



MEDICAL OFFICE SPACE
7415 Wayzata Blvd
St. Louis Park, MN
For Lease



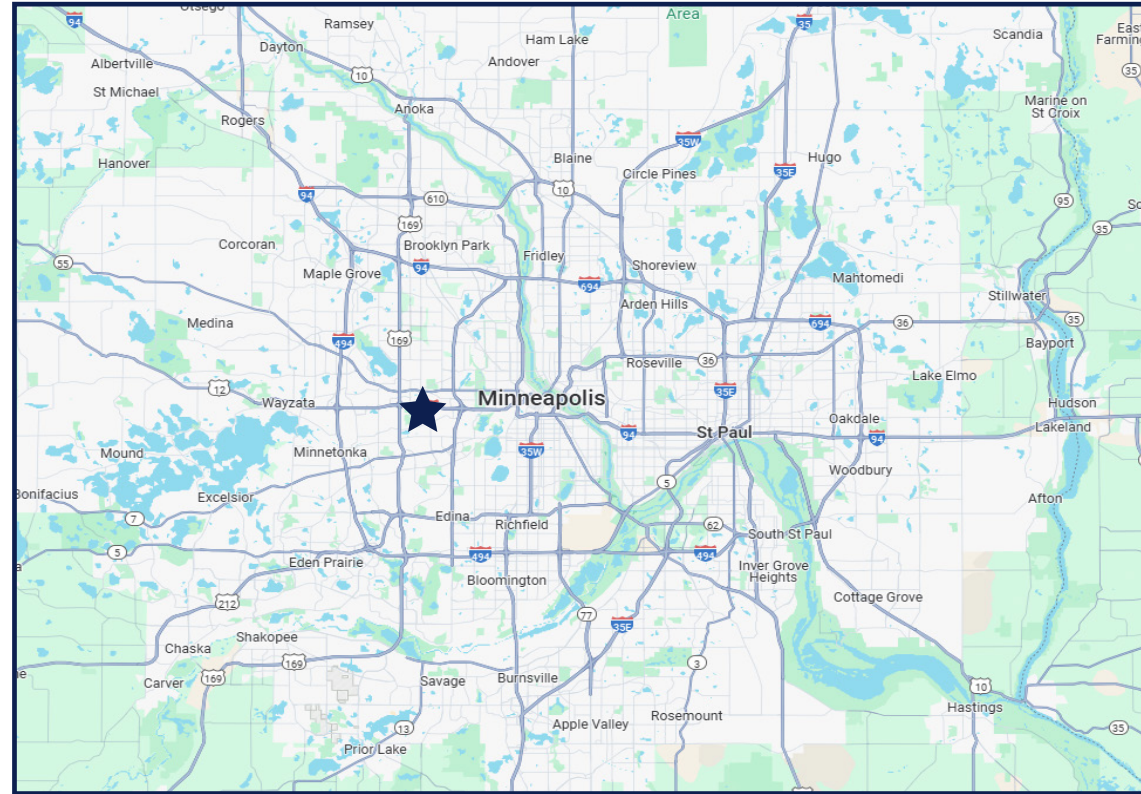
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where Properties
& People Unite!*

JOSH HUEMPFNER
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SHAYLIN SCHARES
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ADDRESS	7415 Wayzata Blvd
CITY, STATE	St. Louis Park, MN 55426
SPACE AVAILABLE	2,945 SF (Second Floor)
LOT SIZE	0.72 Acres
LEASE RATE	\$32.00/PSF
CAM & TAX 2025	\$22.60/PSF
YEAR BUILT	1962
COUNTY	Hennepin
PARKING	44 Surface Stalls



