

FOR LEASE

# Shoreline Drive Sublease

4030-4032 Shoreline Drive Spring Park, MN 55384

FORREST KALK

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**PROPERTY DESCRIPTION**

Great leasing opportunity featuring a move-in ready and furnished space with a kitchenette area, complete with an island and bar stools. The modern interior design includes abundant natural light, a versatile and functional layout, and a professional, welcoming lobby area. With responsive property management, this space offers convenience and comfort. This property is designed to meet the needs of modern businesses, combining style and functionality to provide a space that is ready for immediate occupancy.

**PROPERTY HIGHLIGHTS**

- Move-in ready and furnished
- Kitchenette Space with Island and bar stools
- Modern interior design
- Versatile and functional layout

**OFFERING SUMMARY**

|                |                           |
|----------------|---------------------------|
| Lease Rate:    | \$3,450 per month (Gross) |
| Available SF:  | 2,792 SF                  |
| Lot Size:      | 0.3 Acres                 |
| Building Size: | 7,558 SF                  |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE    |
|-------------------|------------|-----------|-----------|
| Total Households  | 313        | 875       | 2,168     |
| Total Population  | 484        | 1,435     | 3,864     |
| Average HH Income | \$87,626   | \$96,524  | \$119,148 |



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### **LOCATION DESCRIPTION**

Views of Lake Minnetonka from the office! Located along Shoreline Drive in Spring Park with direct access to Lake Minnetonka communities. High visibility corridor with steady local traffic and proximity to surrounding retail, restaurants, and residential neighborhoods. Nearby Excelsior's Water Street and Wayzata's Lake Street present thriving retail hotspots, while the Dakota Rail Regional Trail draws outdoor enthusiasts year-round.

### **PARKING DESCRIPTION**

There are 5 surface parking spots along the side of the building.

|            |                          |
|------------|--------------------------|
| Lease Rate | <b>\$3,450 PER MONTH</b> |
|------------|--------------------------|

**LOCATION INFORMATION**

|                  |                           |
|------------------|---------------------------|
| Building Name    | Shoreline Drive Sublease  |
| Street Address   | 4030-4032 Shoreline Drive |
| City, State, Zip | Spring Park, MN 55384     |
| County           | Hennepin                  |

**BUILDING INFORMATION**

|                  |          |
|------------------|----------|
| Building Size    | 7,558 SF |
| Number of Floors | 2        |
| Year Built       | 1940     |

**PROPERTY INFORMATION**

|                  |               |
|------------------|---------------|
| Property Type    | Retail        |
| Property Subtype | Street Retail |
| Zoning           | C-1           |
| Lot Size         | 0.3 Acres     |

**PARKING & TRANSPORTATION**

|                          |   |
|--------------------------|---|
| Number of Parking Spaces | 5 |
|--------------------------|---|





**LEASE INFORMATION**

|              |          |             |                   |
|--------------|----------|-------------|-------------------|
| Lease Type:  | Gross    | Lease Term: | Negotiable        |
| Total Space: | 2,792 SF | Lease Rate: | \$3,450 per month |

**AVAILABLE SPACES**

| SUITE      | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE        | DESCRIPTION  |
|------------|-----------|-----------|------------|-------------------|--|
| Suite 4032 | Available | 2,792 SF  | Gross      | \$3,450 per month | <p>Lock in a clean, functional space that's ready to support your day-to-day operations.</p> <p>This unit at 4032 Shoreline Drive offers a highly usable layout suited for office, retail, or service-based users who need efficiency without wasted square footage. The space features strong natural light, a straightforward floor plan, and flexibility to configure around your workflow, whether it's private offices, open workspace, customer-facing retail, or a mix of both.</p> |

## SUITES AVAILABLE

### 4032 Shoreline Drive - Office

- Strong street and foot traffic
- Off-street parking
- Furnished & move-in ready
- Views of Lake Minnetonka
- Storage room
- Great service-facing business location

