

3701 WAYZATA BLVD

ADAPTIVE REUSE | SINGLE TO MULTI-TENANT OFFICE

3701 WAYZATA BOULEVARD, MINNEAPOLIS, MN

307,000

SQUARE FEET

82%

LEASED WITHIN 90 DAYS
OF ACQUISITION



THE NUMBERS

1,200

PARKING STALLS ONSITE

Café with indoor & outdoor seating

Fire pit

Bocce ball court

1/2 basketball court

Fitness center with locker rooms

Indoor bike lounge

Club room with rooftop patio



FEATURES &
AMENITIES

Conference rooms

Marble walls, Terrazzo floors & waffle slab concrete ceilings

New main entrance on SW corner to enhance functionality as a multi-tenant space

Glass cantilever box on NE corner provides uninterrupted views of Minneapolis



Close proximity to Minneapolis CBD & St. Louis Park's West End



LOCATION



Serene, park-like setting on Brownie Lake connecting to the Minneapolis Chain of Lakes and local bike and walking trails

SIGNED TENANTS

SRF CONSULTING GROUP, INC

70,000 SF ON LEVEL 1

REGIS CORPORATION

65,000 SF ON LEVELS 5 - 8

TACTILE MEDICAL GROUP

114,000 SF ON LEVELS 2 & 3