

2815 Wayzata Blvd S  
Minneapolis | MN  
For Sale

**\$50,000 Price  
Reduction!**



**UPLAND**  
REAL ESTATE GROUP, INC.

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## THE OPPORTUNITY

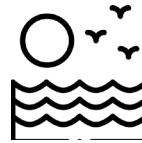
Address	2815 Wayzata Blvd S., Mpls, MN
Gross Building Area	5,000 SF
Typical Floor Plate	2,000 SF
Building Access	3 Separate Entrances
Lot Size	0.15 Acres
Price	\$799,000 ( <del>\$849,000</del> )
Property Type	Office
# of Floors	2 Floors + Lower Level
Taxes (2020)	\$19,747.28
Year Built	1959
Parking Spaces	14
Heating	Furnace
Cooling	Rooftop A/C
Roof	Repairs done in November

- » Rare 2-story 394 single or multi-tenant office building
- » Open floor plans with modern finishes
- » Large exterior windows for natural light





## Highlights



Just a few blocks from Cedar Lake and parkway trails



Centrally located between The Shoppes at West End and Downtown Minneapolis



High visibility from I-394 with signage opportunity to over 160,000 vehicles per day



Immediate freeway access at Penn Avenue - first exit outside downtown Mpls



2 blocks from new Bryn Mawr Light rail station



Quick accessibility to Hwy 100, I-394, and I-94



Rare neighborhood-centered building



14 off-street parking stalls



Furniture available for turnkey move-in, per a separate agreement

# Demographics

## Population

1 Mile	8,458
3 Miles	185,944
5 Miles	478,711

## Median HH Income

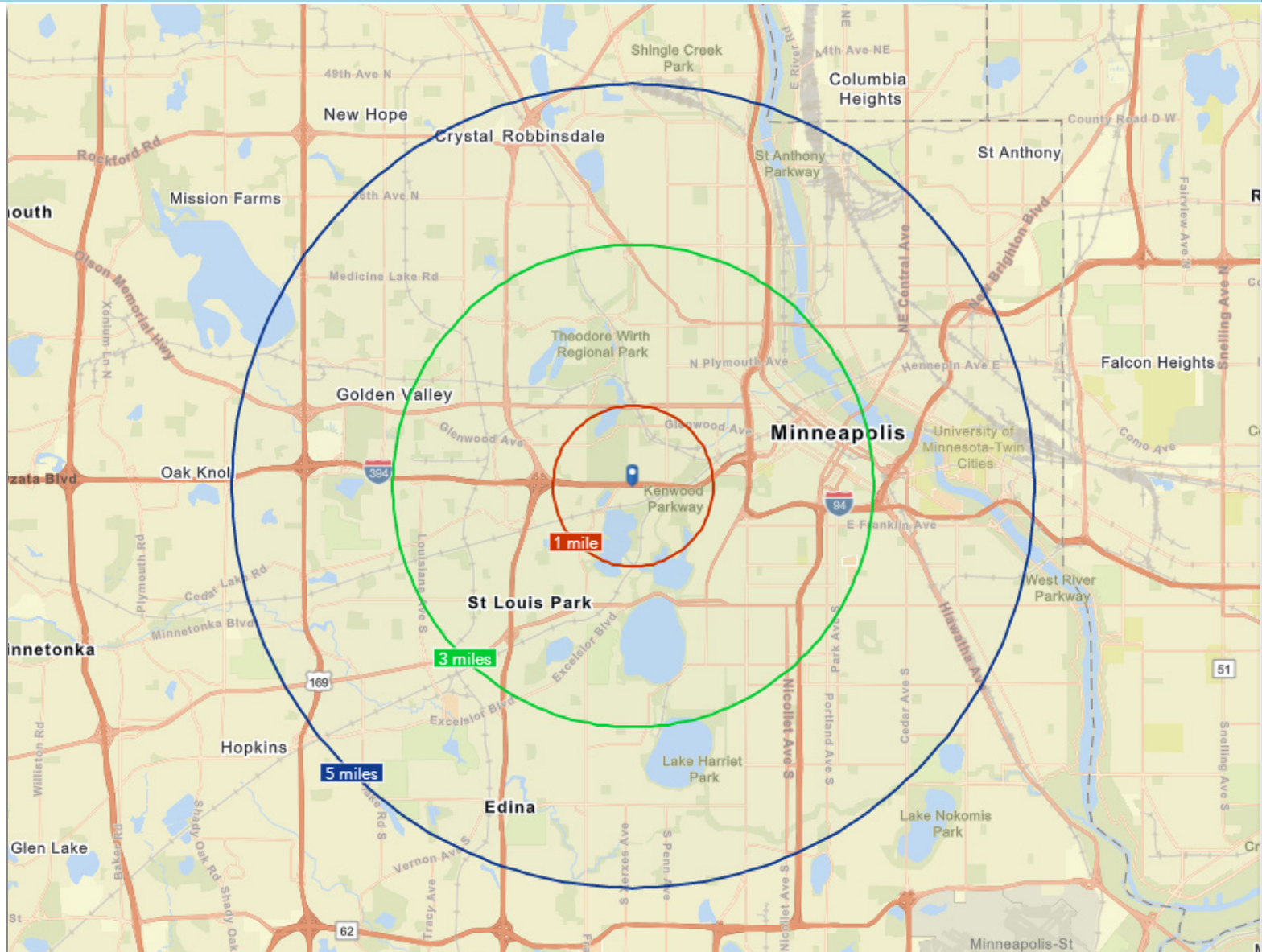
1 Mile	\$110,736
3 Miles	\$60,101
5 Miles	\$62,127

