

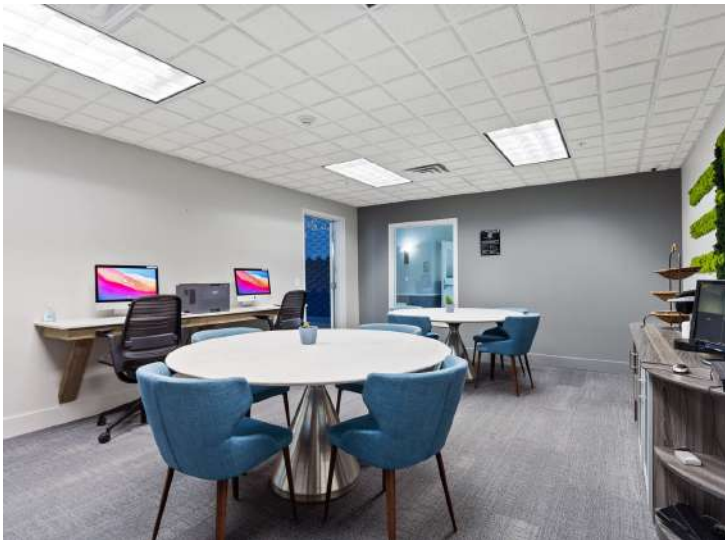


7201 Walker Street | St. Louis Park, MN 55426

Move-In Ready Office Space For Lease for \$15 PSF Gross!

Space Available:

- Suite 20: 3,400 sf
- Gross Lease Rate: \$4,250/month



Highlights and Features:

- Central St. Louis Park location
- Easy access from Highway 7
- Close to many area shops and restaurants
- 8 offices
- Reception area
- Large conference room
- Kitchenette
- 24-hour state of the art gym access
- Cycle Studio
- Event space available for use at no charge
- Free parking

Demographics and Traffic Counts:

- Average Household Population: 1 mile - 7,598, 3 miles - 64,284 and 5 miles - 145,439
- Average Household Income: 1 mile - \$65,637, 3 miles - \$85,289 and 5 miles - \$95,053
- Highway 7 - 36,000 vpd, Walker St - 3,700 vpd, Frontage Road - 3,103 vpd



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Amenity Photos



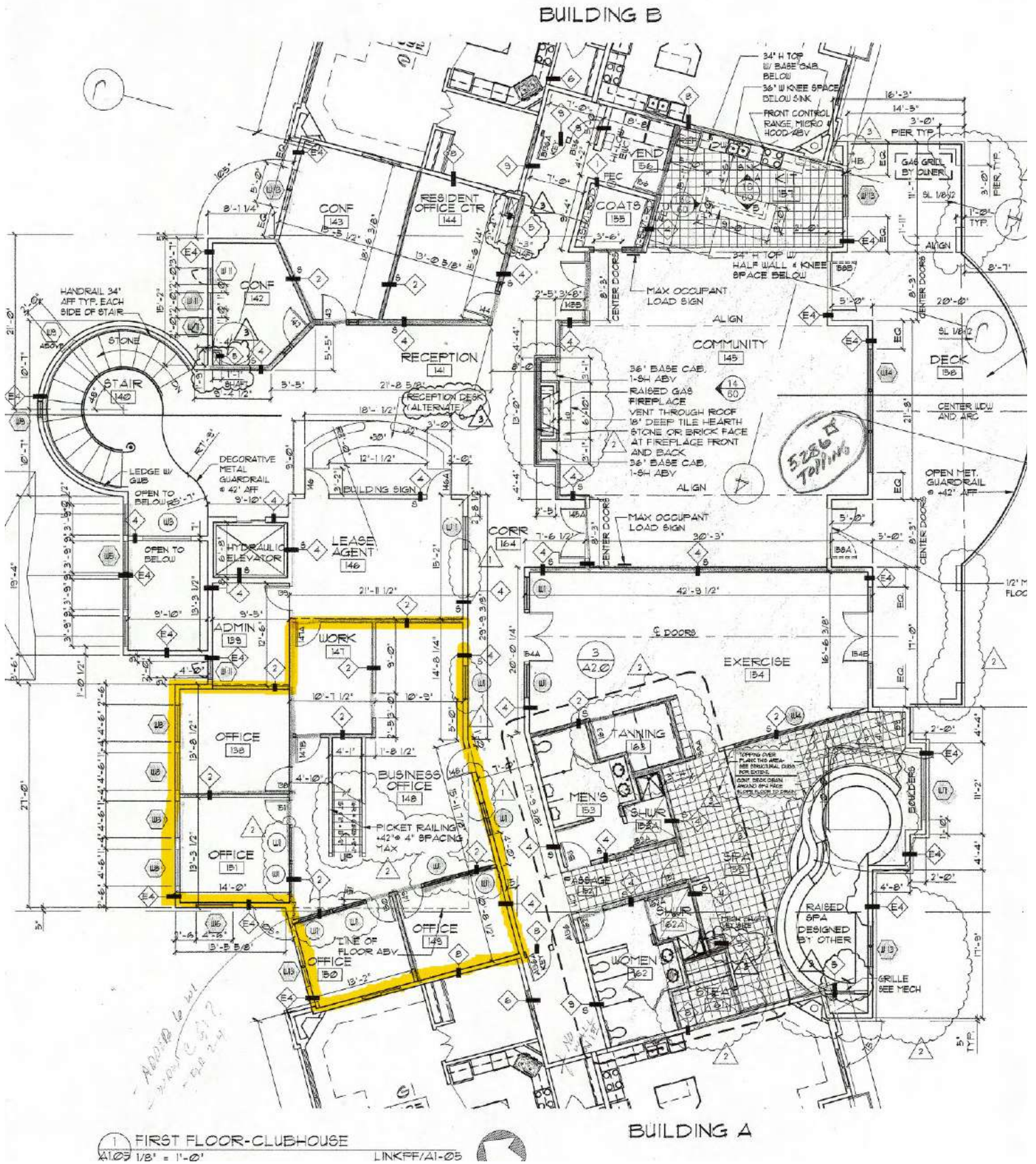
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Interior Photos



