



FOR SALE OR LEASE

# Silver Lake Plaza

4001 Stinson Blvd., St. Anthony, MN 55421

**BROKER BONUS**  
**\$1.50/RSF PER LEASE YEAR**



## Up to 33,252 SF AVAILABLE

### Property Highlights

- Class B office/medical space
- Ample parking for tenants and guests
- Building upgrades taking place now
- Convenient location - surrounded by major highways: I-94, I-694, I-35W & Hwy. 36



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#### Tom Stella

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#### Cushman & Wakefield

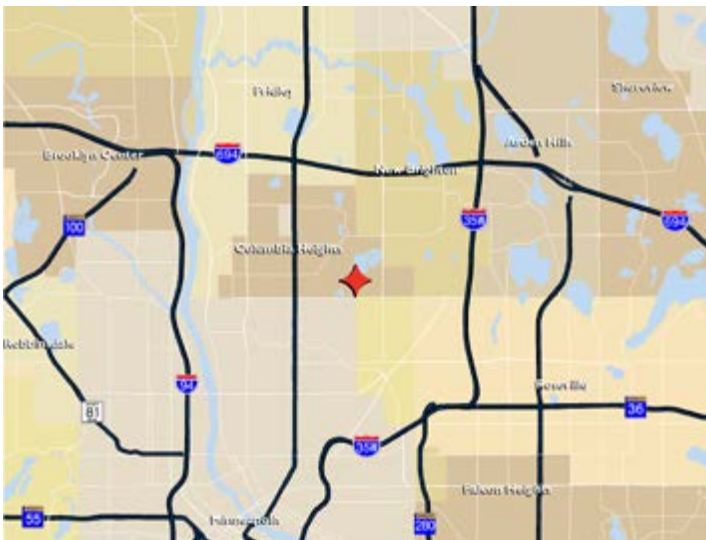
1400 IDS Center | 80 S 8th Street  
Minneapolis, MN 55402  
[cushmanwakefield.com](http://cushmanwakefield.com)



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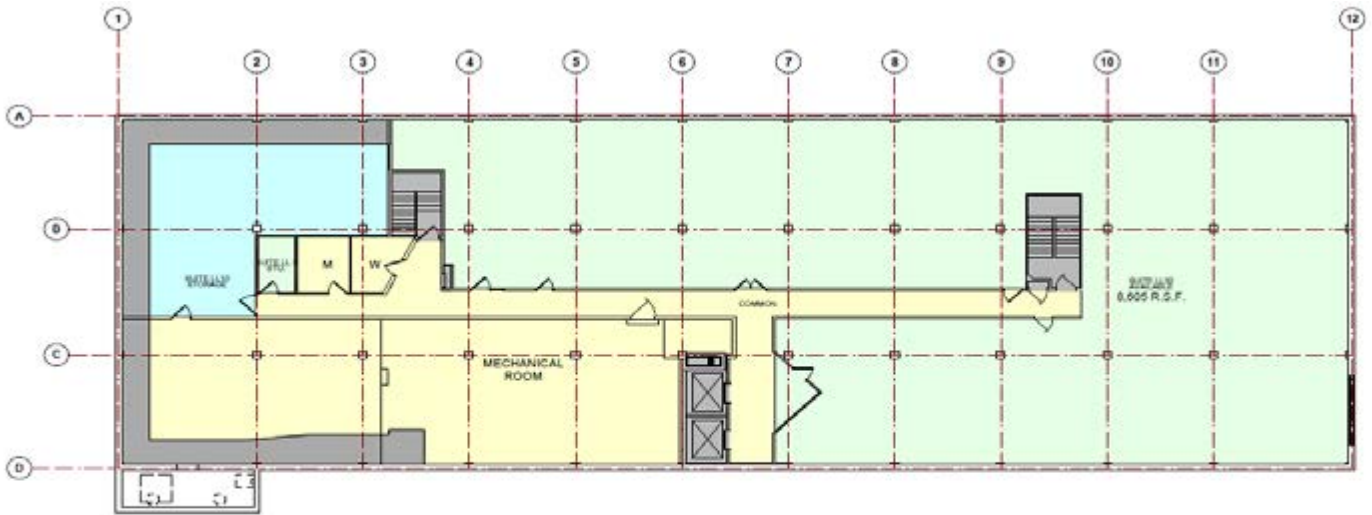


