



6730 Walker Street

SALE OFFERING
Minneapolis-St. Paul / 2018



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Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

EXECUTIVE SUMMARY



BUILDING SUMMARY

6730 Walker Street is a 5,470 square foot two level office building that was constructed in 1950. The building is located on a 0.24 acre site on the southwest corner of Gorham Avenue and Walker Street in St. Louis Park, Minnesota. Excellent building for an owner/user.

FINANCIAL SUMMARY

Offering Price:	\$499,000
2018 Taxes:	\$18,423.11

BUILDING FEATURES

- > Updated, attractive finishes throughout.
- > Three bathrooms; one ADA accessible on first floor.
- > Large executive offices with large windows.
- > Approximately 1,000 SF of storage/warehouse space.
- > Private, off-street parking for 10 cars. Plenty of on-street parking in front of the building.
- > Near recently re-developed Shops of Knollwood.
- > Easy access to Highway 7, 169 and 100.
- > Building signage opportunity.

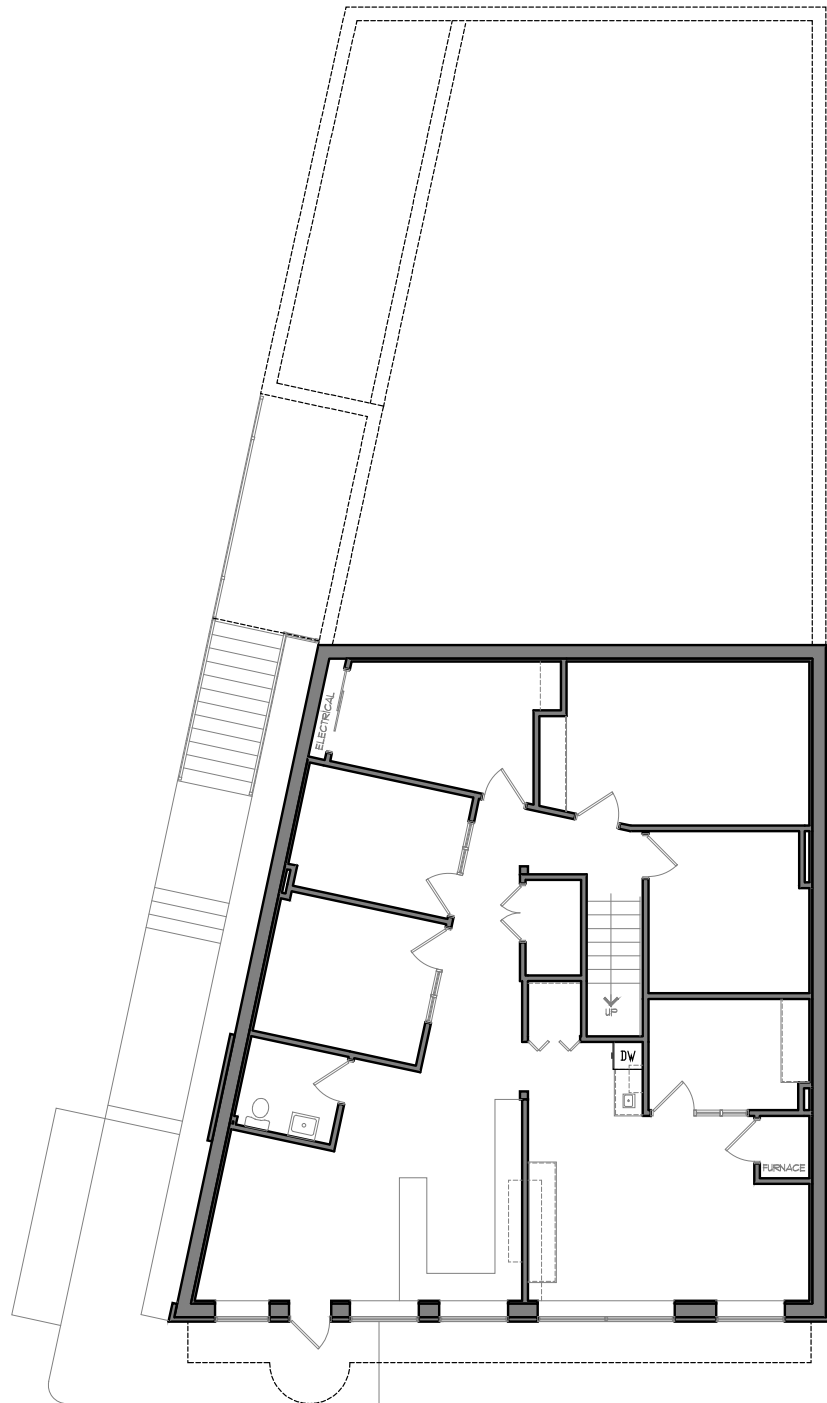
AERIAL MAP



PARCEL AERIAL



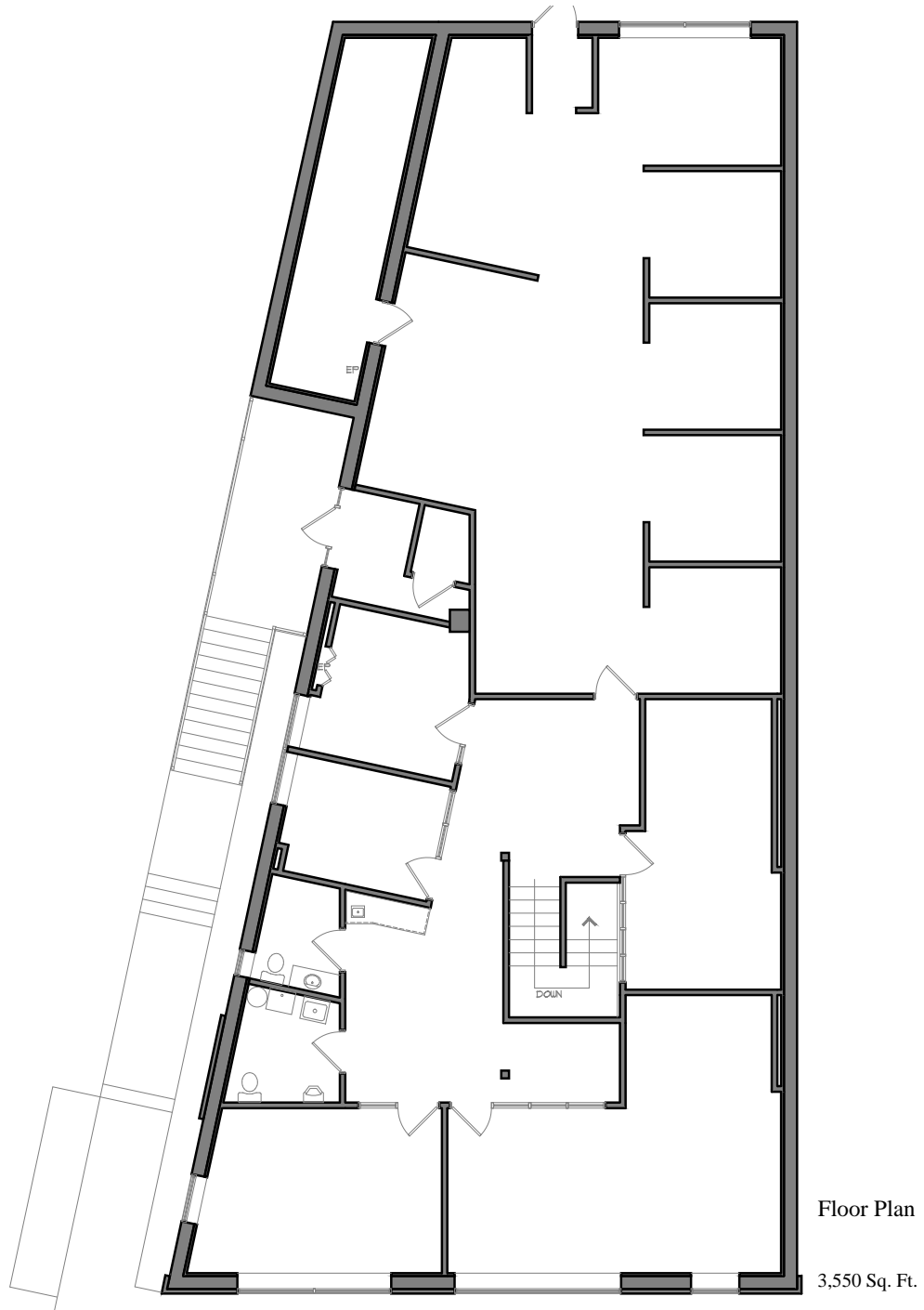
FLOOR PLAN: 1ST FLOOR



Floor Plan

1,920 Sq. Ft.

FLOOR PLAN: 1ST FLOOR



PROPERTY PHOTOGRAPHS



Exterior



Exterior

PROPERTY PHOTOGRAPHS



Interior Office



Interior

PROPERTY PHOTOGRAPHS



Interior



View

PROPERTY PHOTOGRAPHS

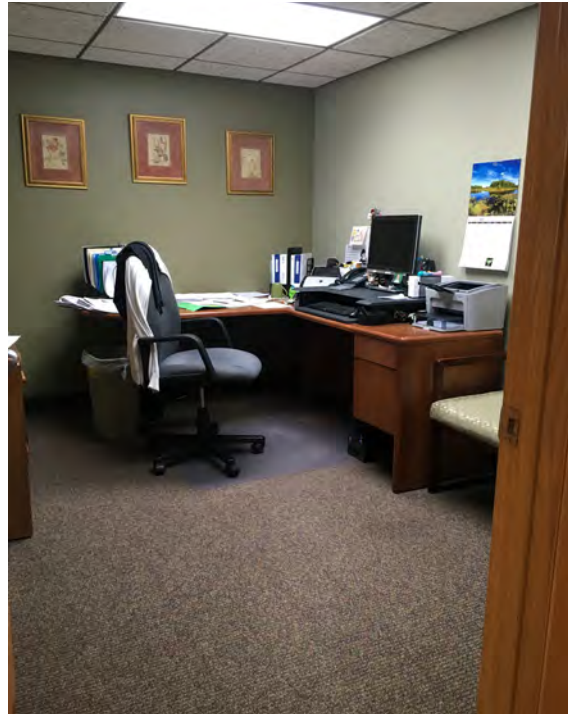


Interior



Interior

PROPERTY PHOTOGRAPHS



Interior



Interior

PROPERTY PHOTOGRAPHS



Interior - Warehouse



View



REAL ESTATE INFORMATION

BELOW IS A SUMMARY OF INFORMATION CONCERNING MARKET VALUE AND REAL ESTATE TAXES FOR SUBJECT PROPERTY

PROPERTY IDENTIFICATION NUMBER

17-117-21-41-0020

COUNTY

Hennepin

LEGAL DESCRIPTION

Lots 40 to 44 Incl. Block 174

PARCEL SIZE

10,331 sq feet or 0.24 acres

ZONING

Commercial Preferred

2018 REAL ESTATE TAXES

\$18,423.11

Information obtained from Hennepin County Property Tax Records



BUILDING INFORMATION

PROPERTY ADDRESS

6730 Walker Street
St. Louis Park, MN 55426

OFFERING PRICE

\$499,000

YEAR BUILT

1950

BUILDING SIZE/STORIES

5,470 square feet (gross building area)
Two stories
Main level: 1,920 square feet
Upper level: 3,550 square feet