HIGHLIGHTS

- Well-maintained medical office property
- Strong amenities within close proximity to West End
- Easy access to property from I-394 & Louisiana Exit
- Close proximity to Downtown Minneapolis
- High freeway visibility with possible signage
- Existing Clinic buildout with 7 exam rooms, break room & restrooms.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	8,605	93,059	321,114
MEDIAN AGE	36.9	37.8	36.5
MEDIAN HH INCOME	\$101,991	\$104,896	\$98,593
AVERAGE HH INCOME	\$133,820	\$132,494	\$129,588



Target
HOM FURNITURE
NEW HORIZON ACADEMY
Public Storage
Cub FOODS
LOWE'S
Chick-fil-A
LIFETIME
DSG
Michael's
L&B

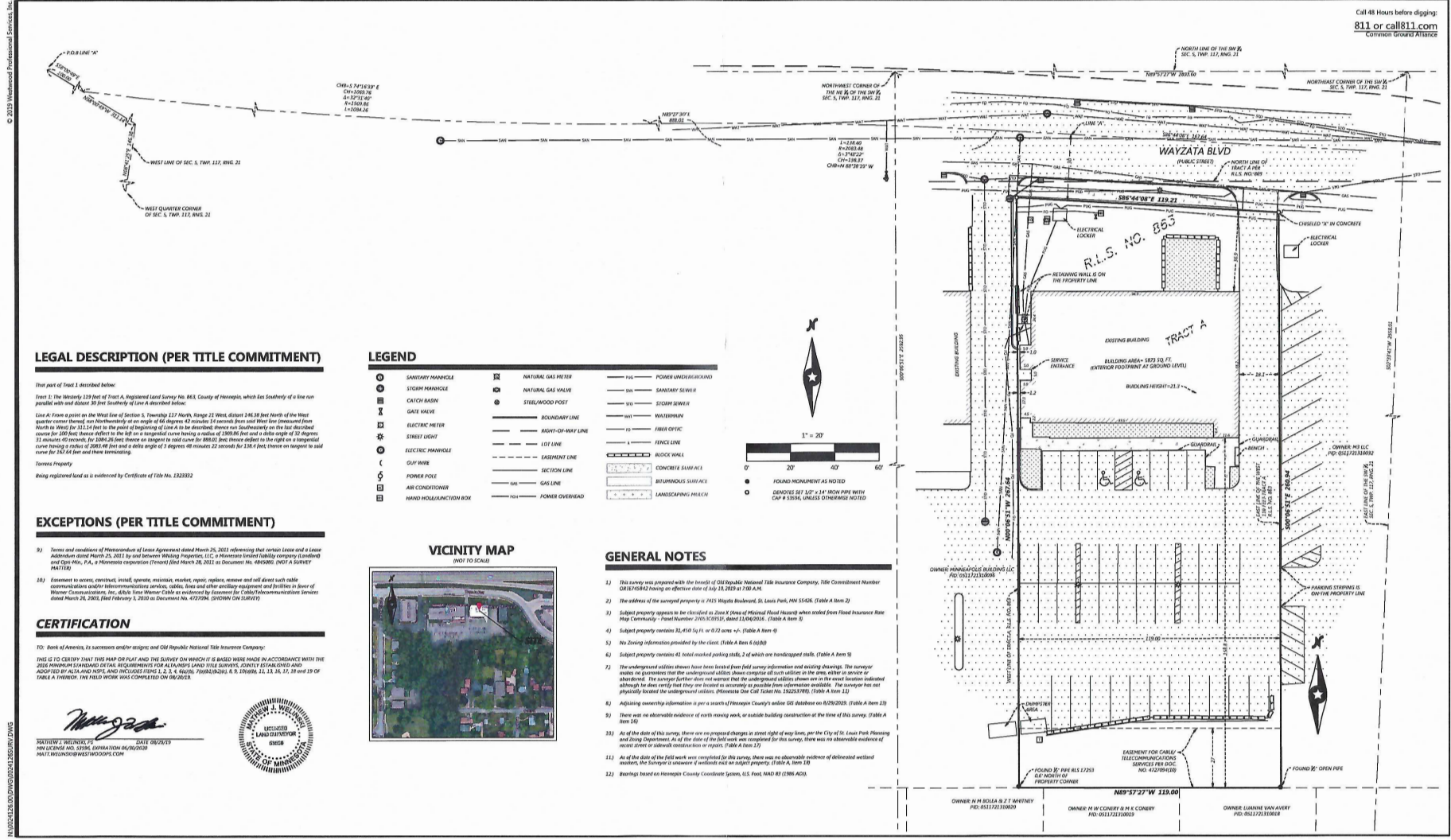
Walgreens
m DEPARTMENT OF TRANSPORTATION
DQ
Honeywell
CVS
L&B
PJS APPLIANCE OUTLET
TESLA

