



WAREHOUSE SPACE FOR LEASE

Powell Business Center

7900 Excelsior Blvd, Hopkins, MN 55343

Andrei Bortnov

Principal Manager, CCIM

M: (612)-702-6867

E: andrei@greatlandres.com

www.greatlandres.com

5821 Cedar Lake Rd S, Suite 350,

St. Louis Park, MN 55416



PROPERTY FEATURES

The Powell Business Center featured in this listing has the following amenities:

- ✓ Private kitchenette
- ✓ Private men's and private women's bathroom
- ✓ Private in-suite shower
- ✓ Private conference room
- ✓ Exterior entrance to suite with ample parking
- ✓ Within 5 minutes of Hwy 169 and Hwy 100



SPACE TYPE
Warehouse space

SUITE SIZE
6,602 SF

LEASE RATE
\$7,000/Month Gross

AVAILABLE
March 1, 2026

HVAC
Fully heated and air conditioned

YEAR BUILT
1950

ZONING
RX-TOD

BEST USES
Private office, clinic, professional space



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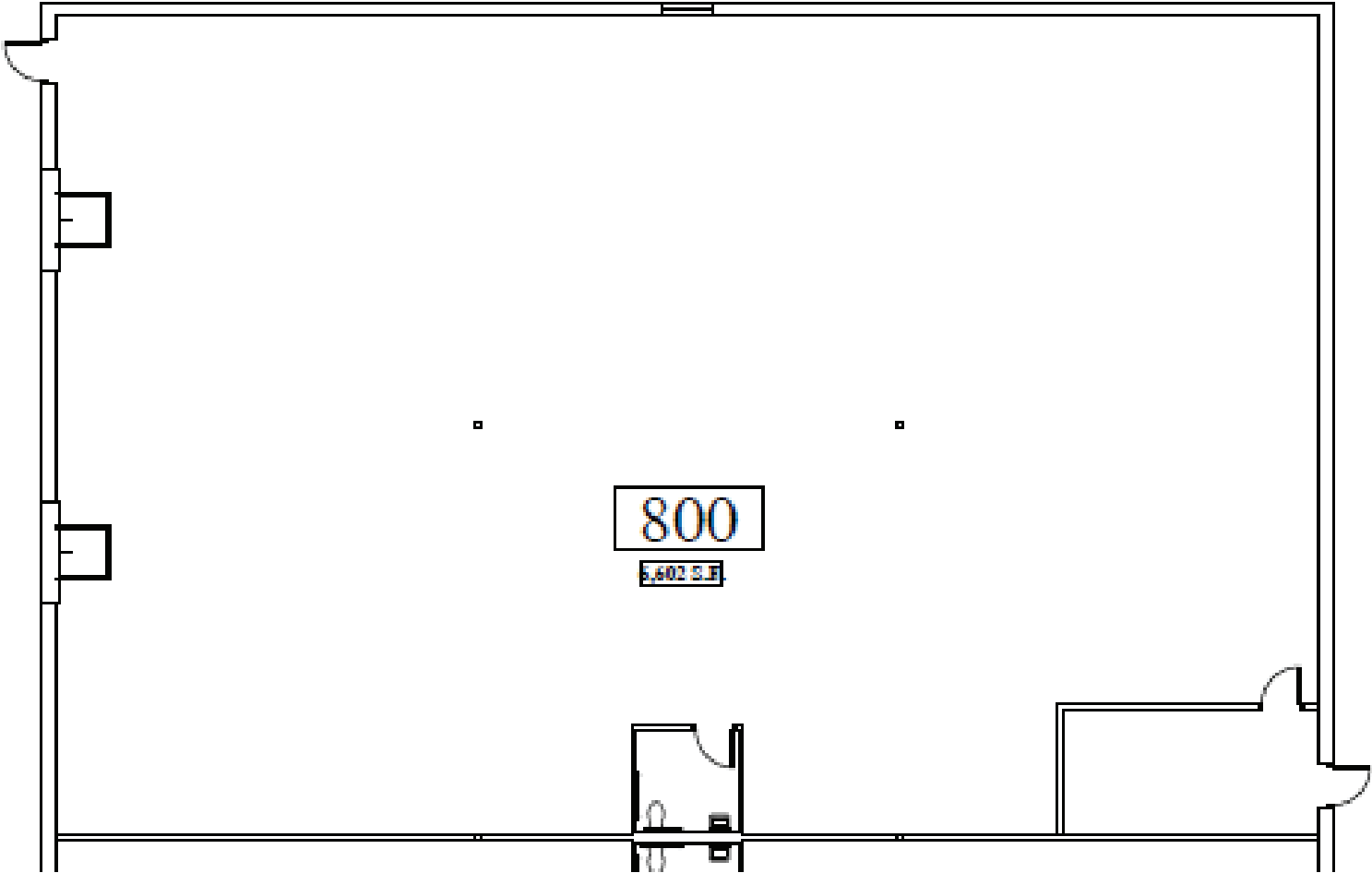
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GREATLAND
REAL ESTATE SERVICES

FLOOR PLAN



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DEMOGRAPHICS



Subject Property

DEMOGRAPHICS	1 Mile	3 Mile
POPULATION	7,769	62,044
POPULATION (OVER 25)	4,949	43,178
HOUSEHOLD	6,743	38,191
MEDIAN HH INCOME	\$62,189	\$76,967

DEMOGRAPHICS	1 Mile	3 Mile
DAYTIME EMPLOYEES	4,164	34,850
EXPENDITURE	\$161,946,342	\$1,449,540,247
EDUCATION-HIGH SCHOOL	903	8,375
EDUCATION-BACHELORS	1,076	12,800

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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