

# CLOCK TOWER OFFICE BUILDING

5501 EXCELSIOR BLVD  
ST. LOUIS PARK, MN



*THE CENTER OF EVERYTHING*

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Transwestern is pleased to present a one-of-a-kind opportunity at 5501 Excelsior Boulevard - a 11,088 square foot standalone office building in the heart of St. Louis Park. Located at the high-traffic intersection of Excelsior Boulevard and Highway 100, the property offers exceptional accessibility and prominence. The vibrant neighborhood features a dense population and exceptional dining and retail options. The existing building offers office users a unique opportunity to establish a presence in one of the most desirable and visible corners in the western suburbs of the Twin Cities and also provides for potential multifamily or retail redevelopment.

### Offering Highlights

- Meticulously maintained owner-user building
- Potential multifamily or retail redevelopment
- Located in highly sought-after area in Saint Louis Park
- Proximity to major highways, shopping centers and restaurants
- Great visibility including exceptional signage opportunity
- Cell tower provides additional revenue

### Property Overview

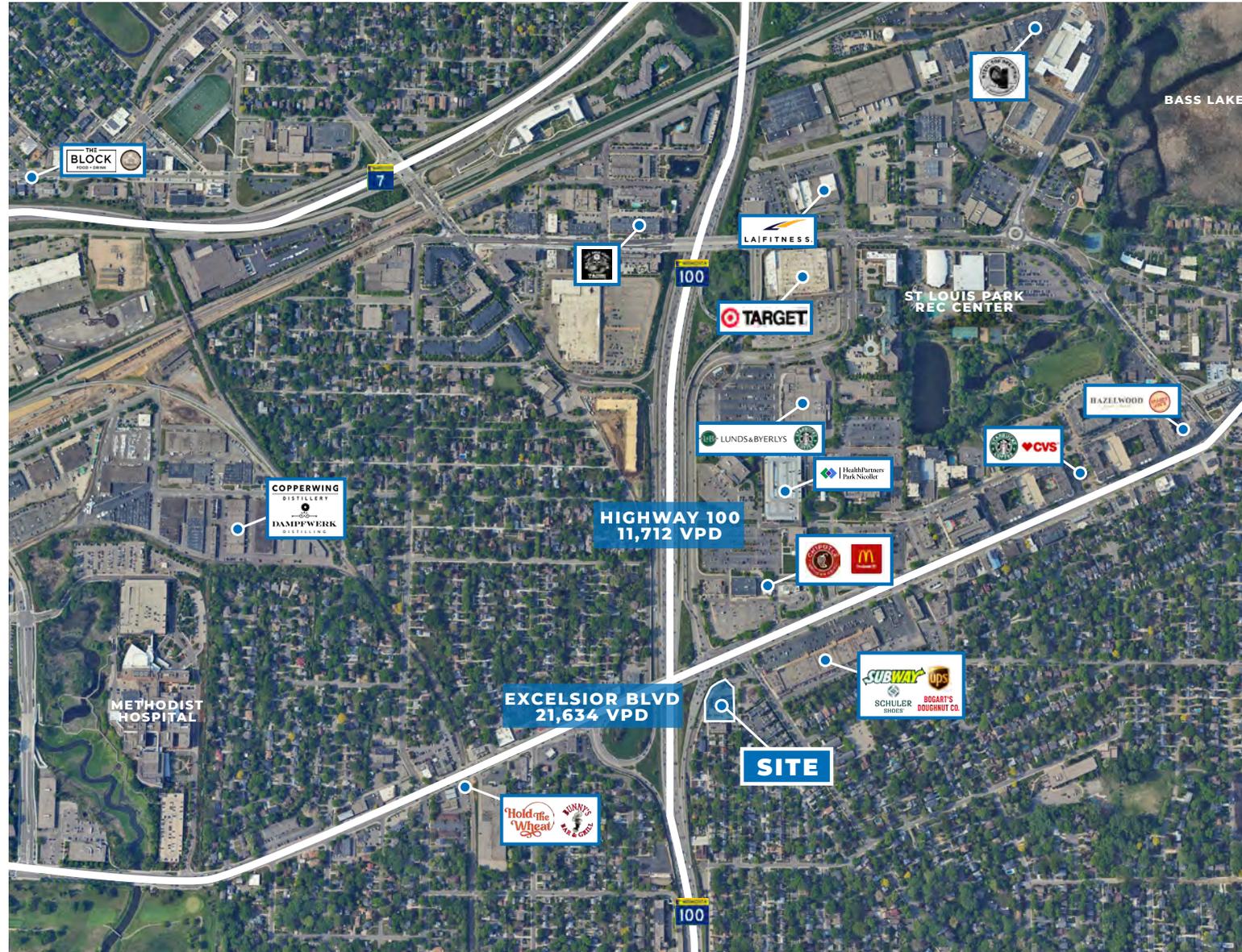
5501 Excelsior Blvd	
Asking Price	<b>\$2,100,000</b>
Address	5501 Excelsior Blvd St. Louis Park, MN 55416
Year Built/Renovated	1956 / 2001
Building SF	1st floor - 3,696 2nd floor - 3,696 Lower Level - 3,696 Total - 11,088
Roof	Replaced in approximately 2013
HVAC	Forced air
Stories	2 plus basement
Land Area	25,446 SF / .59 AC
Parking	4.06/1,000 SF (based on above-grade SF)
Zoning	C1 & RC
Parcels	07-028-24-23-0091 07-028-24-23-0092