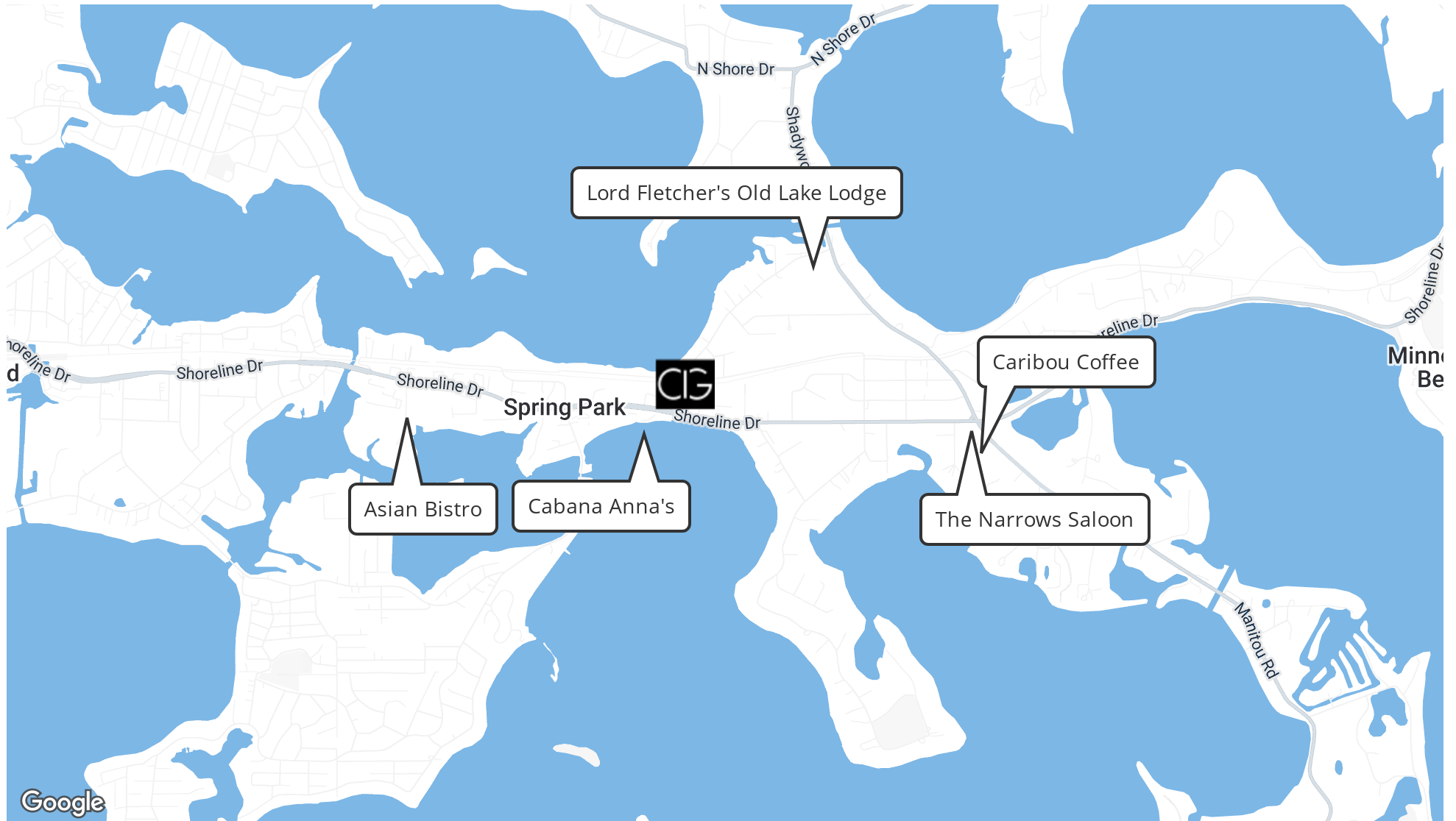


## UNIT INFORMATION

|                   |                 |
|-------------------|-----------------|
| Unit Size         | 2,792 SF        |
| Number of Offices | 5               |
| Kitchenette       | YES             |
| Private Bathrooms | YES - 2         |
| Lease Rate        | \$3,450 / month |