APPROXIMATE PARCEL SIZE

0.24 Acres
(10,331 square feet)

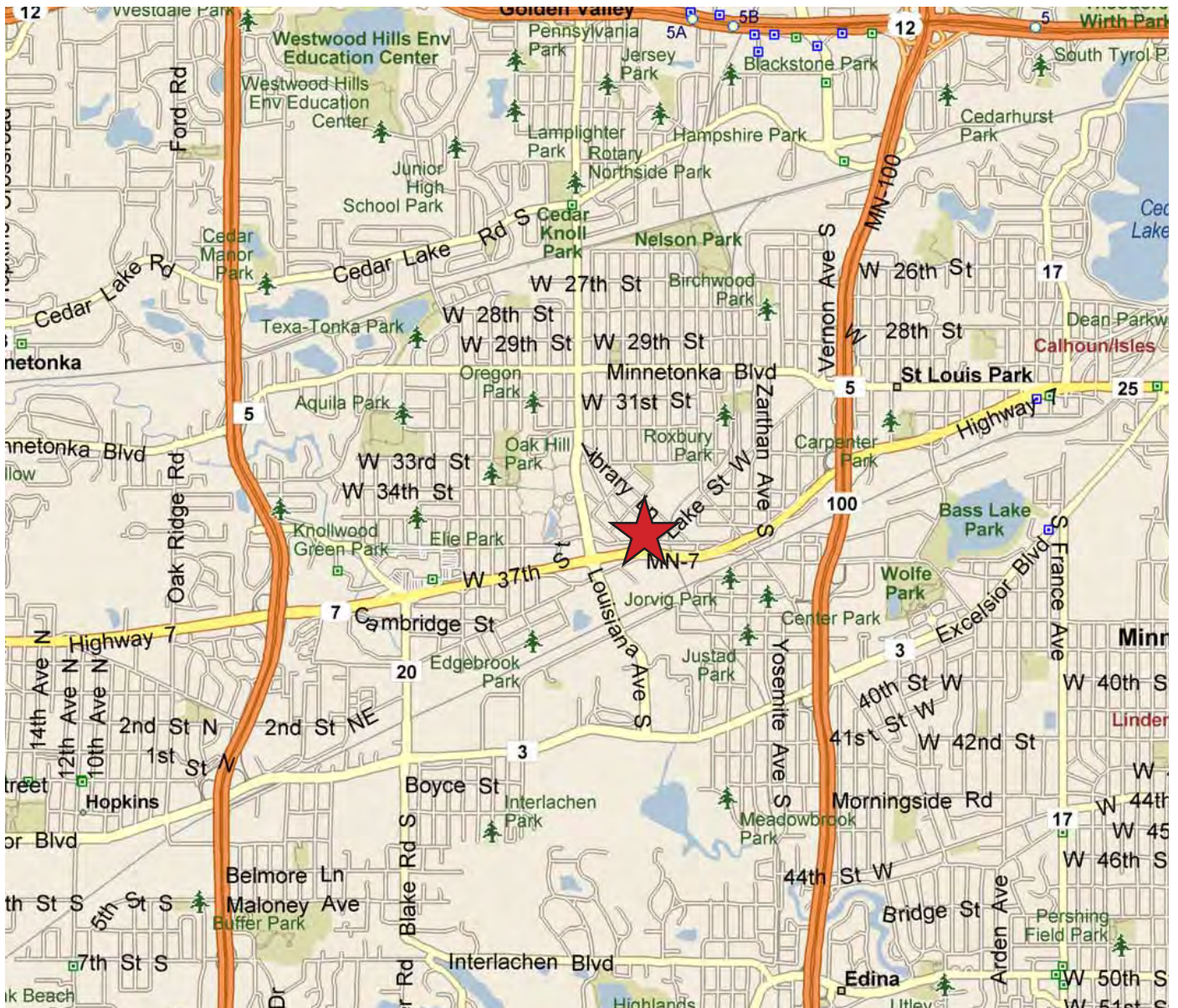
PARKING

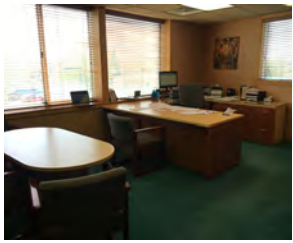
10 off-street parking stalls

PROPERTY CONDITION REPORT
AVAILABLE UPON REQUEST



MAP





2018 ESTIMATED OPERATING EXPENSES

Operating Expenses	Dollar Amount/Month	Amount Per SQ FT
Utilities (Electric, Gas, Water)	\$586.60	\$1.29
Trash Removal	\$56.32	\$0.12
Insurance	\$116.25	\$0.26
Landscaping & Snow Removal	\$190.43	\$0.42
Real Estate Taxes	\$1,535.26	\$3.37
TOTAL OPERATING EXPENSES	\$2,484.86	\$5.46

* This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



CITY OF ST. LOUIS PARK OVERVIEW

CITY DESCRIPTION

St. Louis Park offers an accessible, central location within the inner ring of the Twin Cities. Located immediately west of Minneapolis, the city is less than five miles from downtown and 15 miles from the Minneapolis/St. Park International Airport (MSP). Businesses and residents alike enjoy convenient, direct access to I-394, U.S. Highway 169, State Highway 7, State Highway 100 as well as close proximity to State Highway 62. This makes St. Louis Park ideal for efficient shipping and transportation.

An economically vibrant city with a population of 47,000, St. Louis Park is currently experiencing a renaissance. Well over half a billion dollars has been invested here over the last decade with a similar amount expected in the near future. St. Louis Park is also home to trend-setting redevelopments such as the national award-winning Excelsior & Grand mixed use project and the new West End commercial project.

The Twin Cities is consistently ranked among the top metropolitan areas for its skilled and productive labor force. St. Louis Park residents are rightfully proud of the academic achievements of its public schools as all have earned the National School of Excellence award. St. Louis Park is one of the few suburbs where the city and school district