

Vacant Owner-User Office Opportunity

**MID
WEST**

*Capital Markets
& Asset Strategies*

**1600 HOPKINS CROSSROADS
HOPKINS, MN**

ASKING PRICE \$3.5M



The Offering

Transwestern is pleased to offer a one-of-a-kind office property with tremendous potential for an owner-user. The property is located in Minnetonka Minnesota, close to major highways and the emerging west end area of St. Louis Park. This property location is highly desirable, being situated in one of the most sought- after areas of the first ring suburbs. The property consists of a 10,541 SF office building that sits atop 29 underground parking stalls. The property is located on the shores of Crane Lake which produces a scenic setting. This prime location offers both an intimate atmosphere and easy access to major highways and roadways.



OWNER-USER
OPPORTUNITY



FIRST RING
SUBURBAN
LOCATION



29 UNDERGROUND
PARKING STALLS

Investment Contacts

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Property Description

The property spans over 3.17 acres of waterfront land, identified by parcel ID number: 0211722410002. With its abundant acreage, a distinctive opportunity arises to expand the existing building or implement enhancements to the premises, such as adding employee amenities.

Site Plan

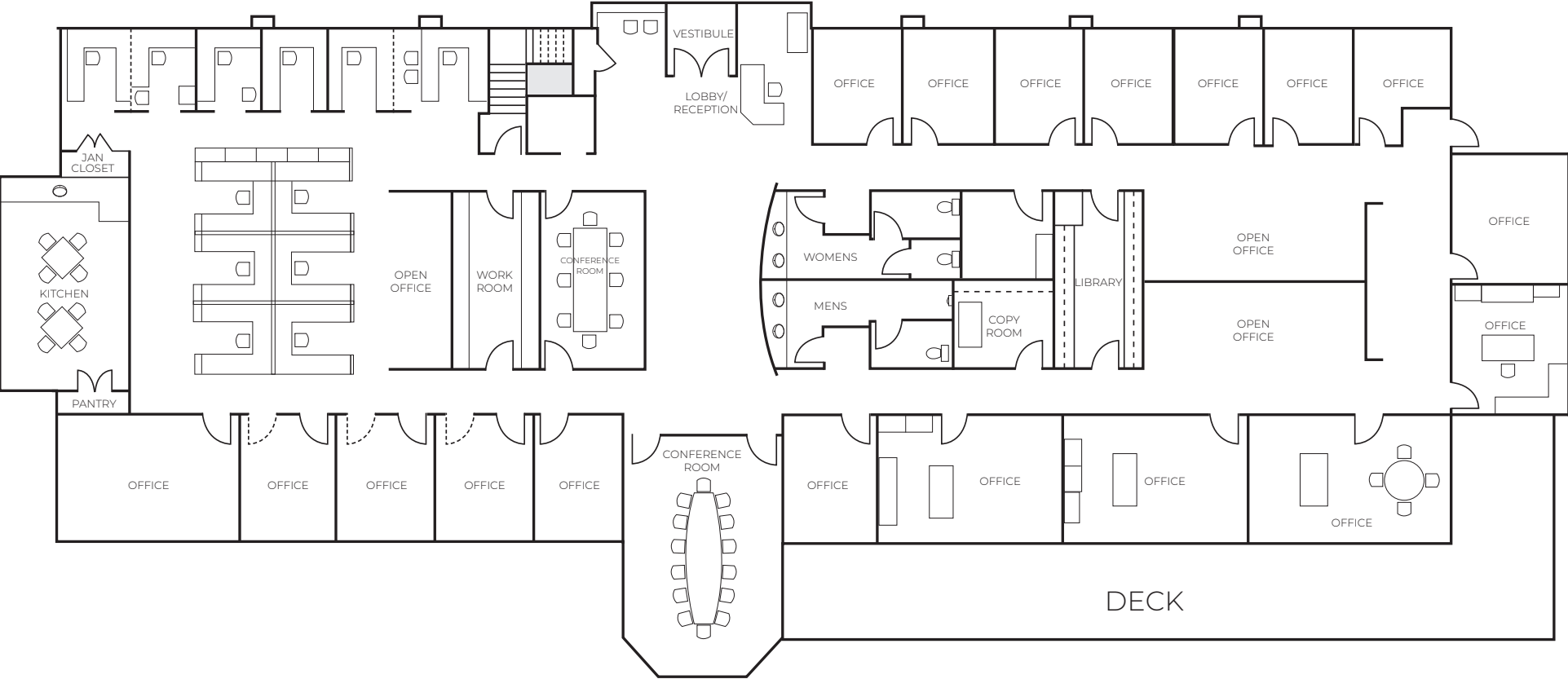


Fast Facts	
Address	1600 Hopkins Crossroads Hopkins, MN 55305
Tax Parcel ID	02-117-22-41-0002
Year Built	2005
Property Type	Office
Class	B
County	Hennepin
Zoning	Public Improvement District (PID)
Submarket	I-394 Corridor
Land Size	3.17 AC
Total Size	10,541 SF
Floorplate	10,541 SF
Stories	1 + Underground Parking
Total Tenants	1
Parking	14 Surface Spaces 29 Underground Spaces