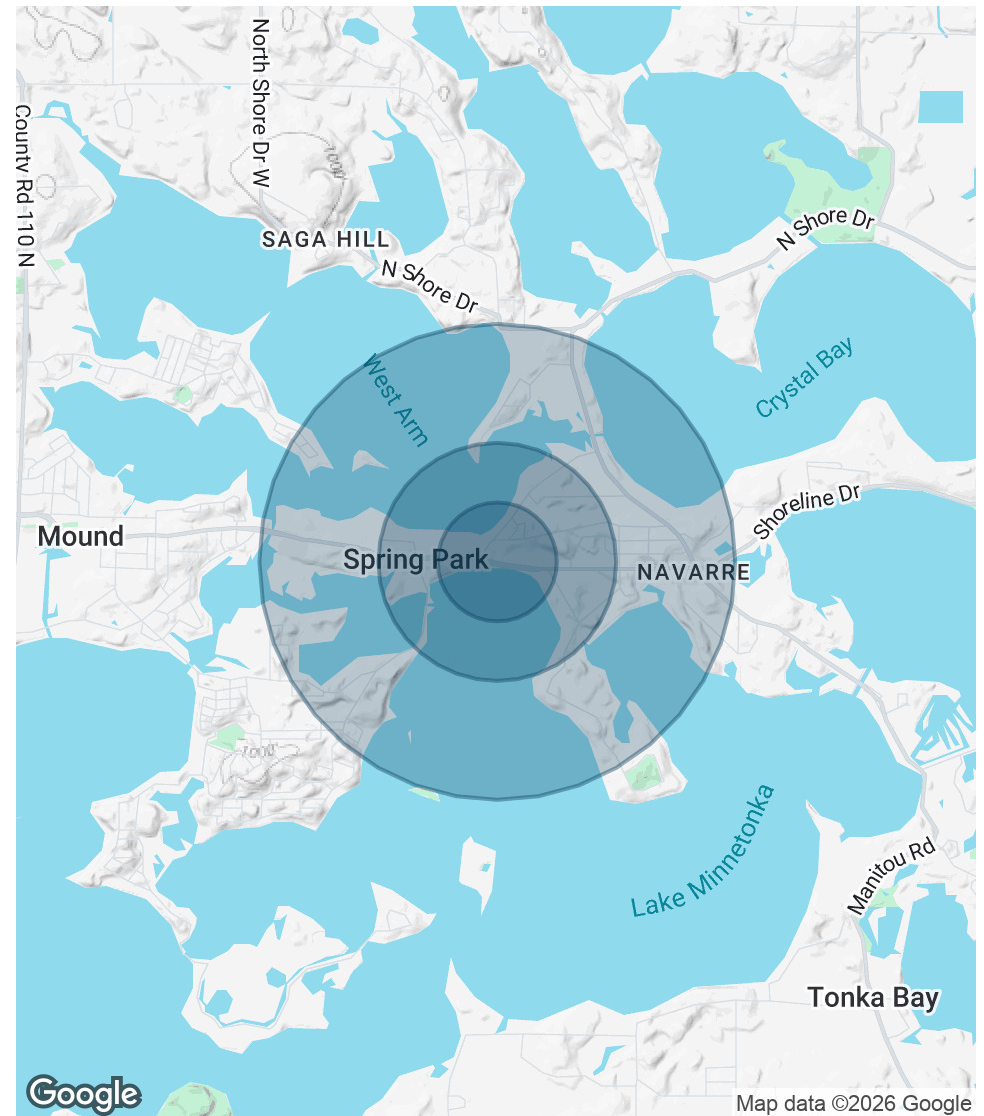




| <b>POPULATION</b>    | <b>0.25 MILES</b> | <b>0.5 MILES</b> | <b>1 MILE</b> |
|----------------------|-------------------|------------------|---------------|
| Total Population     | 484               | 1,435            | 3,864         |
| Average Age          | 58.1              | 55.9             | 54.0          |
| Average Age (Male)   | 57.0              | 55.1             | 53.7          |
| Average Age (Female) | 60.1              | 57.4             | 54.8          |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>0.25 MILES</b> | <b>0.5 MILES</b> | <b>1 MILE</b> |
|--------------------------------|-------------------|------------------|---------------|
| Total Households               | 313               | 875              | 2,168         |
| # of Persons per HH            | 1.5               | 1.6              | 1.8           |
| Average HH Income              | \$87,626          | \$96,524         | \$119,148     |
| Average House Value            | \$597,324         | \$591,953        | \$659,960     |

2023 American Community Survey (ACS)



**COMMERCIAL INVESTORS GROUP**

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