share boundaries, further strengthening residents ties to the community. There are also nearly a dozen private and parochial school options within the city. Additionally, there are numerous colleges, universities and technical institutions in close proximity which provide employees of local businesses with opportunities for ongoing higher education and cooperative, customized and technical training.

The city's wide variety of housing types, 51 parks, nature center, recreation center, amphitheater, 24 miles of trails as well as retail and service offerings, make St. Louis Park a place that both employers and their employees prefer to call home.

St. Louis Park's city government is responsive, efficient and committed to complementary business growth. The city's Economic Development Authority (EDA) has partnered extensively with businesses by providing customized financing solutions to help defray extraordinary costs related to their projects.





MINNEAPOLIS-ST. PAUL

*A globally competitive place to invest,
do business, and live.*



Minneapolis-St. Paul

A globally competitive place to invest, do business, and live.

- › **DIVERSE** ECONOMY
- › **INTELLIGENT** WORKFORCE
- › **THRIVING** GLOBAL HEADQUARTERS
- › **OUTSTANDING** PLACE TO LIVE

Minneapolis-St. Paul is 16th in population, but consistently **outperforms its size.**

THE **MIRACLE OF MINNEAPOLIS**

“No other place mixes affordability, opportunity, and wealth so well.”

- *The Atlantic*
March 2015



1st in job creation

2nd in number of Fortune 500 company headquarters per capita

4th Minnesota is 4th in labor force participation

9th in number of Forbes' largest private companies

GROWTH: Minneapolis is growing almost five times faster than Chicago (U.S. Census). “The key difference is that Minneapolis has maintained a strong economy, far outpacing Chicago and other cities throughout the nation.” (The Chicago Metropolitan Planning Council)

