



# Office Opportunity

**Claire Roberts, SIOR**

Vice President  
+1 952 897 7763  
claire.roberts@colliers.com

---

1600 Utica Ave. S, Suite 300  
St. Louis Park, MN 55416  
P: +1 952 897 7700  
colliers.com

## 4931 W 35th Street St. Louis Park, MN

For Lease: Suite 300; 3,120 SF

### Property details

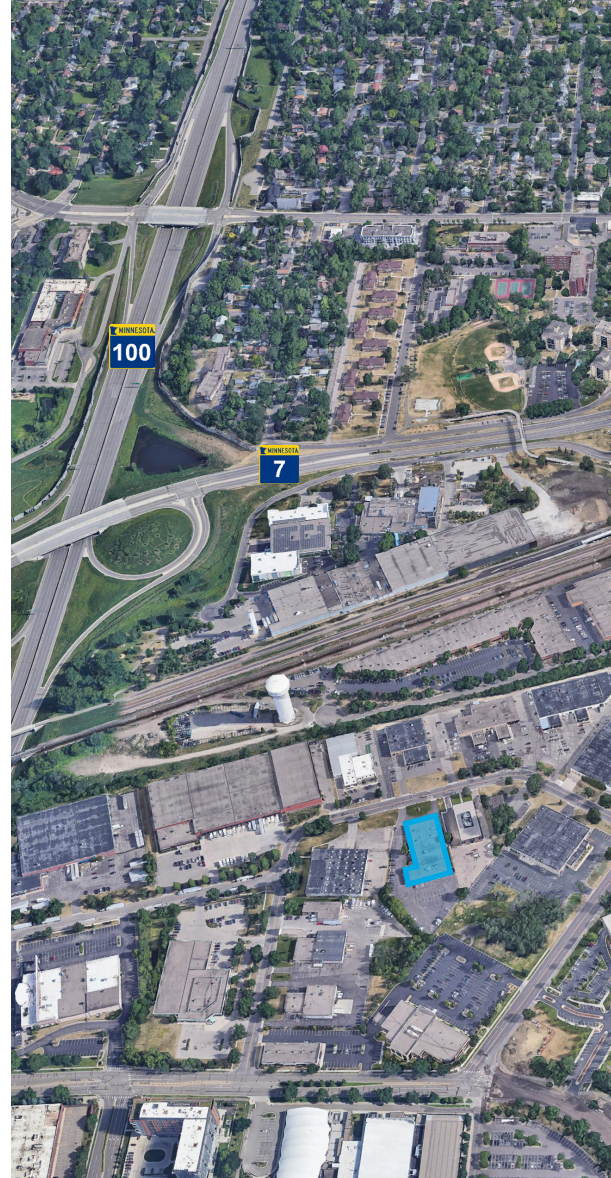
- Single-story professional office space
- Contemporary open ceiling
- Mezzanine space for storage included
- Building patio + grilling area available for tenant use
- Monument + suite signage available
- Responsive on-site management
- Abundant, free surface parking adjacent to suite entry
- Great location near the intersection of Hwy 100 and Hwy 7
- Adjacent to the Greenway; great for walking and biking
- Within walking distance to Target, Lund's & Byerly's, US Post Office, and the Excelsior & Grand shopping area
- Direct proximity to new lightrail station
- Available immediately

Copyright © 2021 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# For Lease

## Property Overview

Location:	4931 W 35th Street, St Louis Park, MN 55146
Building Size:	20,200 SF
Site Area:	1.79 acres
Available Area:	Suite 300: 3,120 SF
Parking:	103 surface spaces
Gross Rental Rate:	\$22.50 PSF
*Includes all utilities	



## Floor Plan



# Property Gallery