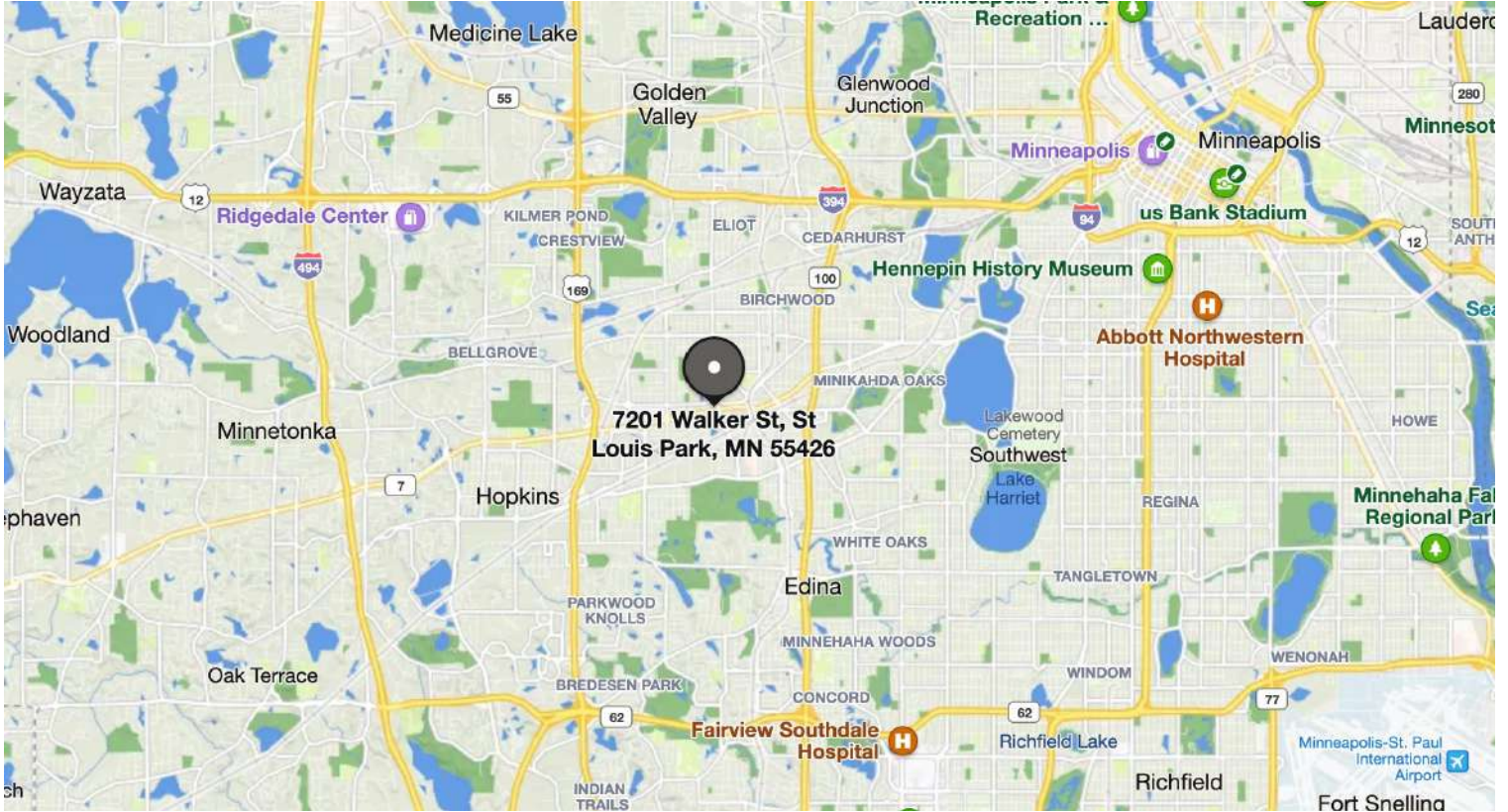
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Space Plan