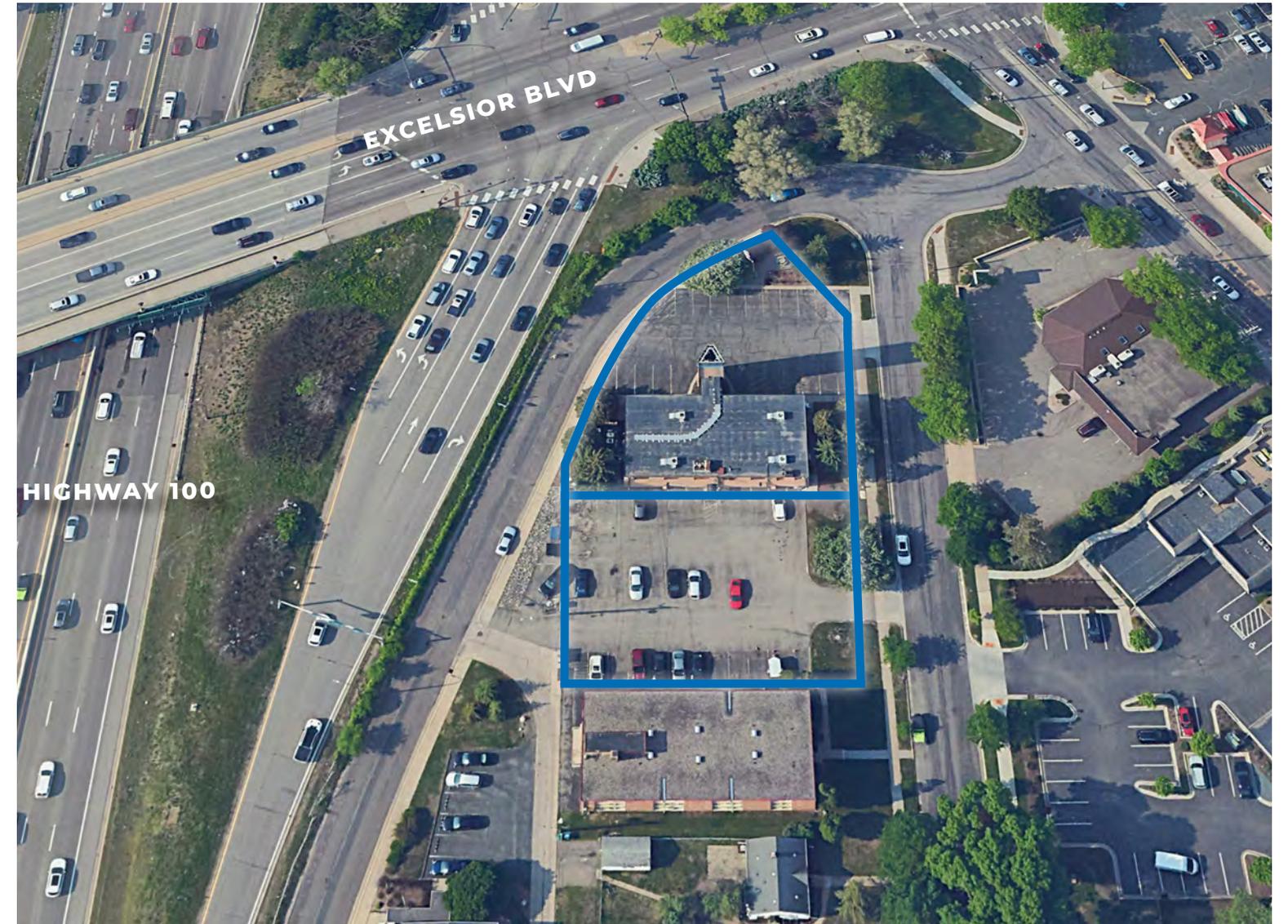
[CLICK TO VIEW DRONE FOOTAGE](#)