Thriving business environment

- Minneapolis-St. Paul is ranked among the highest in terms of metro areas for small (less than 20 employees), medium (20-499 employees), and large (500+ employees) businesses, according to the US Census Bureau.
- The Minneapolis-St. Paul metro area has the 4th highest concentration of small businesses in the nation, making it the 3rd "Best State to Start a Business." (*Entrepreneur.com*)
- Minnesota is #1 for tech-job growth at 8.36 percent, according to *Forbes*.
- The Twin Cities has the highest employment rate for 18-to-34-year-olds in the country, and among all college-educated workers, Minneapolis had the second-lowest outflow of the 25 largest cities. (Harvard University and UC Berkley)
- As of 2016, Minnesota is home to the top 3 (1st Minneapolis, 2nd Rochester, 3rd St. Paul) "Best Cities for Women in the Workforce" according to *NerdWallet*.
- In 2014, MN had the second highest percentage of people 16-64 who are in the workforce at 81.2%, and is fourth in Highest Labor Force Participation. (Bureau of Labor Statistics)
- 13th largest metro economy in the US with a Gross Metro Product of \$200 Billion.
- There are 17 Minnesota-based Fortune 500 companies as of 2015 as well as 29 Fortune 1000 companies.



#1 state for business
in CNBC's *America's
Top State For Business*
in 2015

FORTUNE 500 AND TOP PRIVATE COMPANIES BASED IN MINNESOTA

UnitedHealth Group

 **TARGET**

 **BEST BUY**

 **CHS**

 **3M**

 **usbank**

 **SUPERVALU**



 **ECOLAB**

 **C.H. ROBINSON**



 **Ameriprise
Financial**

 **Xcel Energy**

 **Hormel
Foods**

 **Mosaic**

 **Thrivent Financial
for Lutherans**

 **ST. JUDE MEDICAL**

 **Medtronic**

 **Cargill**

 **CARLSON**

 **Mortenson
construction**

 **Holiday**

 **RDI**

 **Schwan's**

 **Andersen
WINDOWS • DOORS**

 **TAYLOR**

COMPANIES WITH A STRONG PRESENCE IN MINNESOTA

 **Medtronic**

 **WELLS
FARGO**

 **TRAVELERS**

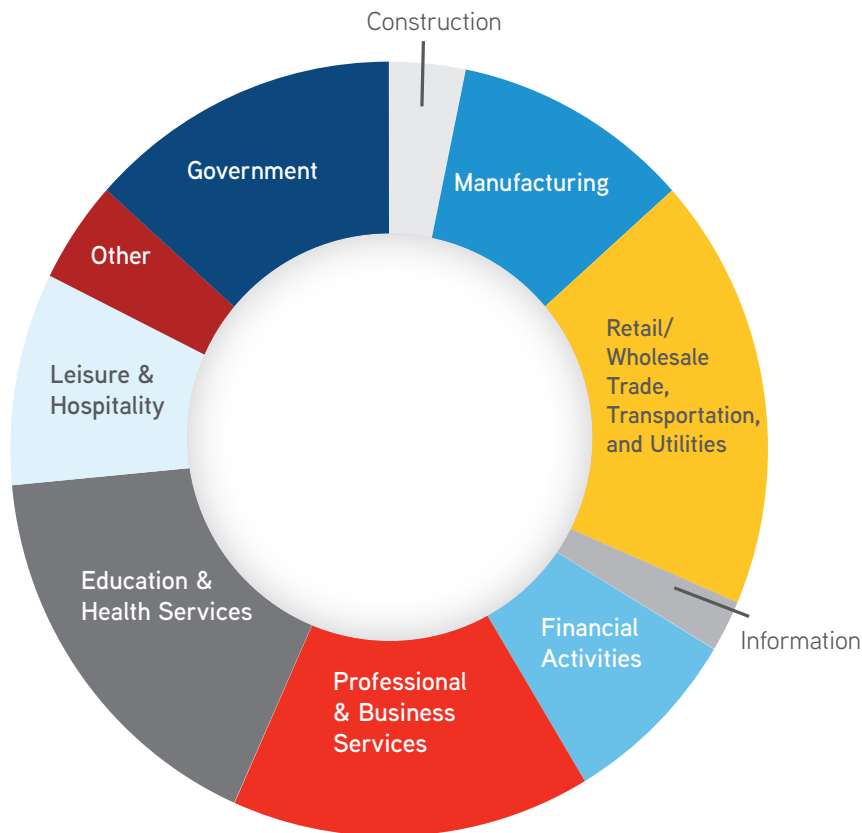
 **Boston
Scientific**

 **THOMSON REUTERS**

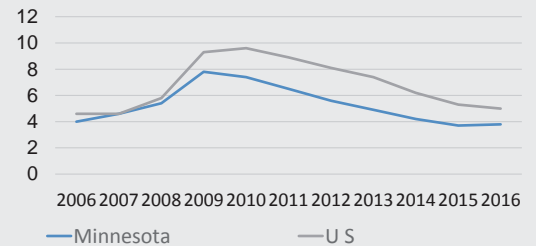
 **HealthPartners**

Diverse economy

EMPLOYMENT BY INDUSTRY

