



Park Glen Business Center West - SUITE 4800

4800 Park Glen Road
Minneapolis, Minnesota 55416

Property Highlights

- IMMEDIATELY AVAILABLE - 4,957 SF Total
- Turn-Key Office & Warehouse - Fully Conditioned
- 3,233 SF Office Space with six (6) private offices.
- 1,724 SF Warehouse Space
- Two (2) Drive-in Doors

Offering Summary

Asking Lease Rate:	\$11.49 SF / yr (NNN) Blended
Additional Rent (Estiamted):	\$1.69 / SF CAM \$3.02 / SF Tax \$4.71 / SF Total

For More Information

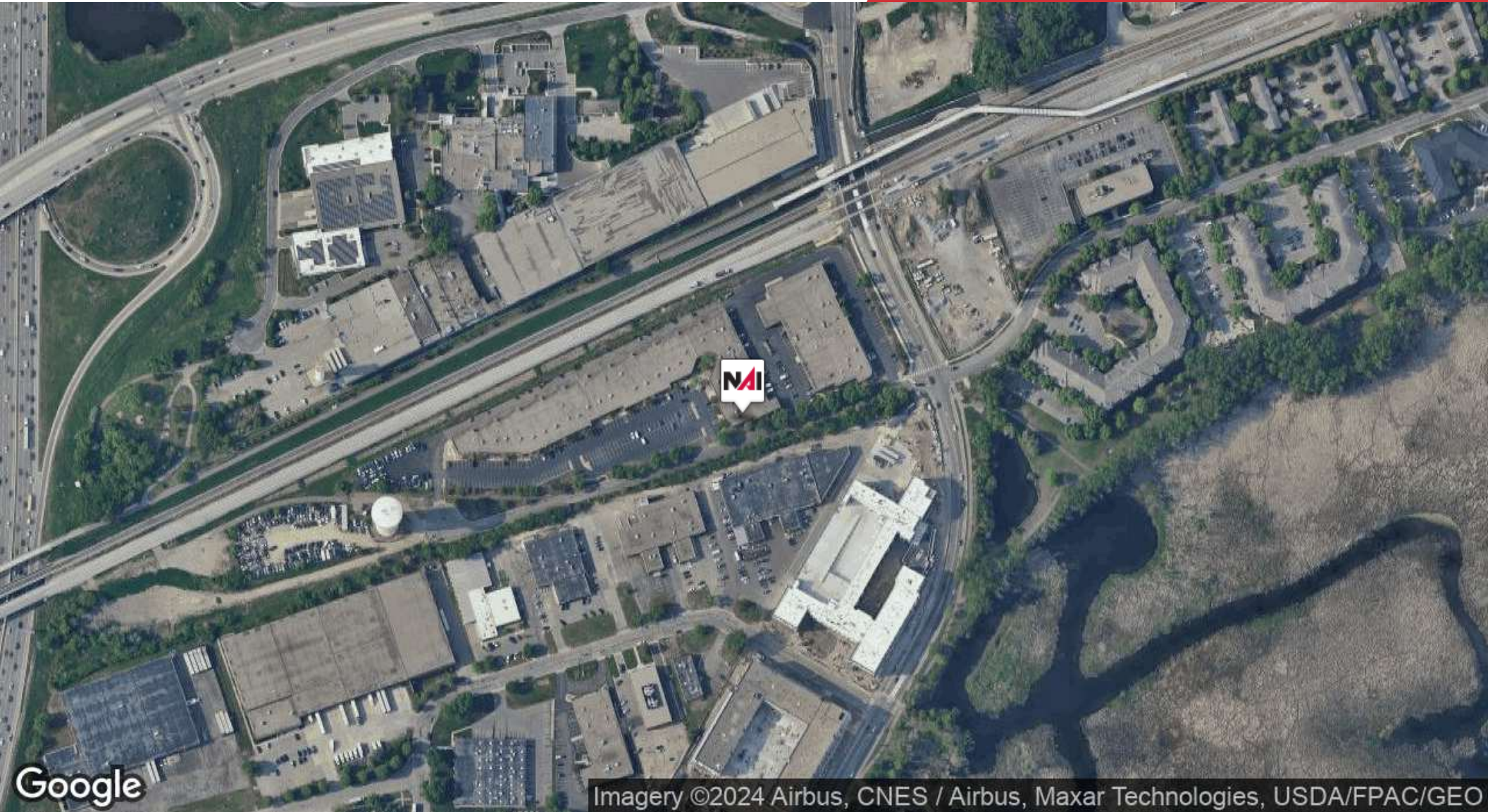
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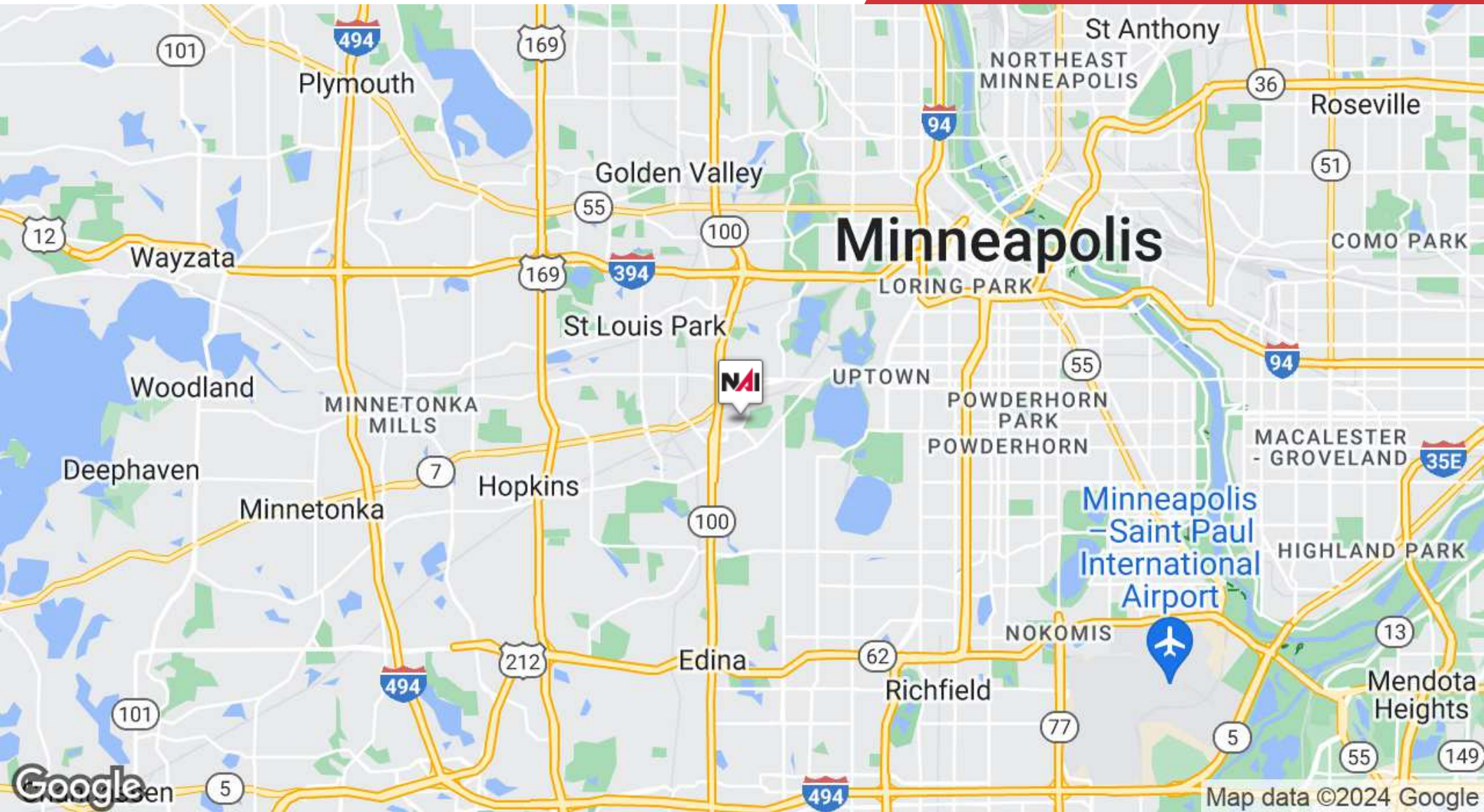