Cub FOODS
Famous Dave's
O'Reilly AUTO PARTS
McDonald's
Public Storage
Culver's
Starbucks
QXO
SUBWAY
SiteOne HANDS-ON SUPPLY
PANCHEROS MEXICAN BURGERS

Target
BEST BUY
WHOLE FOODS
petco
ULTA
Office DEPOT
JCPenney
macy's
NORDSTROM
Firestone

MENARDS
PENTAIR
Costco WHOLESALE
BENIHANA
Office DEPOT
LIFETIME
Allianz
NEW HORIZON ACADEMY
FIVE GUYS
Cub FOODS

★
SITE



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

This part of Tract 1 described below:
Tract 1: The Westerly 119 feet of Tract A, Registered Land Survey No. 863, County of Hennepin, which lies Southwesterly of a line run parallel with and distant 30 feet Southwesterly of line A described below.
Line A: From a point on the West line of Section 5, Township 117 North, Range 23 West, distant 146.38 feet North of the West corner thereof, run Northwesterly at an angle of 44 degrees 42 minutes 14 seconds from said West line (measured from North to West) for 111.14 feet to the point of beginning of Line A to be described; thence run Southwesterly on the last described course for 100 feet; thence defect to the left on a tangential curve having a radius of 1300.86 feet and a deflection angle of 12 degrees, 21 minutes 40 seconds; for 1208.26 feet; thence on a tangent to said curve for 888.01 feet; thence defect to the right on a tangential curve having a radius of 2081.48 feet and a deflection angle of 1 degree 48 minutes 22 seconds for 138.4 feet; thence on a tangent to said curve for 154.64 feet and thence remaining.

Tractors Property
 being registered land as is evidenced by Certificate of Title No. 1232322

EXCEPTIONS (PER TITLE COMMITMENT)

- Terms and conditions of Memorandum of Lease Agreement dated March 29, 2011 referencing that certain Lease and a Lease Addendum dated March 29, 2011 by and between Whiting Properties, LLC, a Minnesota limited liability company (Landlord) and Citicorp, P.A., a Minnesota corporation (Tenant) filed March 28, 2011 as Document No. 0895086; (NOT A SURVEY MATTER)
- Easement to access, construct, install, operate, maintain, market, repair, replace, remove and sell direct cable communications and/or telecommunications services, cables, lines and other ancillary equipment and facilities in favor of Werner Communications, Inc. d/b/a Time Warner Cable as evidenced by Easement for Cable/Telecommunications Services dated March 28, 2003, filed February 1, 2010 as Document No. 472704; (SHOWING ON SURVEY)

CERTIFICATION

I, the State of America, in testimony whereof, and of the Republic National Title Insurance Company:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE JOLE MINIMUM STANDARDS OF CARE, REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8 AND 9 OF THE MINIMUM STANDARDS OF CARE, SECTION 11.13, 11.14, 11.15, 11.16 AND 11.19 OF TABLE A THEREIN. THE FIELD WORK WAS COMPLETED ON 08/30/19.

