



TRANSWESTERN

REAL ESTATE  
SERVICES

A photograph of the Park Glen Business Center East. In the foreground, a large, rectangular stone sign is set on a bed of small, multi-colored pebbles. The sign has 'Park Glen' in large, dark, sans-serif letters on the top line, and 'BUSINESS CENTER' in smaller, dark, sans-serif letters on the bottom line. Below the text is a dark, recessed rectangular area. In the background, a single-story commercial building with a light-colored stone or brick facade and large glass windows is visible. Several trees, including a large evergreen on the left and several deciduous trees, are scattered around the building. A white car is parked on the right side of the building. The sky is blue with some light clouds.

Park Glen  
BUSINESS CENTER

# PARK GLEN BUSINESS CENTER EAST

4200 PARK GLEN ROAD | ST. LOUIS PARK, MN 55416

# PROPERTY SPECIFICATIONS

## Property Features

- Total SF: 82,952 SF
- Parking: 326 Stalls (3.92/1,000 SF)
- Ceiling Height: 14'
- Ribbon Glass
- Abundant Natural Light
- Numerous area amenities including The Shops at West End and Excelsior & Grand
- Easy access to the Southwest lightrail line and Cedar Lake bike trail
- Great opportunity for a single-story, creative office environment

## 2024 Expenses

- Tax: \$2.82 PSF
- CAM: \$3.31 PSF
- Total Expenses: \$6.13 PSF

## Rates

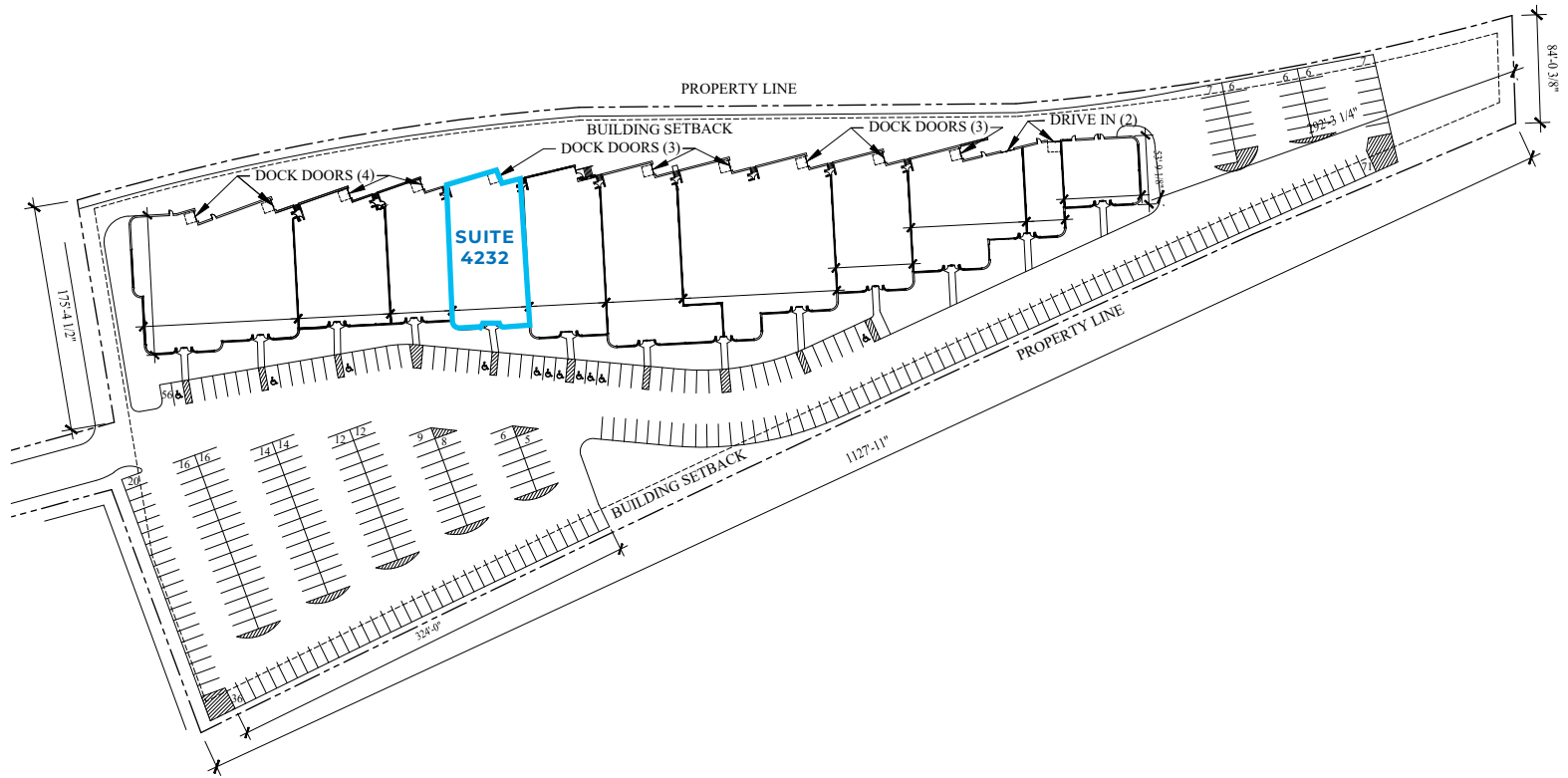
- Office: \$13.25 PSF
- Warehouse: \$7.25 PSF