Google

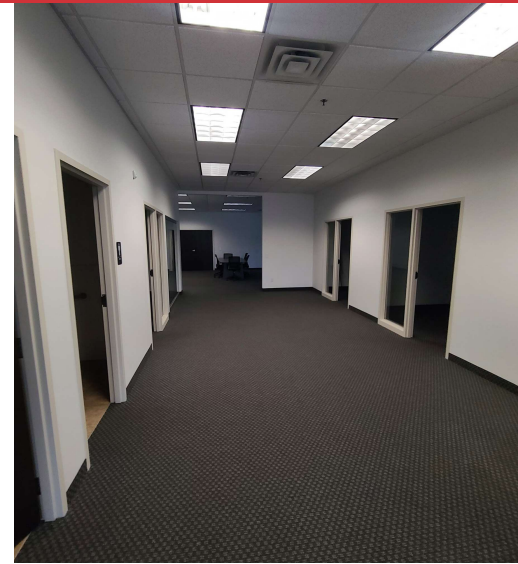
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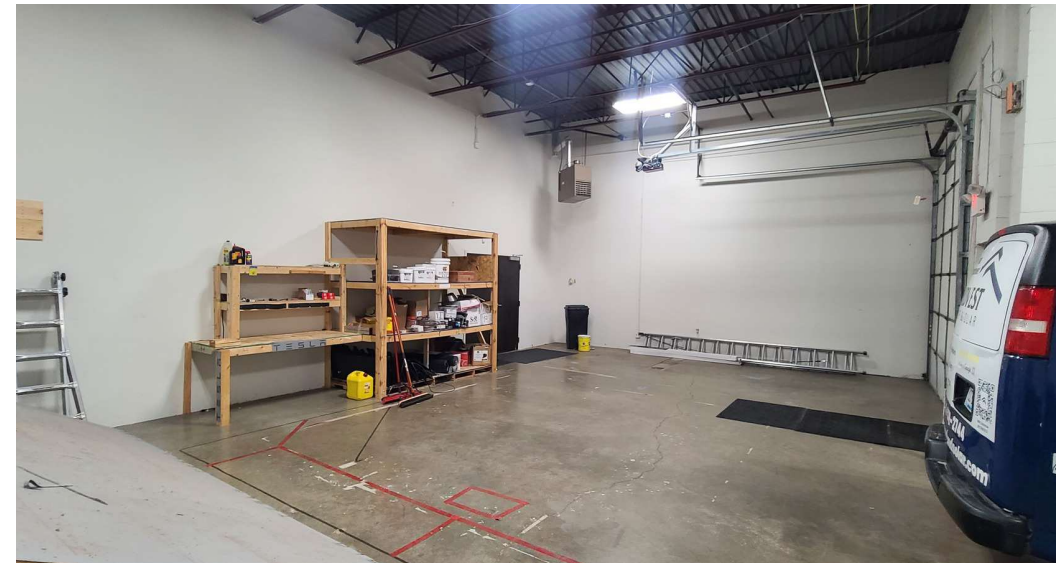
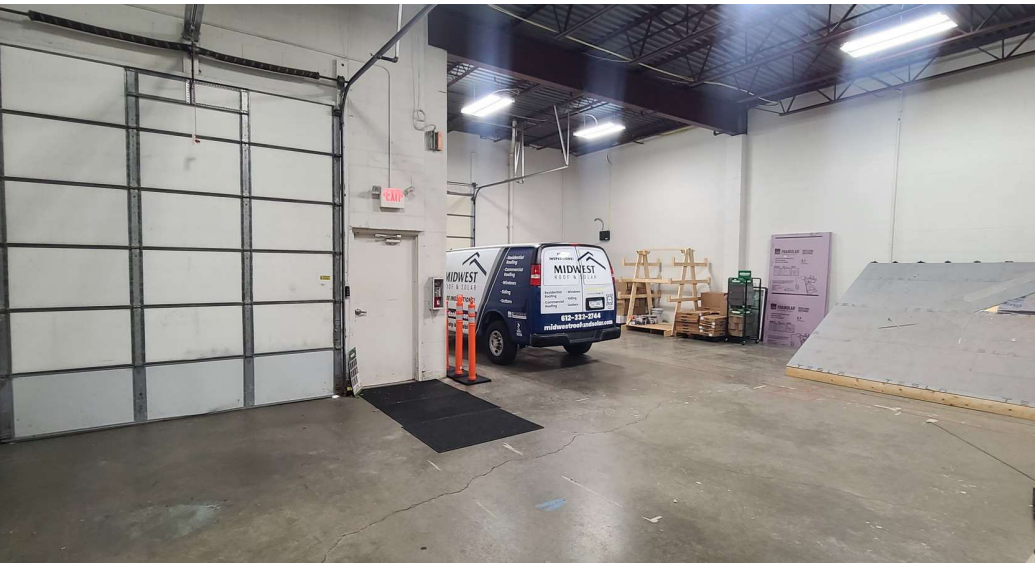
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	837	4,407	16,673
Average Age	42	39	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	532	2,631	8,702
# of Persons per HH	1.6	1.7	1.9
Average HH Income	\$84,269	\$97,120	\$136,956
Average House Value	\$438,315	\$471,737	\$525,658

Demographics data derived from AlphaMap