[Signature]
 DATE: 08/30/19
 MARY WELSH, REGISTERED PROFESSIONAL SURVEYOR
 1111 WESTWOOD DRIVE, SUITE 100
 WESTWOOD, MINNESOTA 55125

LEGEND

○	SANITARY MANHOLE	⊗	NATURAL GAS METER	—	POLE	—	POWER UNDERGROUND
⊗	STORM MANHOLE	⊗	NATURAL GAS VALVE	—	SAW	—	SANITARY SEWER
⊗	CATCH BASIN	⊗	STEEL/WOOD POST	—	STORM SEWER	—	WATER MAIN
⊗	GATE VALVE	—	RIGHT-OF-WAY LINE	—	FIBER OPTIC	—	FENCE LINE
⊗	ELECTRIC METER	—	LOT LINE	—	ROCK WALL	—	CONCRETE SLAB AREA
⊗	ELECTRIC MANHOLE	—	EASEMENT LINE	—	BITUMINOUS SURFACE	—	LANDSCAPING PROJECT
⊗	GUY WIRE	—	SECTION LINE	—	FOUND MONUMENT AS NOTED	—	DEMOLISHED 12" x 34" IRON PIPE WITH CAP # 13056, UNLESS OTHERWISE NOTED
⊗	POWER POLE	—	POLE	—	FOUND 12" x 34" IRON PIPE WITH CAP # 13056, UNLESS OTHERWISE NOTED	—	
⊗	AIR CONDITIONER	—	POLE	—	FOUND 12" x 34" IRON PIPE WITH CAP # 13056, UNLESS OTHERWISE NOTED	—	
⊗	HAND PULL/JUNCTION BOX	—	POLE	—	FOUND 12" x 34" IRON PIPE WITH CAP # 13056, UNLESS OTHERWISE NOTED	—	

VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

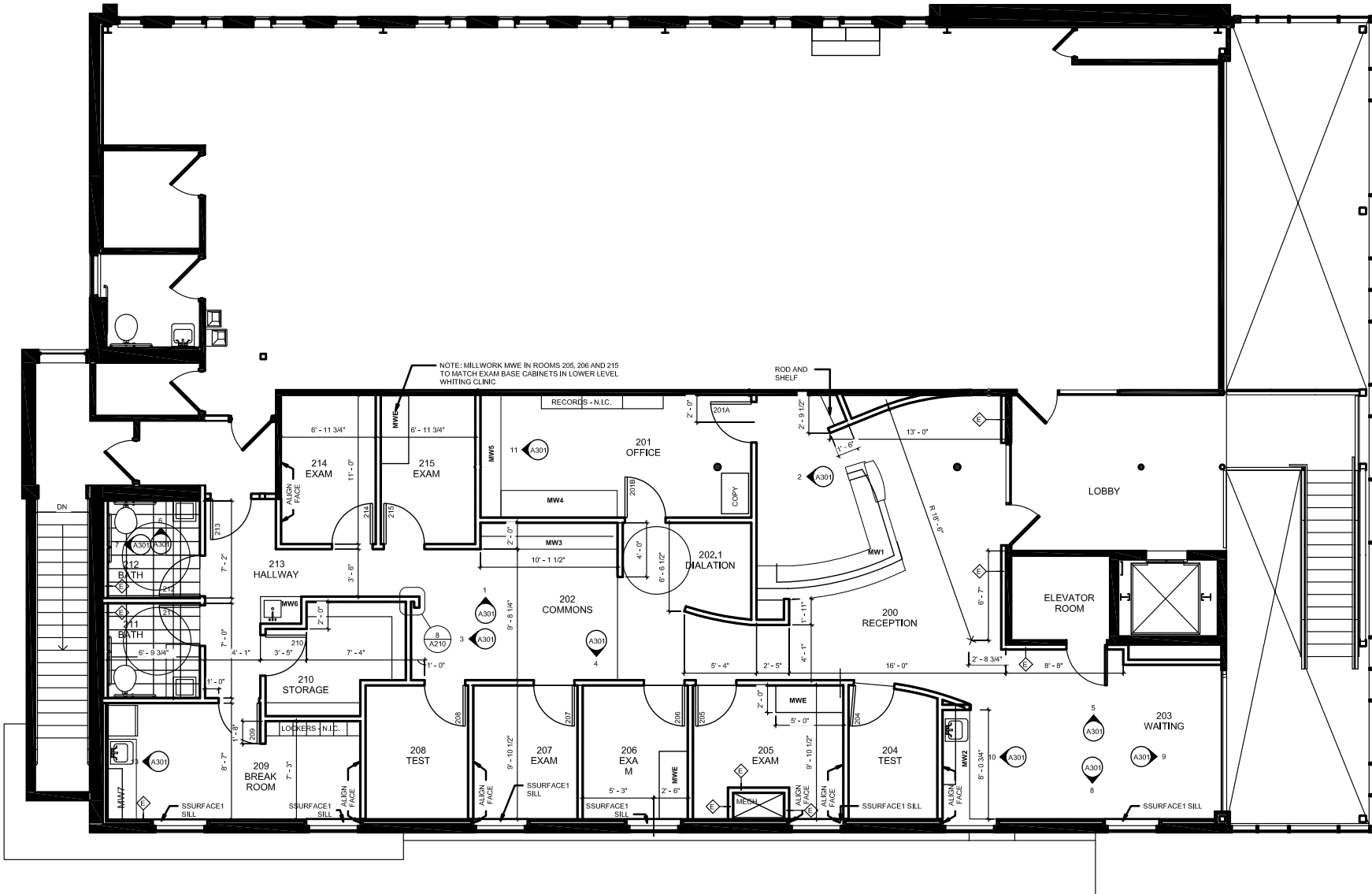
- This survey was prepared with the benefit of Old Republic National Title Insurance Company, Title Commitment Number 081827482 having an effective date of July 10, 2023 at 7:00 A.M.
- The address of the surveyed property is 7411 Wayzata Boulevard, St. Louis Park, MN 55426. (Table A Item 2)
- Subject property appears to be classified as Zone X (Area of Minimal Flood Hazard) when scaled from Flood Insurance Rate Map Community - Flood Number 2103-0225E, dated 12/06/2018. (Table A Item 3)
- Subject property contains 32,450 sq ft, or 0.72 acres +/- (Table A Item 4)
- No Zoning information provided by the client. (Table A Item 5)
- Subject property contains 41 labeled marked parking stalls, 2 of which are handicapped stalls. (Table A Item 6)
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either as shown or otherwise. The surveyor further does not warrant that the underground utilities shown are on the exact location indicated although he does verify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (Minnesota Civil Code Title No. 32.02, 32.03; (Table A Item 11)
- Adjusting ownership information is per a search of Hennepin County's online GIS database on 02/09/2019. (Table A Item 13)
- There was no observable evidence of earth moving work, or outside building construction at the time of this survey. (Table A Item 10)
- As of the date of this survey, there are no proposed changes in street right of way lines, per the City of St. Louis Park Planning and Zoning Department. As of the date of the field work on completed for this survey, there was no observable evidence of recent street or sidewalk construction or repair. (Table A Item 12)
- All of the data of the field work was completed for this survey; there was no observable evidence of delineated wetlands. The Surveyor is unaware of wetlands on or adjacent property. (Table A Item 18)
- Readings based on Hennepin County Coordinate System, U.S. Foot, NAD 83 (1983 AD83).

Westwood
 Professional Surveyors, Inc.
 Phone: (612) 937-9100 12703 Whitewater Circle, Suite #300
 Fax: (612) 937-9102 12703 Whitewater Circle, Suite #300
 Toll Free: (866) 937-9100
 www.westwoodsurvey.com

Whiting Clinic ALTA Survey
 St. Louis Park, MN

ALTA/NSPS Land Title Survey
 PROJECT NUMBER: 0024126.00 DATE: 08/30/19

SHEET NUMBER: **1** OF **1**









UPLAND

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