## Availability

Suite	Total SF	Office SF	Warehouse SF	Loading
4232	7,047	2,215	4,832	1 Dock*

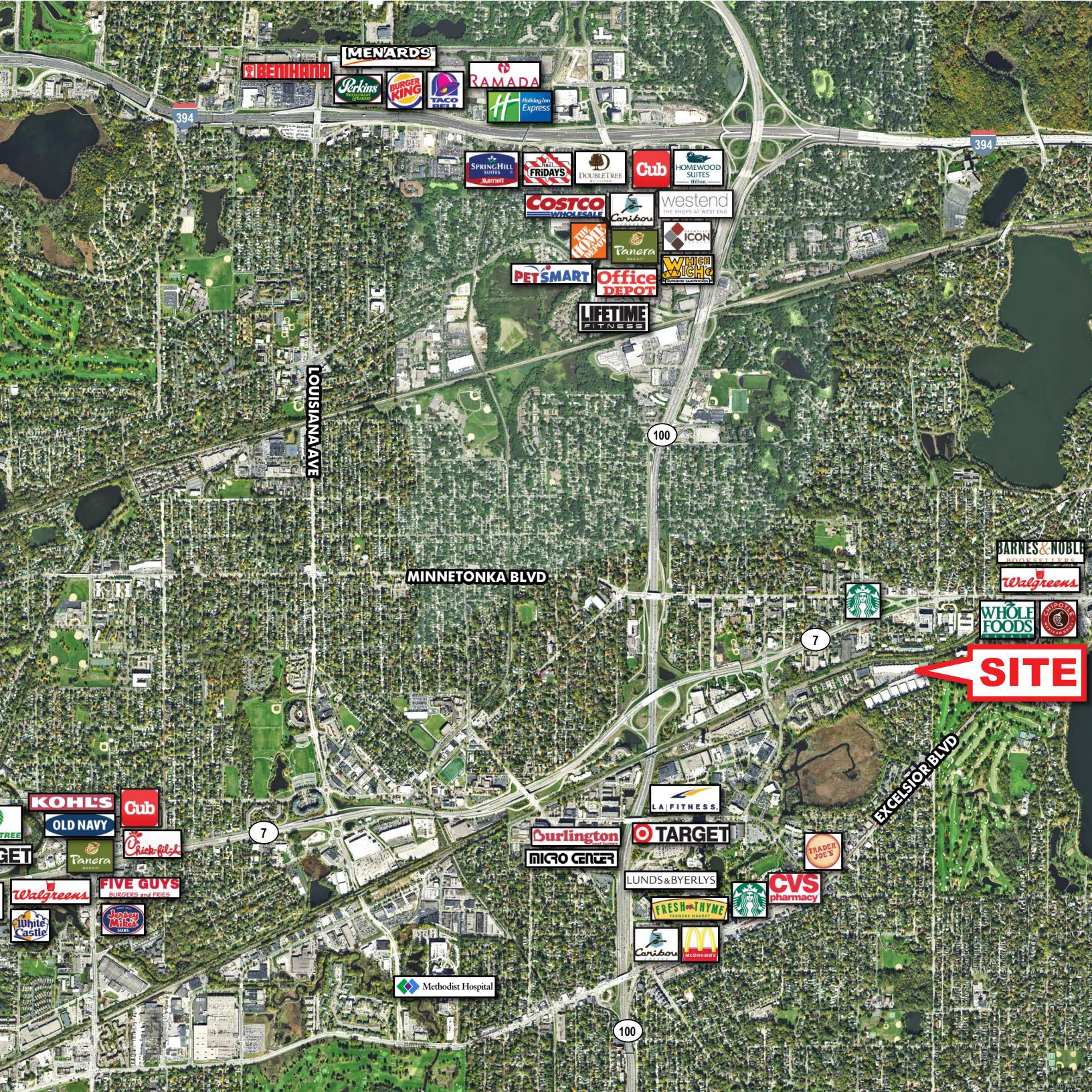
\*If needed, Landlord will convert dock to drive in