BUILDING INFORMATION	
BUILDING SIZE	58,448 sq. ft.
YEAR BUILT/RENOVATED	1966 / 2005 / 2015
# OF FLOORS	4
AVAILABLE SQ. FT.	523 - 33,252
PARKING	Free ample parking
LEASE RATE	\$6.00 - \$8.00 Net psf
2019 ESTIMATED TAX & OPER. EXP.	\$10.09 per sq. ft.
SALE PRICE	Negotiable

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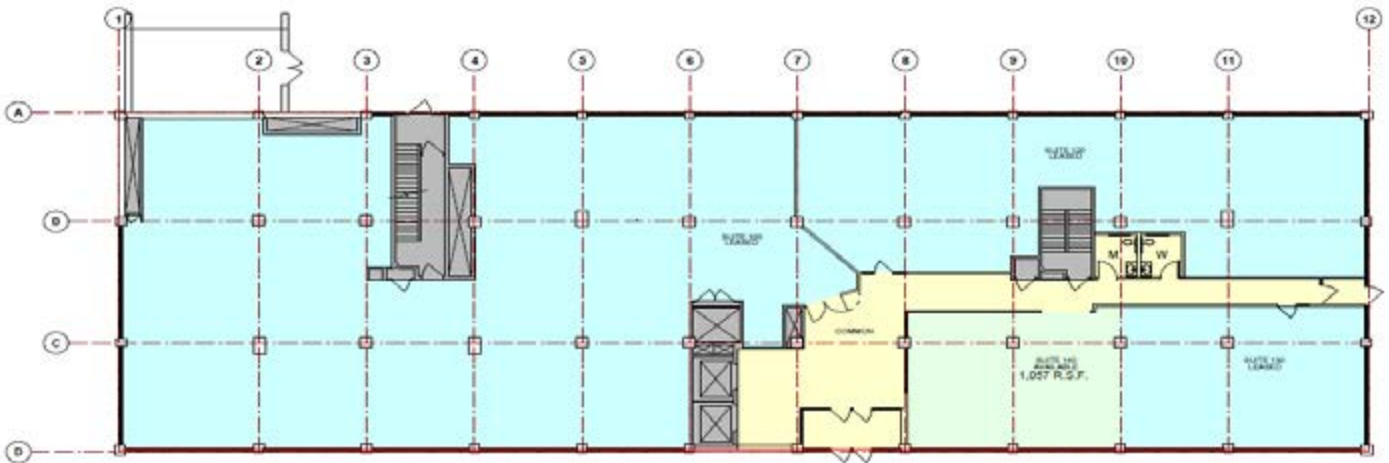
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**BASEMENT PLAN**