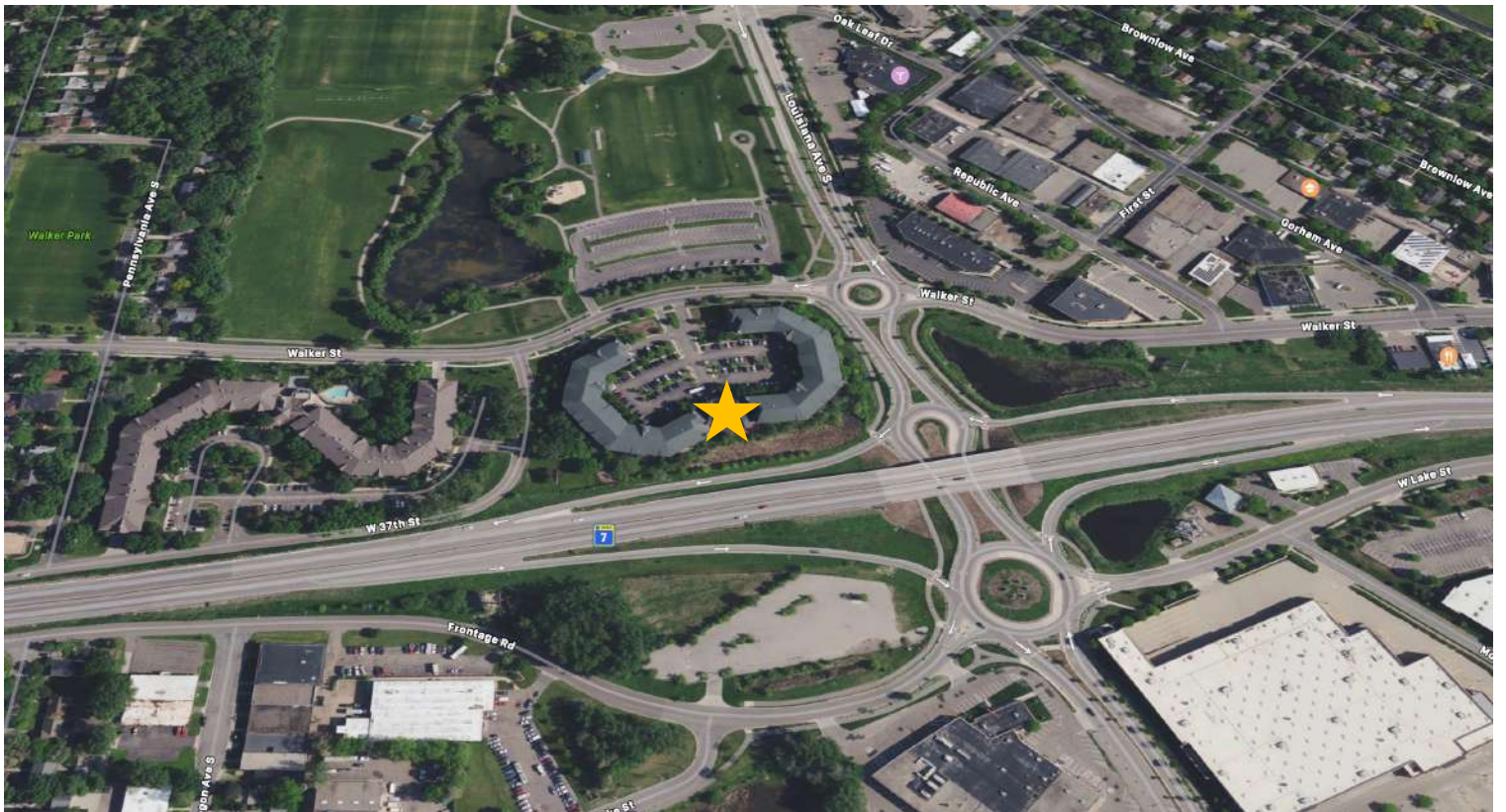


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Map



Aerial



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