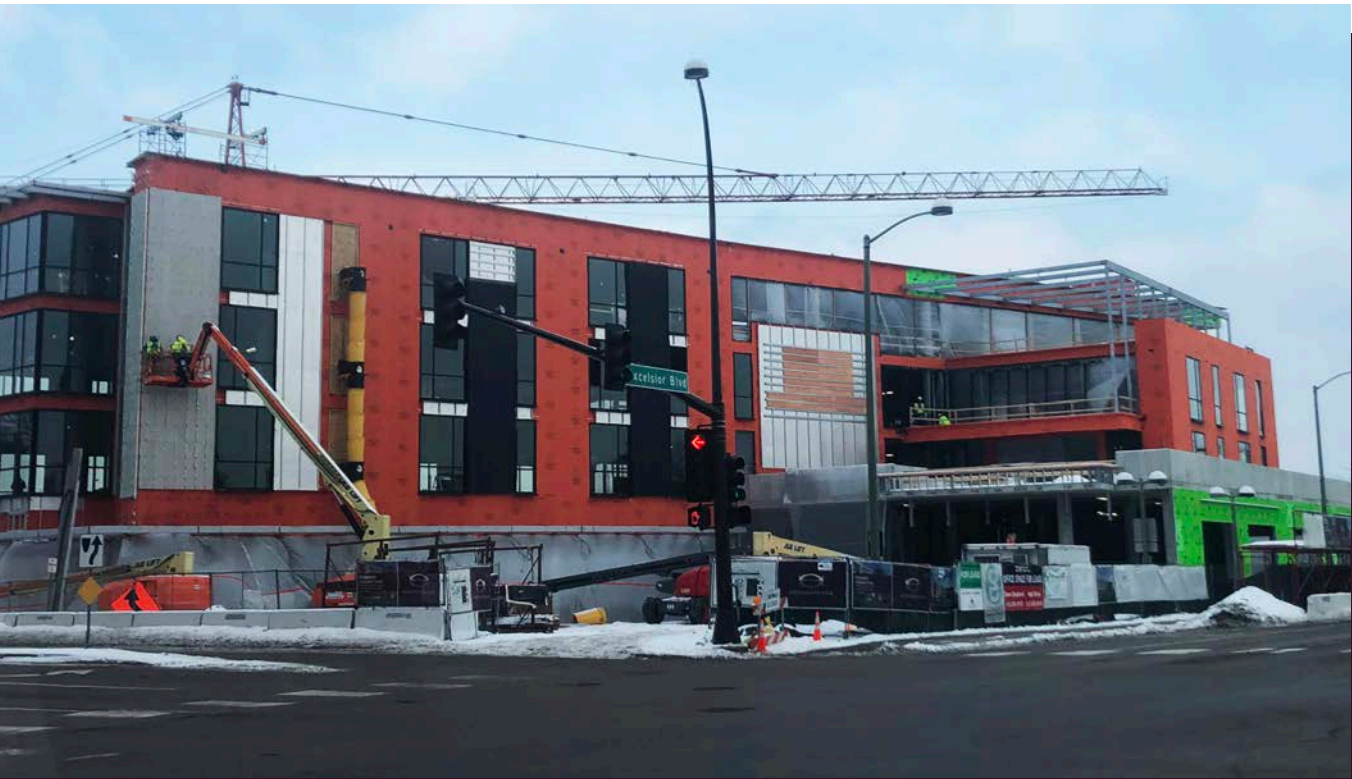


Lease Rate:
\$24.00



Estimated OPEX:
\$14.26/SF





HIGHLIGHTS



Private 4th
Floor Deck



Shared Outdoor
Plaza



Covered
Parking



Electric Vehicle
Charging Station



Close Proximity to
Parks & Bike Paths



On-site
Restaurant &
Retail

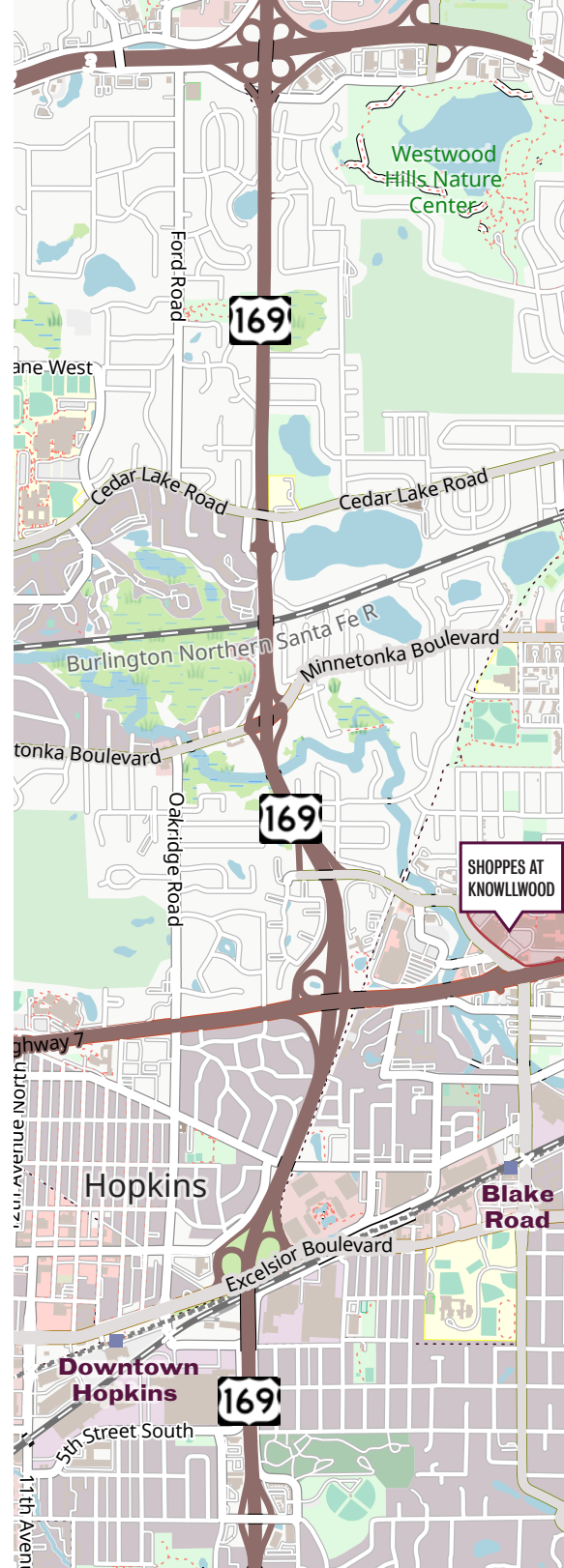


Bike Storage