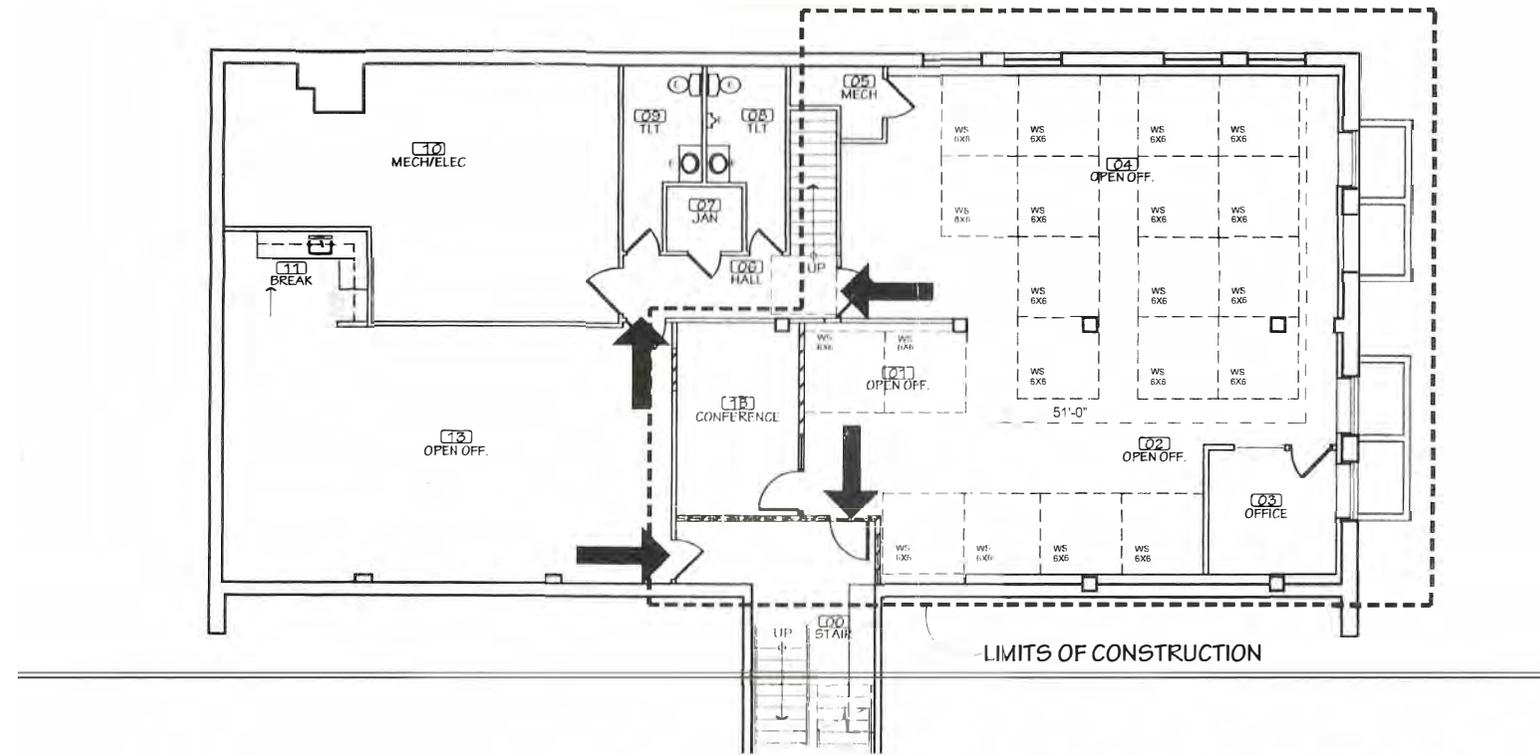
## Site Location



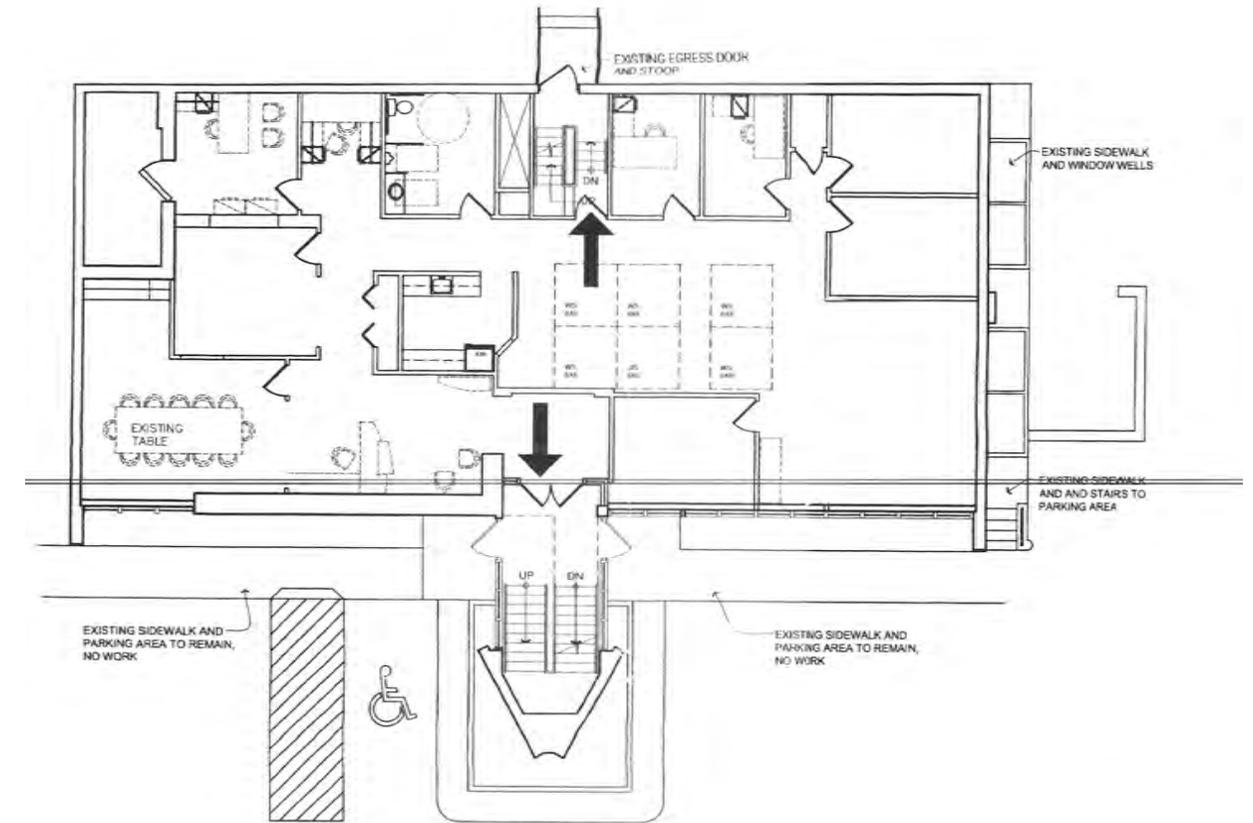
## Site Plan



## Floor Plan - Lower Level

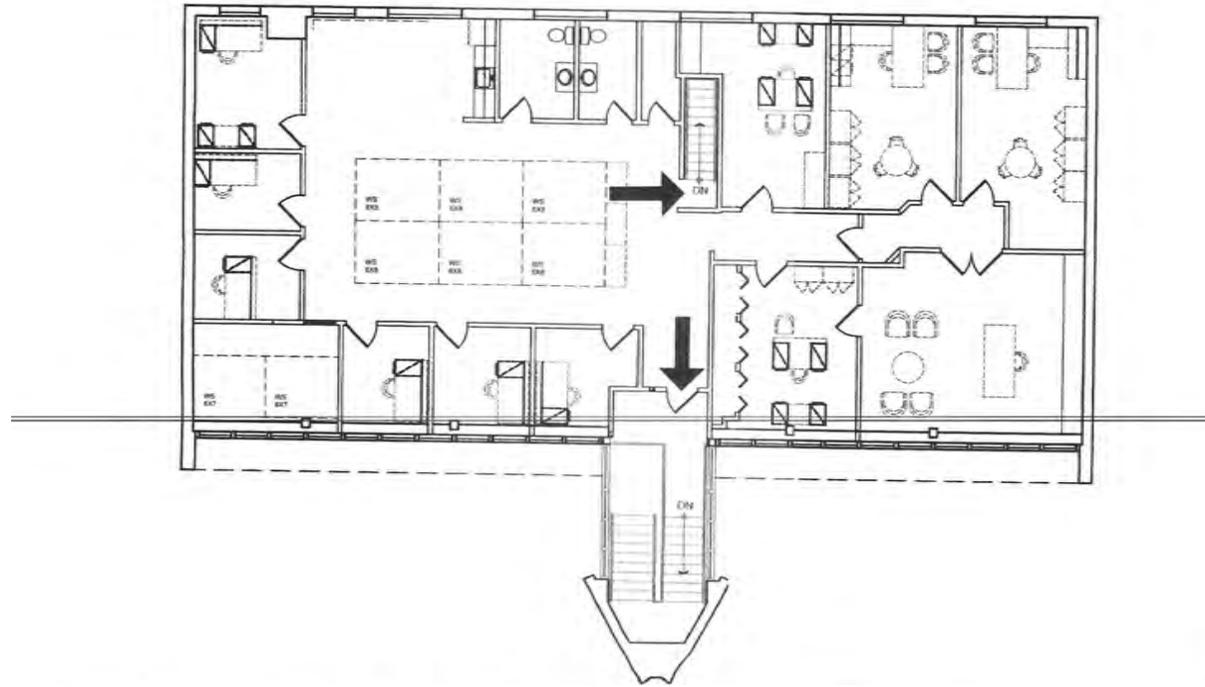


## Floor Plan - 1st Floor



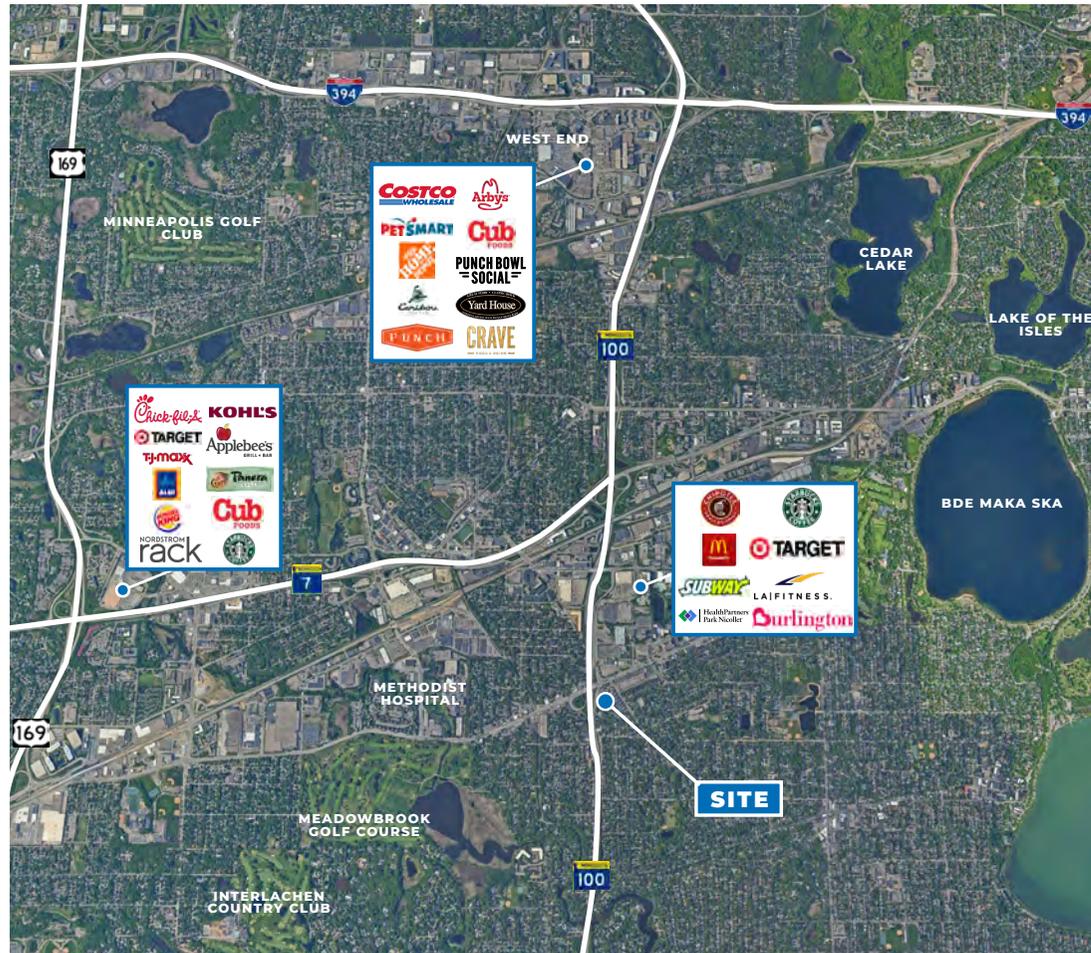