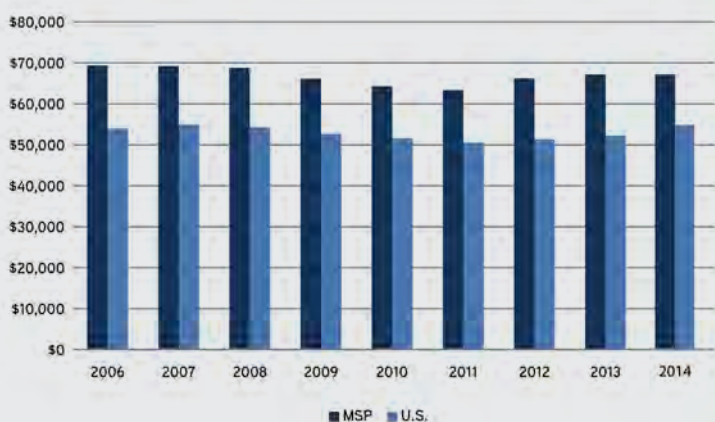


UNEMPLOYMENT RATES



Minneapolis-St. Paul's labor force is more than 1.9 million strong. Unemployment is consistently well below the national average.

MEDIAN HOUSEHOLD INCOME



- In 2014, the Minneapolis-St. Paul Median Household Income was 23% higher than the U.S. average.
- Households in Minneapolis-St. Paul have the fifth-highest median household income in the U.S.
- MN Wages are 10% higher than the national average; \$25.04 compared to \$22.71 respectively.
- Management of Companies and Enterprises – 2.6 times the national average (2014 Average Annual Wages & Salaries: \$116,628)
- Finance and Insurance – 40% greater than the national average (2014 Average Annual Wages & Salaries: \$100,982)
- Greater MSP's labor force has grown nearly 2% over the last 5 years (nearly double the national avg.) and is expected to grow to 5.6% by 2030. (GreaterMSP)

Educated workforce

- Minnesota consistently ranks in the top five of the most educated states in America; 34% of Minnesota's population has a Bachelor's degree or higher, which is 4% higher than the national average.
- Minnesota offers one of the top ten largest systems of two-year and four-year colleges and universities in the nation.
- The University of Minnesota is the eighth best research institute among public universities in the nation as of 2014, and has the ninth largest enrollment.
- *USA Today* named Minneapolis the most literate city in the nation in 2015. St. Paul came in fourth.
- Minnesota has 15 colleges ranked in *Forbes'* 2015 Top 500 Colleges
- The University of Minnesota features the Carlson School of Business, which provides one of the most extensive and desirable MBA programs in the country, and is strongly supported by the local business community.
- Carleton College is ranked as the #8th best liberal arts college in the nation according to *USA Today* and also holds a 91% four year graduation rate, highest among colleges across the nation.



INNOVATION: In 2014 MN set a new state record with 4,626 patents issues, which led CNBC to rank MN the 6th "Most Innovative State in America."