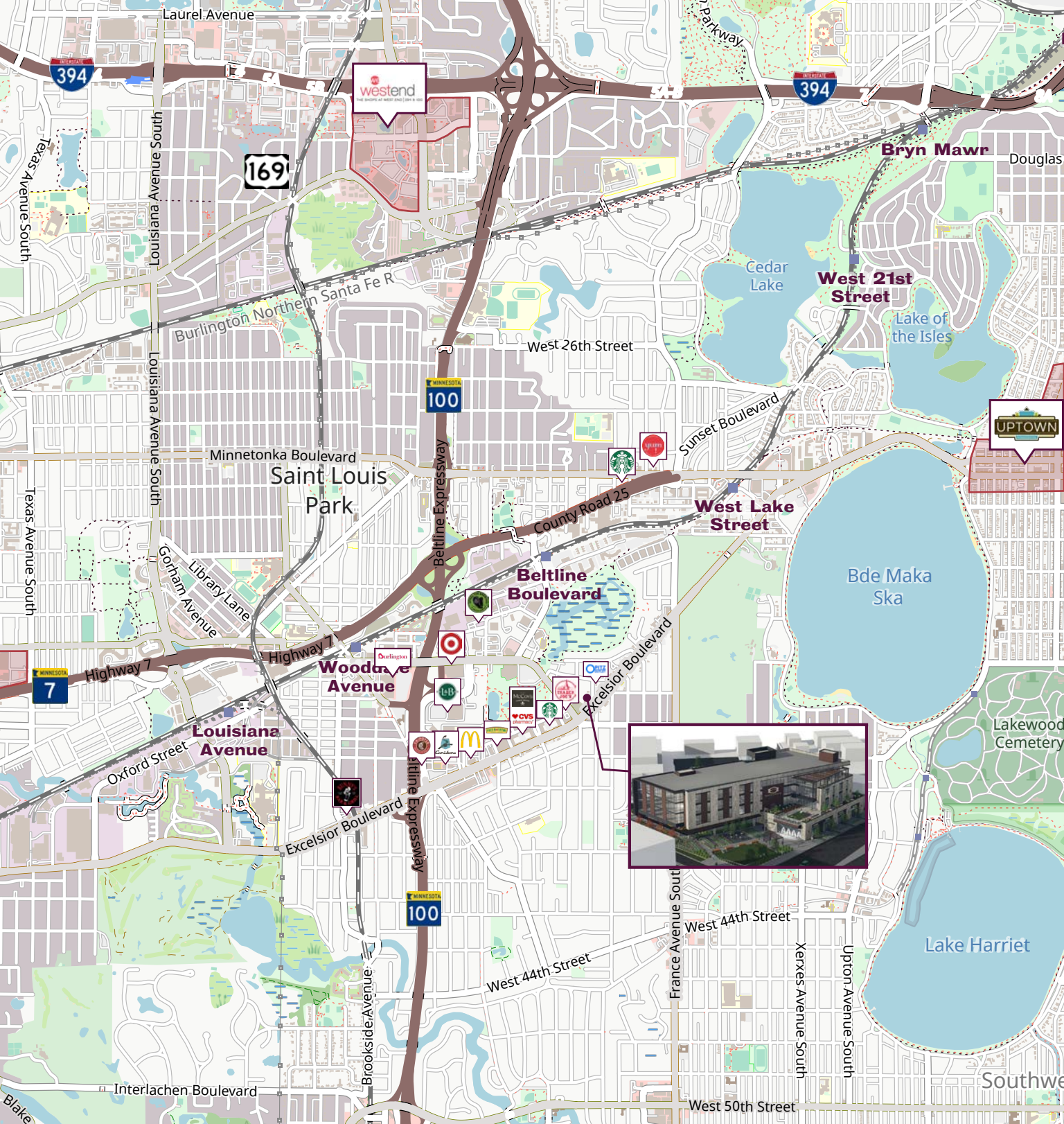


AMENITIES



PARKS

- Bass Lake Park
- Lake Harriet
- Bandshell Park
- Berry Park
- Carpenter Park
- Fern Hill Park
- Meadowbrook Park
- West Hills Nature Center



RESTAURANTS & COFFEE SHOPS

- Red Cow
- Chipotle
- Caribou Coffee
- Bunny's Bar & Grill
- Tilia
- Broaders Pasta Bar
- Starbucks
- McCoy's Public House
- Boston Market
- My Burger