SCALE: NONE, REFERENCE PLAN ONLY

JANUARY 22, 2019



**FIRST FLOOR PLAN**

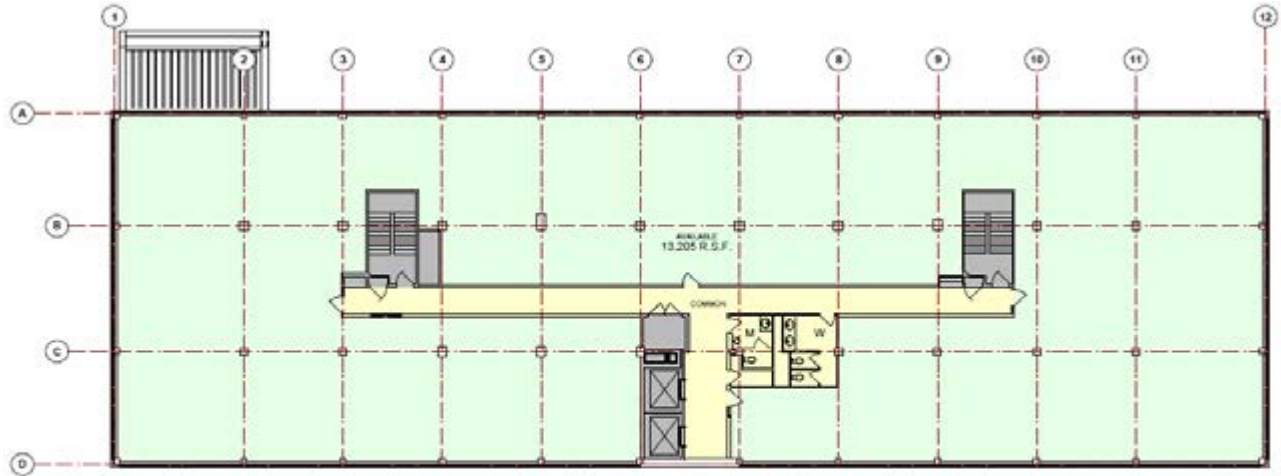
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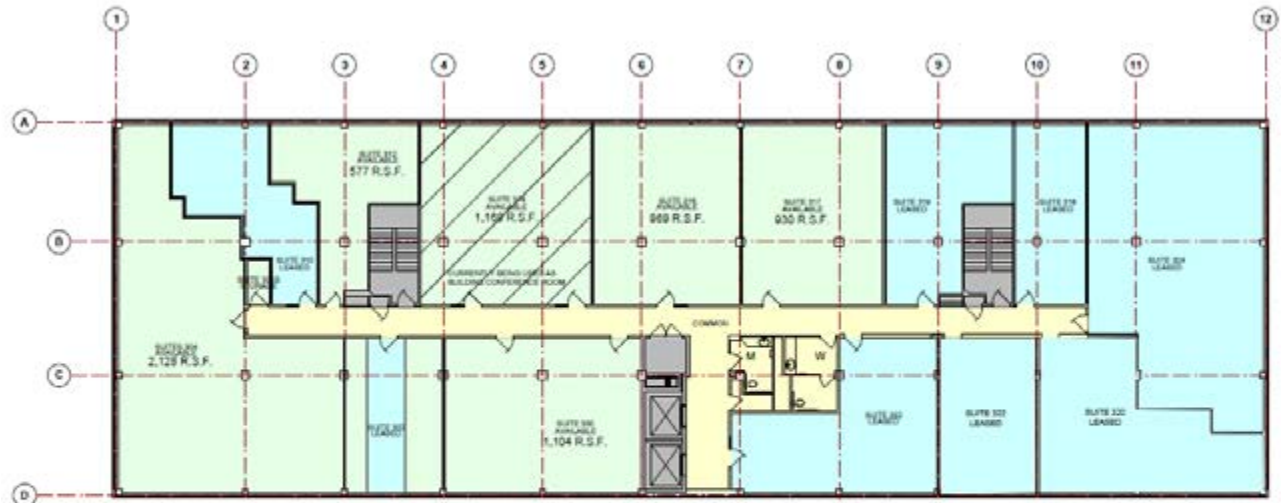
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**SECOND FLOOR PLAN**  
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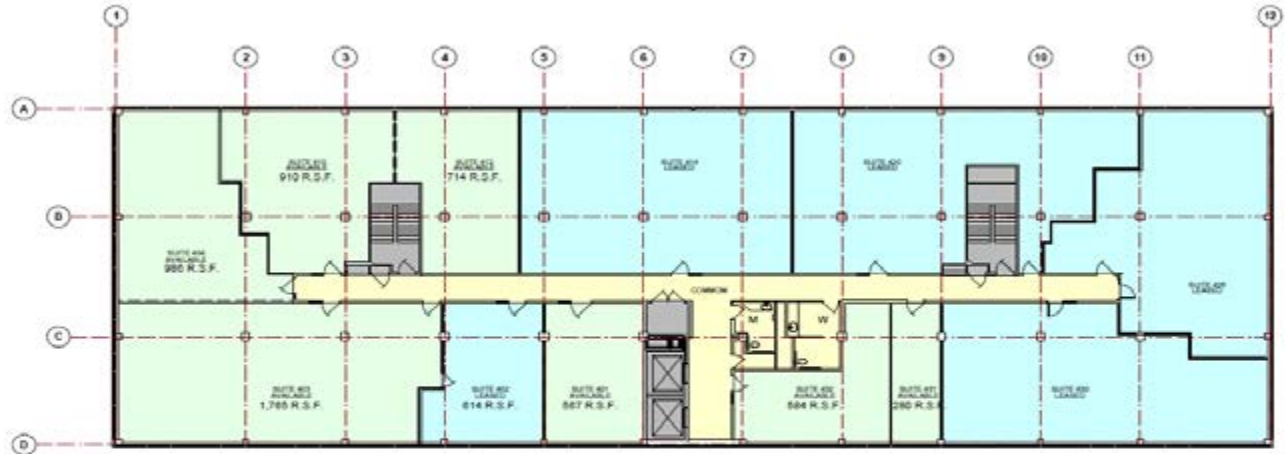
**THIRD FLOOR PLAN**  
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**FOURTH FLOOR PLAN**

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