

# 8700 Professional Building

8700 36th Street West, St. Louis Park, MN 55426



## for lease

- ▶ Great location across from Knollwood Mall with easy access to Hwy 7 and Hwy 169
- ▶ Clean, bright and professionally maintained
- ▶ 9' ceilings
- ▶ Newer roof
- ▶ Large, free parking lot offers easy in and out
- ▶ Area retail includes: Target, Cub Foods, Dollar Tree, TCF Bank, Wells Fargo, Applebee's, Panera Bread, Jimmy John's, Nordstrom Rack, DSW Shoe Warehouse



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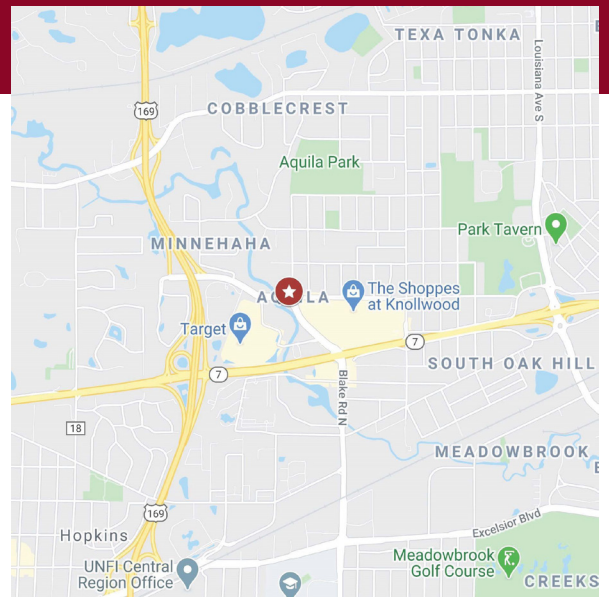
## for lease

### BUILDING INFORMATION

Building Size: 23,670 sf  
General Use: Office  
Year Built: 1962  
Building Class: C  
Floors: 2  
Parking: 71 spaces

### LEASING INFORMATION

Lease Rate: \$16.00 - \$18.00/sf  
Lease Type: Gross



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