Floorplan

10,541 RSF



Private Offices: 18
Workstations: 12
Conference Rooms: 2

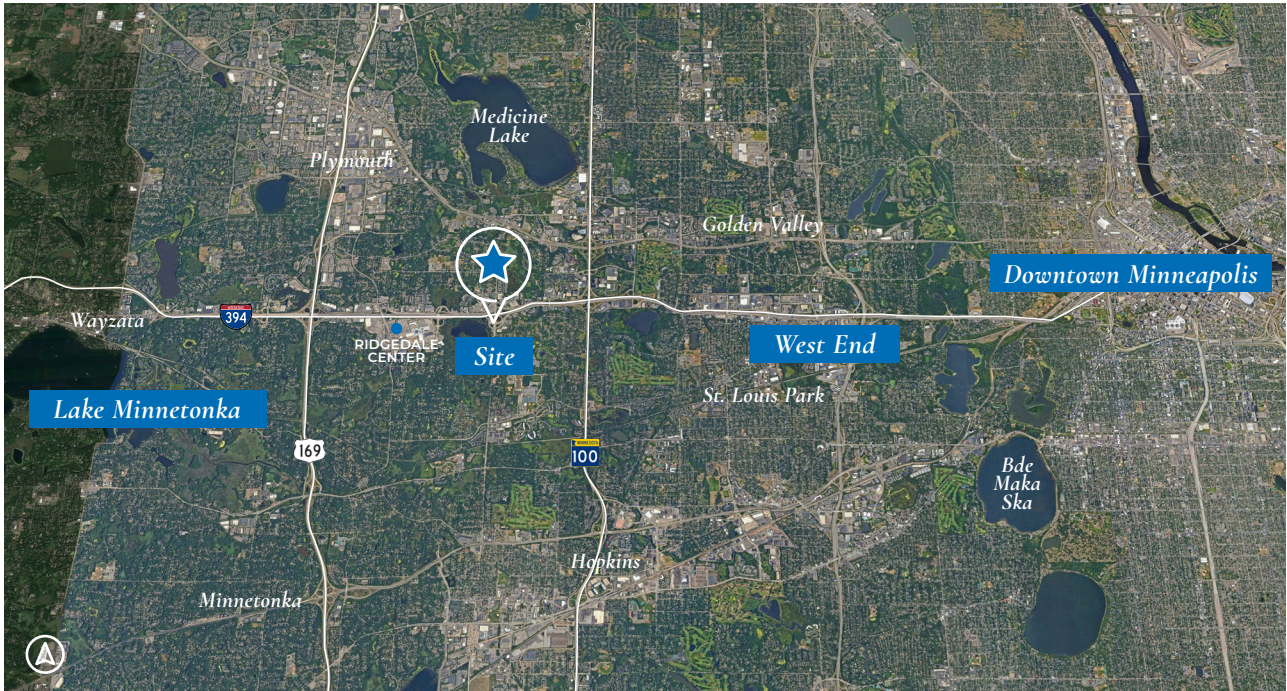
Reception: 1
Kitchen: 1
Copy Room: 1



Location & Proximity

Minnetonka is a fully developed suburban community boasting a population of over 53,000 residents, situated merely eight miles west of Minneapolis. The city's distinctive character is defined by its natural surroundings — encompassing trees, wetlands, prairies, and a variety of water bodies — which sets it apart from other suburbs of similar size. The uniquely picturesque landscape, coupled with three top-ranked public-school districts, a regional shopping center, year-round recreational opportunities, a diverse housing stock, and a thriving business scene, positions Minnetonka as a premier destination for individuals of all ages seeking to reside and work.

Furthermore, owing to its convenient proximity to major highways, the property offers a mere 10-minute drive to the highly sought-after area of West End. West End, a bustling neighborhood in St. Louis Park, boasts a plethora of dining options, Class A apartment buildings, and numerous office complexes, notably including 10 West End. 1600 Hopkins Crossroad provides effortless access and close proximity to these vibrant areas, all the while offering a secluded and private business environment.