## Floor Plan - 2nd Floor

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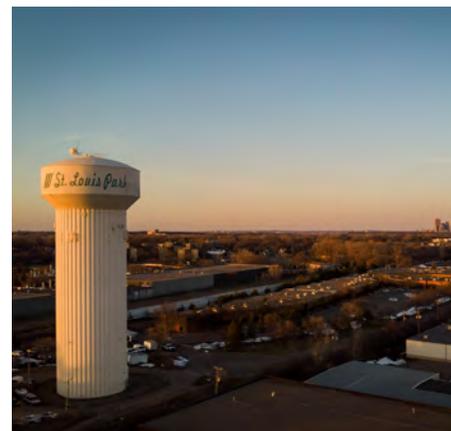


## The Neighborhood

The neighborhood surrounding 5501 Excelsior Boulevard in St. Louis Park offers a prime location for both businesses and residents. Situated in the heart of the Excelsior & Grand district, the area is known for its mix of retail, office, and residential development, as well as easy access to major transportation routes. This walkable neighborhood features a wide array of amenities including restaurants, cafes, boutique shops, and healthcare services within a few blocks. Public transit options and proximity to downtown Minneapolis make commuting simple. The area's mix of modern infrastructure, high visibility, and community makes it an attractive and strategic location for businesses looking to establish a presence in a thriving part of the Twin Cities.