## Average HH Income

1 Mile	\$170,604
3 Miles	\$93,826
5 Miles	\$94,503

## Median Age

1 Mile	43.8
3 Miles	34.1
5 Miles	33.9



# Nearby

## Nearby Retailers:

- » Costco
- » Cub Foods
- » The Home Depot
- » PetSmart
- » Office Depot
- » FedEx
- » Crave
- » Evereve
- » Mattress Firm
- » TGIFridays
- » Panera Bread
- » Leeann Chin
- » Punchbowl Social

## Area Amenities:

- » Target Field
- » Target Center
- » Lifetime Fitness
- » Theodore Wirth Golf Course
- » Walker Art Center & Sculpture Garden

## Traffic Counts

I-394	162,177 VPD
S Wayzata Blvd	7,243 VPD
Cedar Lake Pkwy	10,000 VPD



# Bryn Mawr Light Rail Station



# Interior Photos

## Highlights:

- » 3 Conference Rooms
- » 3 Bathrooms, one with shower
- » 2 Kitchens
- » 3 Offices + 10 workstations upper level
- » 10 Workstations main level
- » 3 separate entrances
- » Outdoor patio
- » Large locked storage room
- » Versatile space flows for one business or two separate companies

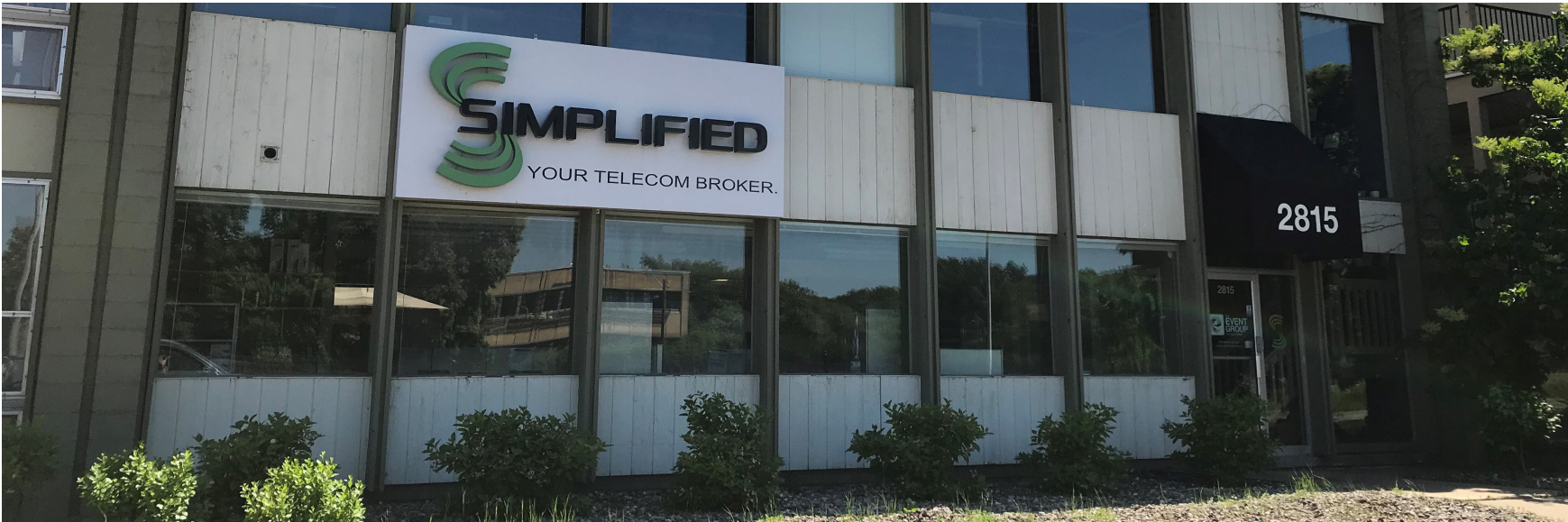


# Interior Photos





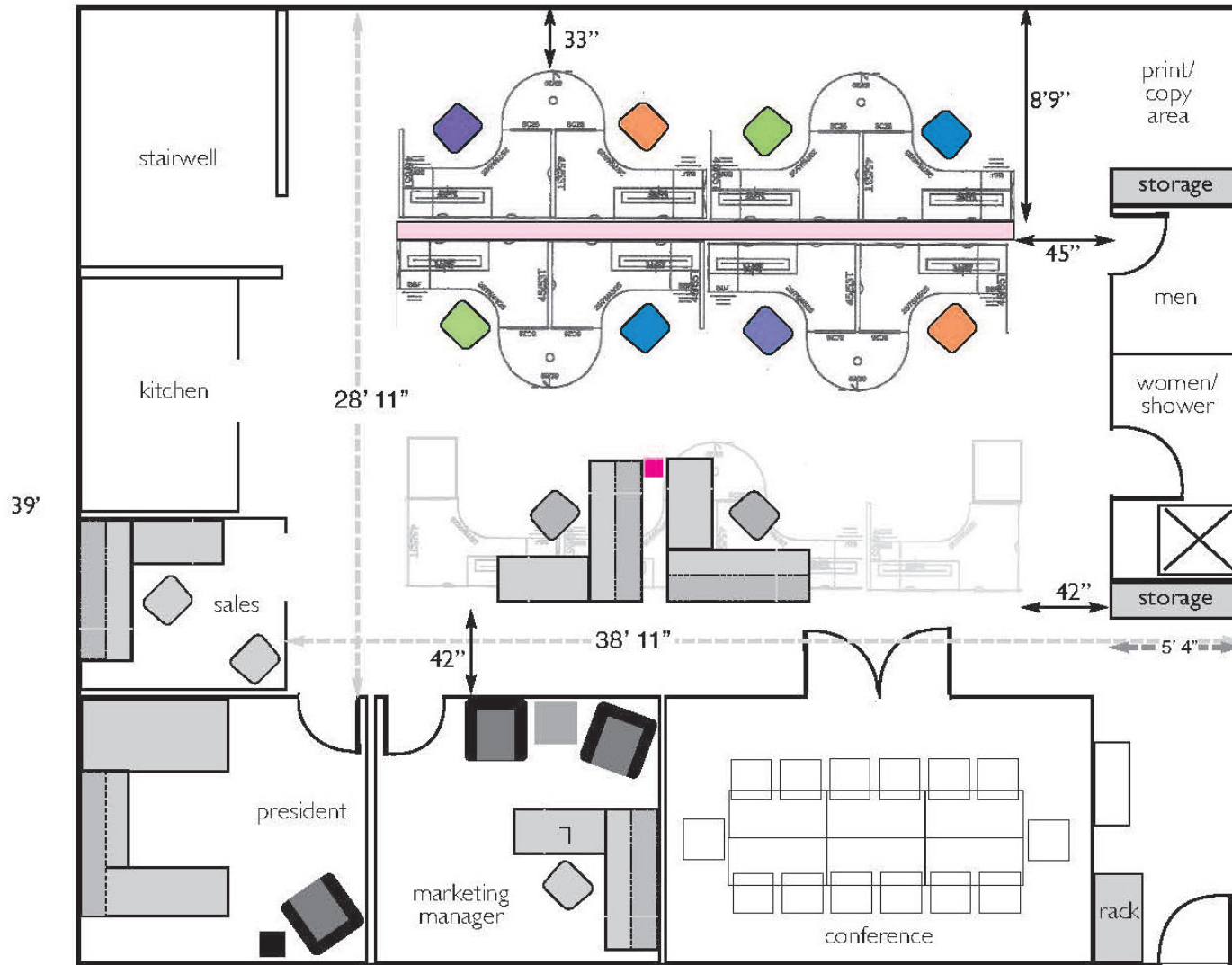
# Exterior Photos



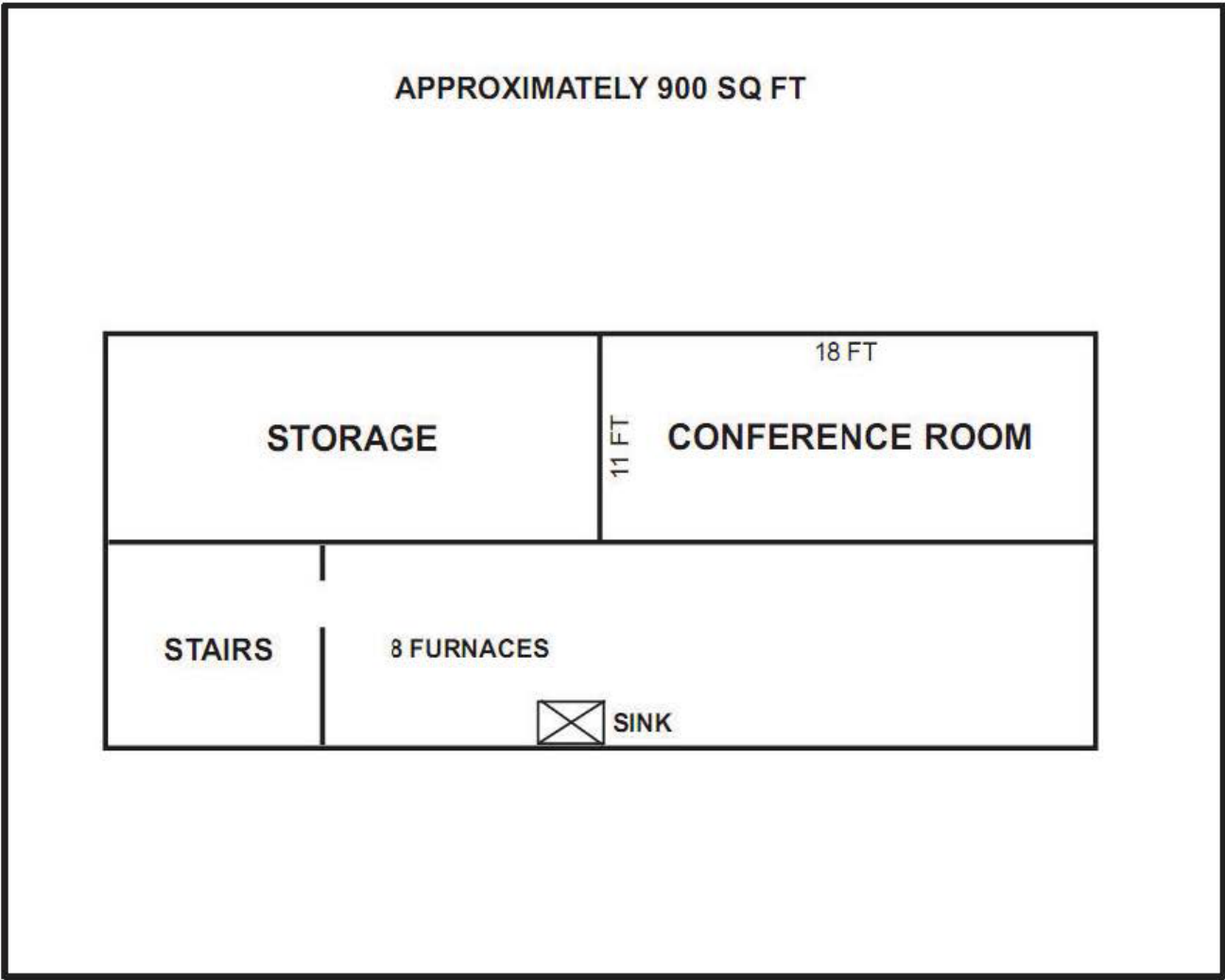
# Floor Plan - Main Floor



# Floor Plan - 2nd Floor



# Floor Plan - Lower Level





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