

# FOR LEASE

## Shoreline Drive

4032 Shoreline Drive, Spring Park, MN 55384



**2,792 RSF**  
**Retail/Office**  
**Lake Minnetonka**  
**Office Views**

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**CIG** | **COMMERCIAL**  
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# EXCLUSIVELY PRESENTED BY



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Commercial Investors Group is a vertically integrated real estate investment firm with operations in Minnesota, Tennessee, and Colorado.

We specialize in value-add industrial, office, and flex properties—managing the full lifecycle from acquisitions and capital improvements to leasing, property management, and sales.

Our mission is twofold: deliver strong, risk-adjusted returns to our investors and create high-quality, functional spaces where businesses can thrive. With in-house teams and a responsive, hands-on approach, we move quickly, solve problems, and prioritize lasting relationships over transactions.



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# PROPERTY OVERVIEW

## Large Furniture Stays - Move-in Ready!

Address	4032 Shoreline Drive, Spring Park, MN 55384
County	Hennepin
Lease Rates	Gross Lease: \$3,950 per month
Building Size	7,500 SF
Lot Area	0.33 AC
Year Built	1960
Zoning	Business/Commercial
Parking	5 Uncovered
CAM / TAX	<b>Included in rent</b>

## Suites Available

**4032 Shoreline Drive: 2,792 RSF;  
\$3,950/month Gross**



# PROPERTY OVERVIEW

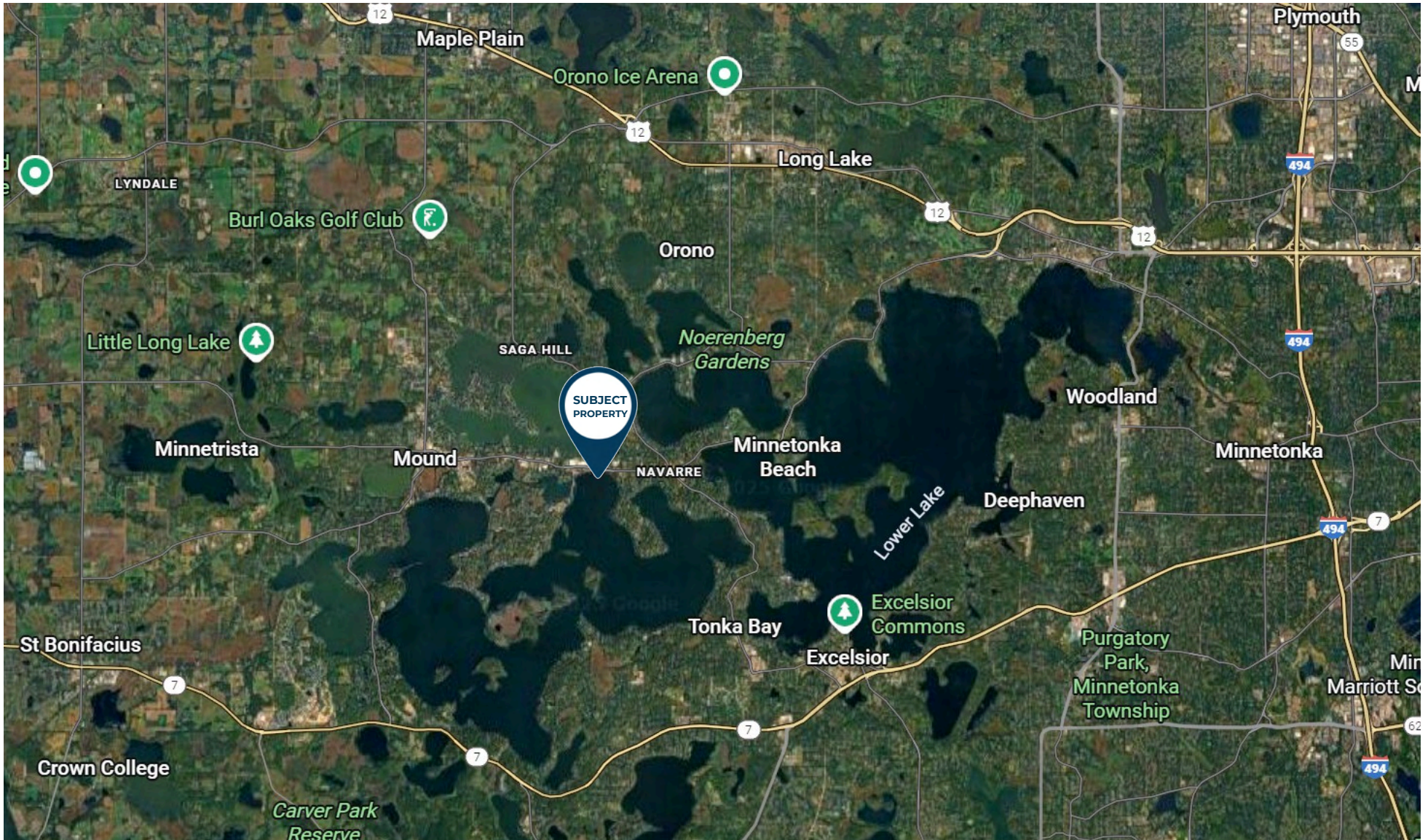
Located along scenic Shoreline Drive in Spring Park, this 2,792 RSF office and retail space offers a rare opportunity to combine professional functionality with outstanding views of Lake Minnetonka. Zoned Business and Commercial, the space is well suited for office, retail, service, or client facing uses that benefit from strong visibility and steady foot and vehicle traffic.

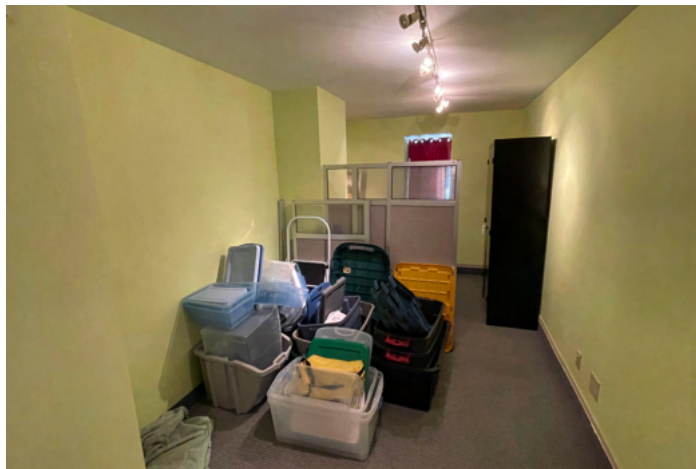
The suite features a welcoming, move in ready layout with expansive windows that capture lake views and natural light, creating an inviting environment for both employees and customers. **All major furniture pieces will remain with the space, allowing a new tenant to occupy quickly with minimal upfront investment.** Interior amenities include a well appointed kitchen area ideal for staff use or client hospitality, along with private restrooms for added convenience and professionalism. The flexible floor plan allows for a variety of configurations to accommodate different business needs.

The property benefits from its prominent location in a vibrant lakeside community known for dining, retail, recreation, and seasonal activity. High daily traffic counts and pedestrian presence provide excellent exposure, while easy access to surrounding Lake Minnetonka communities supports a strong customer base.



# AERIAL MAP





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