Demographics



Daytime Population

1-MILE	3-MILE	5-MILE
14,481	105,199	281,381



Average Household Income

1-MILE	3-MILE	5-MILE
\$126,143	\$131,529	\$135,368



Population With Bachelors

1-MILE	3-MILE	5-MILE
39.9%	39.4%	39.0%



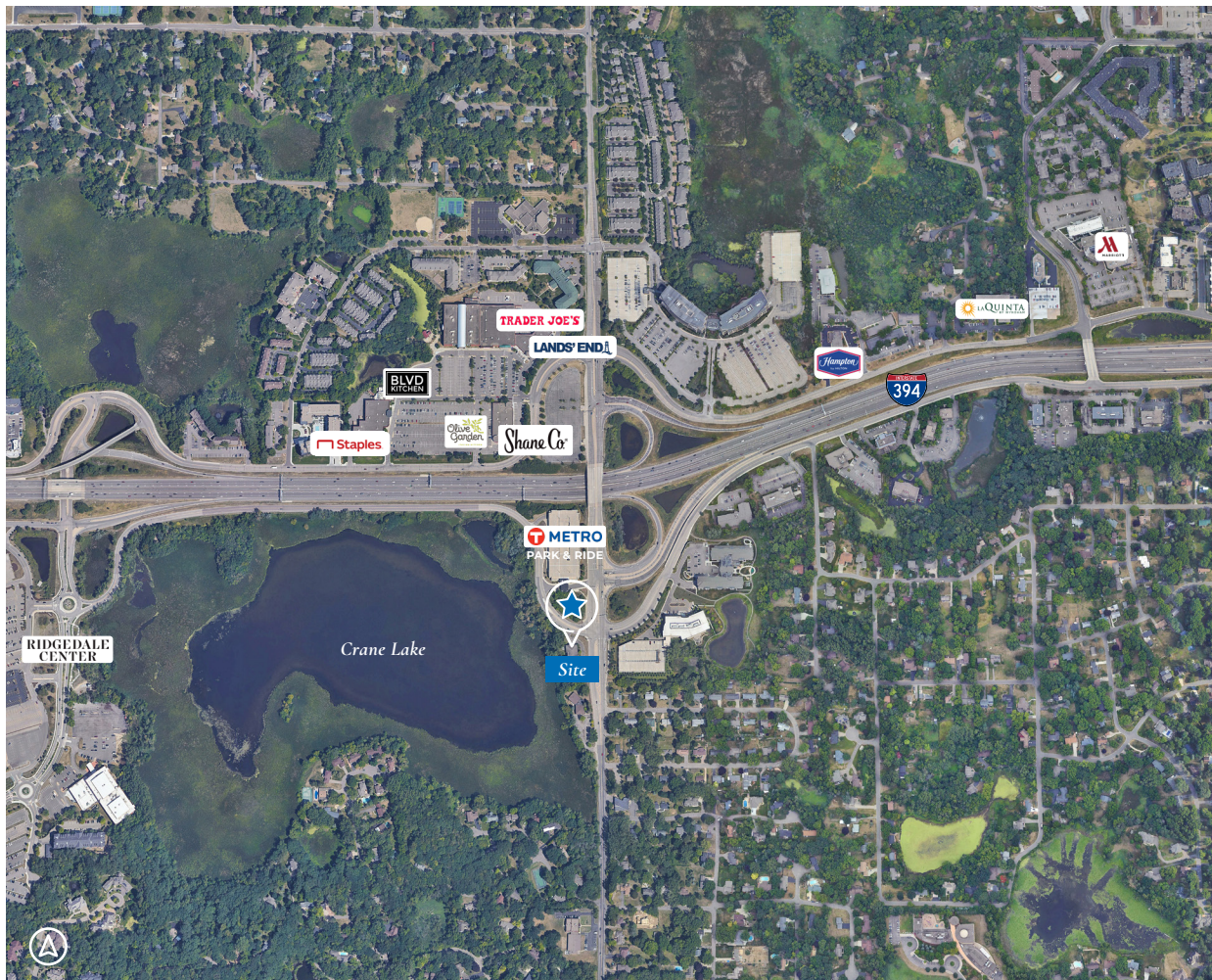
Median Age

1-MILE	3-MILE	5-MILE
42.2	42.2	42.3

The Neighborhood

The subject is situated to the south of Freeway 394, serving as a primary transportation artery across the western metro area. This strategic location provides convenient access to Ridgedale Center, a prominent shopping and dining destination. Adjacent to the subject's eastern side lies a charming neighborhood that includes Hopkins High School. To the north of the property lies Medicine Lake, offering regional parks and additional dining choices. 1600 Hopkins Crossroad resides within an attractive upper-middle-class neighborhood that is in high demand due to its welcoming and family-oriented ambiance.

Area Retail



Ridgedale Center



Other Area Retail





MIDWEST



REGIONALLY COMMITTED
NATIONALLY CONNECTED

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