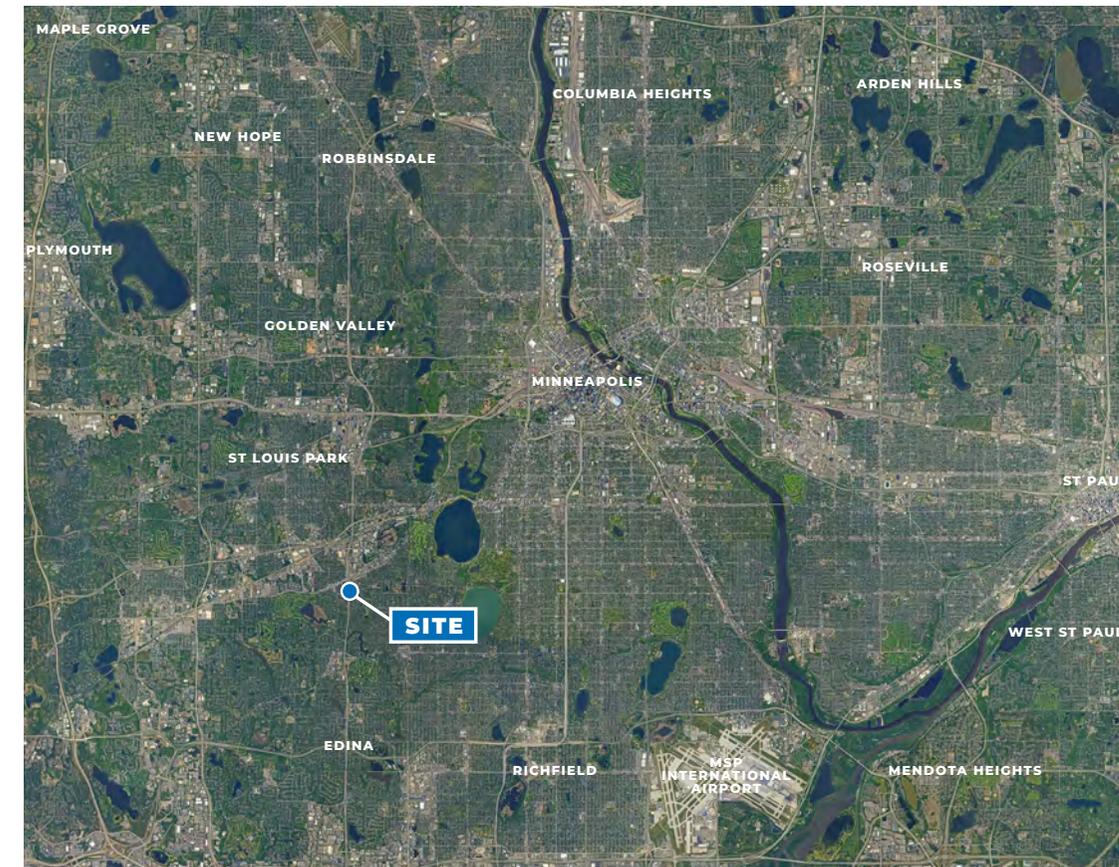


-  Premier Dining & Shopping Options
-  Award-Winning Parks & Recreation
-  Proximity to Minneapolis & St. Paul



## Location & Proximity

Saint Louis Park is located just west of the Twin Cities, minutes from downtown Minneapolis. Its local economy boasts a wide mix of residential, commercial, and recreational spaces. The city is home to a thriving business community, including retail stores, restaurants, and corporate offices. Its well-developed infrastructure supports both businesses and residents. Located with access to major highways like Highway 100, Interstate 394, and Interstate 35W, Saint Louis Park offers a convenient commute to Minneapolis and other areas of the metro. This connectivity makes it an attractive location for businesses that prefer proximity to Minneapolis and Saint Paul while enjoying a more suburban setting.



## 2024 DEMOGRAPHICS



### Daytime Population

1-MILE	3-MILE	5-MILE
13,734	129,367	377,055



### Average Household Income

1-MILE	3-MILE	5-MILE
\$177,287	\$166,914	\$134,970



### Population With Bachelor's or Higher

1-MILE	3-MILE	5-MILE
75.5%	71.1%	61.3%



### Median Age

1-MILE	3-MILE	5-MILE
37.9	36.8	36.5

# THINKING BEYOND THE OBVIOUS

 *Capital Markets & Asset Strategies*



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