

FOR LEASE OFFICE

7102-7104 West Lake Street
St. Louis Park, Minnesota 55426



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

7102-7104 West Lake Street:	4,058 SF Office, Divisible
Net Rental Rates:	\$15.00 PSF Office
Estimated CAM & Taxes:	\$13.10 PSF

FEATURES:

- Newer, small, professional office built by Opus in 2008.
- Great location off of Louisiana Ave on Hwy 7 in St. Louis Park, minutes from 169 and 100.
- 10' ceilings throughout, abundant glass.
- Great, newer office and building finishes.
- Excellent image property.
- Building has 2 entrances and 19 parking spaces.
- Flexible uses include office, medical office, and retail.
- Close to many area amenities, restaurants, and brew pubs.
- Local, responsive, property management.
- Demographics: 13,654—1 mile, 113,666—3 miles, 320,033—5 miles (2020 ERSI).
- Avg. HH Income: \$90,319—1 mile, \$125,615—3 miles, \$117,839—5 miles (2020 ESRI).

**All information in this brochure is deemed reliable, but not guaranteed.*

CONTACT:

Joe Smith

jsmith@summerhillcommercial.com
952-475-5122

Summerhill Commercial Real Estate, LLC

6495 City West Parkway
Eden Prairie, MN 55344

www.SummerhillCommercial.com

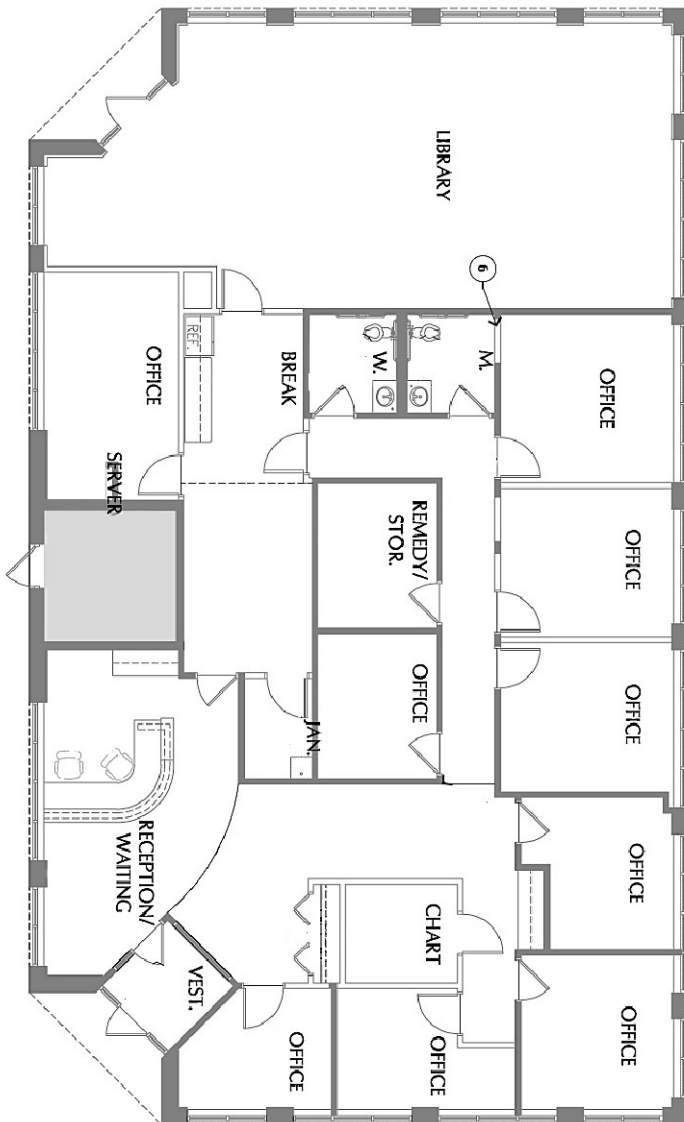
FOR LEASE OFFICE

7102-7104 West Lake Street
St. Louis Park, Minnesota 55426



SUMMERHILL
Commercial Real Estate, LLC

PLAN: 4,058 SF OFFICE



CONTACT:

Joe Smith

jsmith@summerhillcommercial.com
95952-475-5122

www.SummerhillCommercial.com

**All information in this brochure is deemed reliable, but not guaranteed.*