# SITE PLAN



**82,952**  
**TOTAL SF**





**BENIHANA**

**MENARDS**

**Perkins**  
Grill & Deli

**BURGER KING**

**TACO BELL**

**RAMADA**

**Holiday Inn Express**

394

394

**SPRING HILL**  
Walmart

**FRIDAYS**

**DOUBLE TREE**

**Cub**

**HOMEWOOD SUITES**

**COSTCO**  
WHOLESALE

**Caribou**

**westend**  
THE SHOPS AT WEST END

**THE HOME DEPOT**

**Panera**

**ICON**

**PET SMART**

**Office DEPOT**

**WICHITA**  
LUMBER EASTWOOD

**LIFETIME FITNESS**

100

LOUISIANA AVE

MINNETONKA BLVD

7

**SITE**

**BARNES & NOBLE**  
BOOKSELLER

**Walgreens**

**WHOLE FOODS**

**CVS**

**KOHL'S**

**Cub**

**OLD NAVY**

**Chick-fil-A**

7

**LA FITNESS**

**Burlington**

**TARGET**

**MICRO CENTER**

**LUNDS & BYERLYS**

**FRANKIE JOE'S**

**FRESH ON THYME**  
FARMER MARKET

**CVS pharmacy**

**Caribou**

**McDonald's**

**Methodist Hospital**

100

EXCELSIOR BLVD

**GET**

**Walgreens**

**FIVE GUYS**  
BURGERS and FRIES

**White Castle**

**Jersey Mike's**

MINNESOTA  
100

MINNETONKA BLVD

CEDAR LAKE  
REGIONAL BIKE TRAIL

SITE

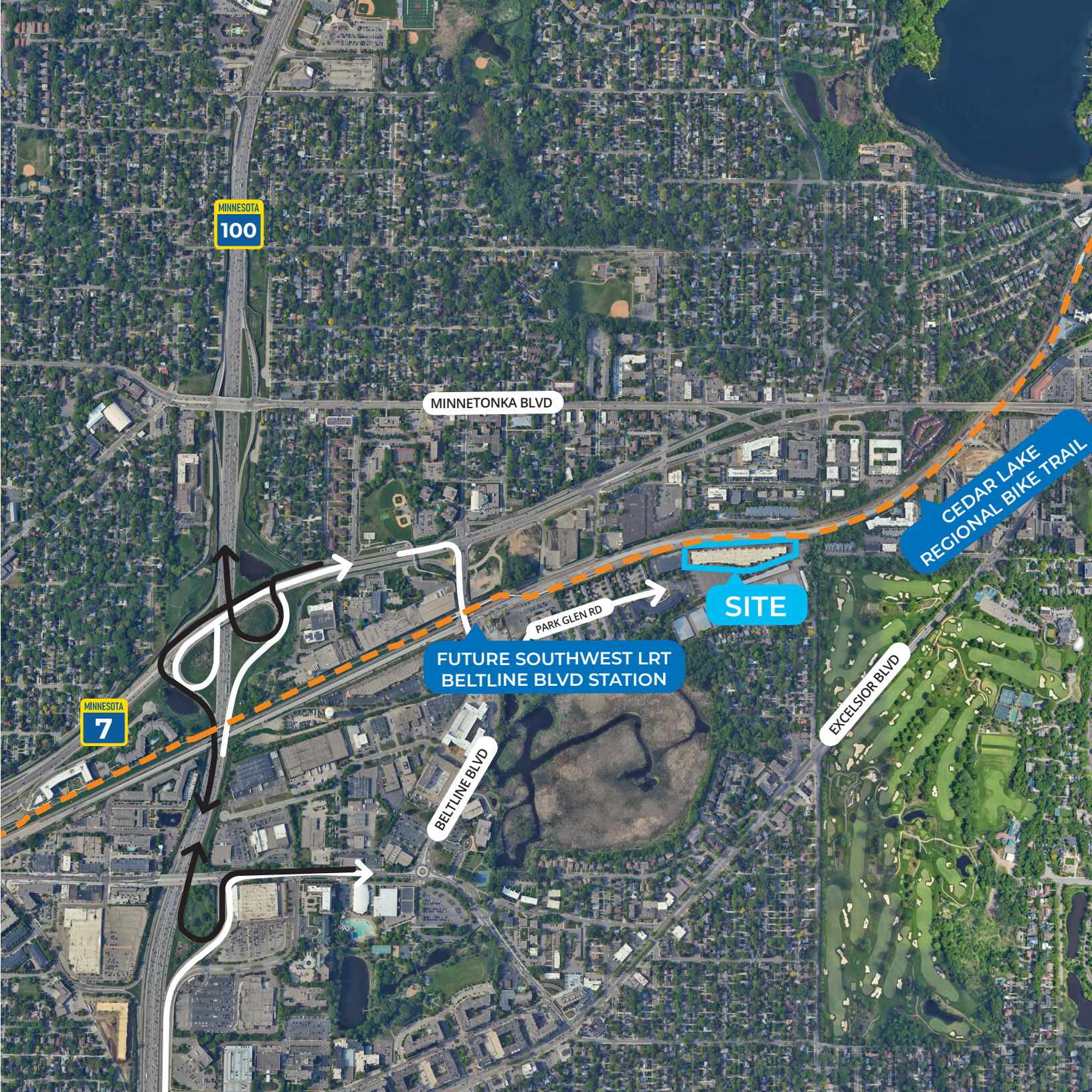
PARK GLEN RD

FUTURE SOUTHWEST LRT  
BELTLINE BLVD STATION

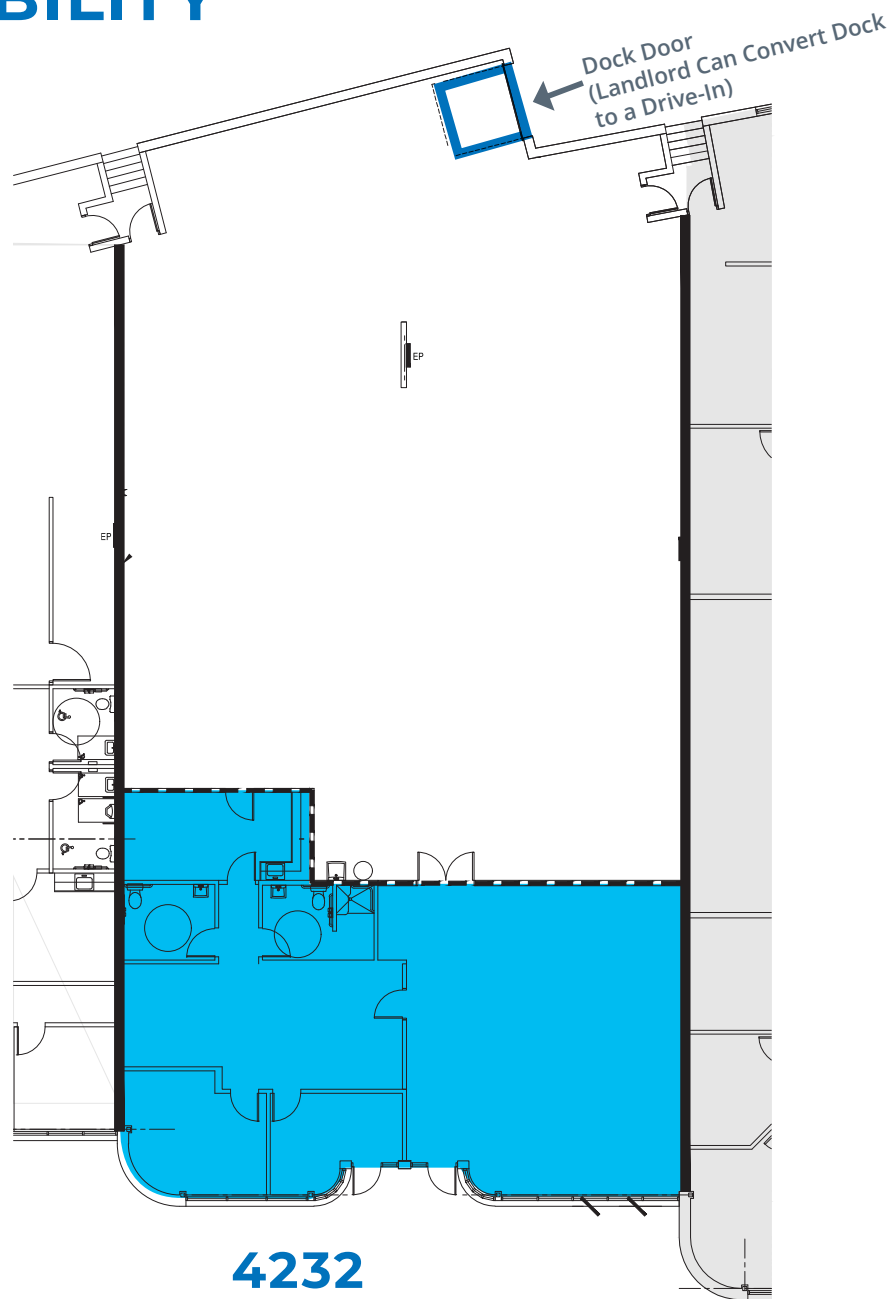
EXCELSIOR BLVD

MINNESOTA  
7

BELTLINE BLVD



# AVAILABILITY



**4232**

Office: 2,215 SF

Warehouse: 4,232 SF

Total: 7,047 SF

# INTERIOR PICTURES - SUITE 4232





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# THINKING BEYOND THE OBVIOUS

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