- Yum! Kitchen & Bakery
- Dunn Bros. Coffee
- Honey & Rye Bakehouse



RETAIL

- Lunds & Byerlys
- Target
- CVS
- Knollwood Mall
- Opitz
- Trader Joes
- Miracle Mile Shopping Center
- Fresh Tyme
- Slumberland Furniture
- Shoppes at Knollwood
- Shops at West End



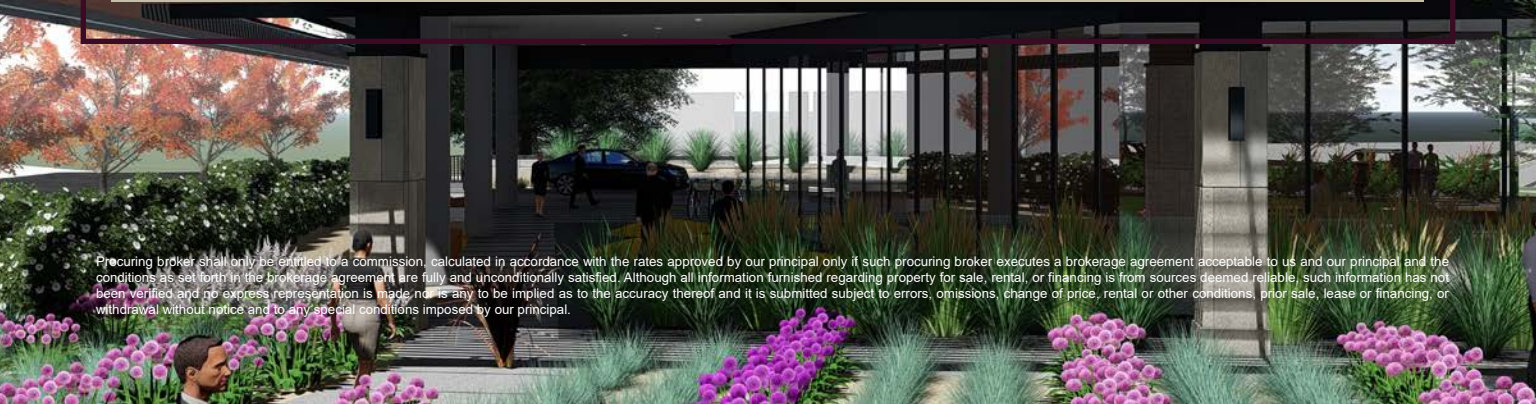
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