Outstanding place to live

The Twin Cities is routinely recognized as having among the highest quality of life in the nation—by *Forbes*, *Business Facilities Magazine*, *Outdoors Magazine*, *C.Q. Press*, *CNN Money*, *BizJournals*, and *Expansion Magazine* (just to name a few).



Minneapolis-St. Paul was named the healthiest place to live in *Livability's* 2015 list of America's Top 10 Healthiest Cities. The metro area has one of the highest percentages in the nation of people who commute to work by bike, as well as one of the most extensive regional and city park systems in the world.



The Twin Cities, with the third-largest theater market in the U.S., is second only to New York City in live theater per capita. The bold new Guthrie Theater, designed by Jean Nouvel, has garnered numerous architectural awards from around the world.



The Twin Cities are just one of twelve American metropolitan areas to have teams in all four major sports: NFL, MLB, NBA, and NHL. Upcoming events such as the 2016 Ryder Cup, the 2018 Super bowl, and the 2019 Final Four will be hosted by Minneapolis-St. Paul.



Minneapolis-St. Paul was among the Top 10 in *Forbes'* 2015 list of Best Cities for Young Professionals.



After compiling seven of the top "Best of" lists, *Patch of Earth* created the "Absolute Best Place to Live" ranking in which Minnesota was #1.



Minnesota has almost 12,000 lakes, with over 90,000 miles of shoreline. That's more than California, Florida, and Hawaii combined.

QUALITY OF LIFE: "With its good schools, low poverty rate and healthy populous, the state ranks second overall on *Forbes'* quality of life measurements." (*Forbes*, 2014)

World-class transportation system

AIR SERVICE

- In 2015, the Minneapolis-St. Paul International Airport served nearly 36 million passengers, making it the 16th busiest in the United States and one of the busiest in the world in terms of number of travelers served annually.
- The MSP airport serves 155 nonstop flights to 126 domestic and 29 international markets.
- In 2015, Travel & Leisure ranked the MSP Airport the third best in the nation.
- Delta, Mesaba, and Sun Country Airlines all have hubs at the MSP Airport.
- MSP International ranks the best in the country for security check-in, on-time arrivals, and easy navigation. It consistently ranks among the world's best airports in terms of efficiency, amenities, and passenger satisfaction
- The MSP airport supports more than 76,000 jobs and generates over \$10 billion in revenue each year.

LIGHT RAIL

- The METRO Blue Line serves nearly 28,000 riders daily, and connects the MSP airport and Mall of America to the downtown Minneapolis-St. Paul area.
- The 40-mile Northstar Commuter Rail, which runs through the northern suburbs to Target Field in downtown Minneapolis, opened in 2009. It serves approximately 2,500 daily commuters.
- The recently-opened METRO Green Line connects the downtowns of Minneapolis and St. Paul, and ends at Target Field Station. It serves about 34,500 riders daily.
- The Southwest LRT Project is currently in the Project Development phase. Heavy construction is scheduled to take place between 2017-2019. The project will begin passenger service as an extension of the METRO Green Line in 2020.

COMMERCIAL TRANSPORTATION SERVICES

- Minnesota is one of the nation's railroad hubs with over 4,600 miles of rail line. Four extensive railroad networks help companies transport large volumes of raw materials and finished products across North America.
- The Mississippi River is the third largest river in the world, running thousands of miles before reaching the Gulf of Mexico. The Twin Cities metro area supports three port areas, and serves as a vital transportation artery for hauling coal, grain, and other products.
- The Metro MSP area's strategic location—midway between both coasts—makes it a base for companies needing access to national markets. Interstate I-35 connects Canada to Mexico, while I-94 traverses the Midwest. Products shipped by highway can reach most U.S. markets within three days.

CONNECTED: The eight miles of the Minneapolis skyway system connect more than 80 blocks downtown, so 200,000 pedestrians every day can live, work, eat, and shop—all without ever having to step outside in the winter.



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