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# FOR LEASE

Via  
Highway 7 & West 36<sup>th</sup> Street  
ST. LOUIS PARK, MN



**Offered Exclusively By:**  
Rich Yablonsky, CCIM, SIOR  
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## Specification Sheet

5865/5875 State Highway 7  
St. Louis Park, MN 55416

<b>RETAIL SPACE AVAILABLE:</b>	5,500 square feet
<b>DIVISIBLE TO:</b>	2,700 square feet
<b>YEAR OF CONSTRUCTION:</b>	2020
<b>NET RENTAL RATE:</b>	\$30.00 per square foot annually
<b>OPERATING EXPENSES (2020 est.):</b>	\$12.00 per square foot annually

### ADDITIONAL COMMENTS:

- Environmentally conscious development with live and work space
- Located adjacent to a future Southwest light rail station
- Bicycle friendly location on the Cedar lake trail
- Perfect retail location for a bike shop or other eco-friendly business
- Available in 2020!

*Please call for more information:*

**Rich Yablonsky, CCIM, SIOR**  
**(763) 231-0282**

