

Westwood West

St. Louis Park | MN | 55426

For Lease

UPLAND
REAL ESTATE GROUP, INC.

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THE OPPORTUNITY

Address	2316 Louisiana Ave
City, State	St. Louis Park, MN 55426
Building Size	24,000 SF
Year Built	1967
Lot Size	2 Acres
Space #1	12,600 SF
Asking Rent	Negotiable
Space #2	2,170 SF
Asking Rent	\$18.50 PSF Net
CAM 2026 Est.	\$5.03 PSF
RE Taxes 2026 Est.	\$4.44 PSF
CAM & Taxes Total Est.	\$9.47 PSF
Parking	176 Spaces

Monument Signage



Location Highlights:

- Located on signalized corner of Cedar Lake Rd and Louisiana Avenue
- Dense urban neighborhood center
- Close to the main thoroughfare to I-394
- Near Cedar Lake Regional Trail

Park Adam
Transportation

Coolibar

St. Louis Park
Middle School

Cedar Lake Rd

Walgreens

★
SITE

Cedar Knoll
Park



Louisiana Ave

Cedar Lake Regional Trail

12,648 VPD

12,444 VPD

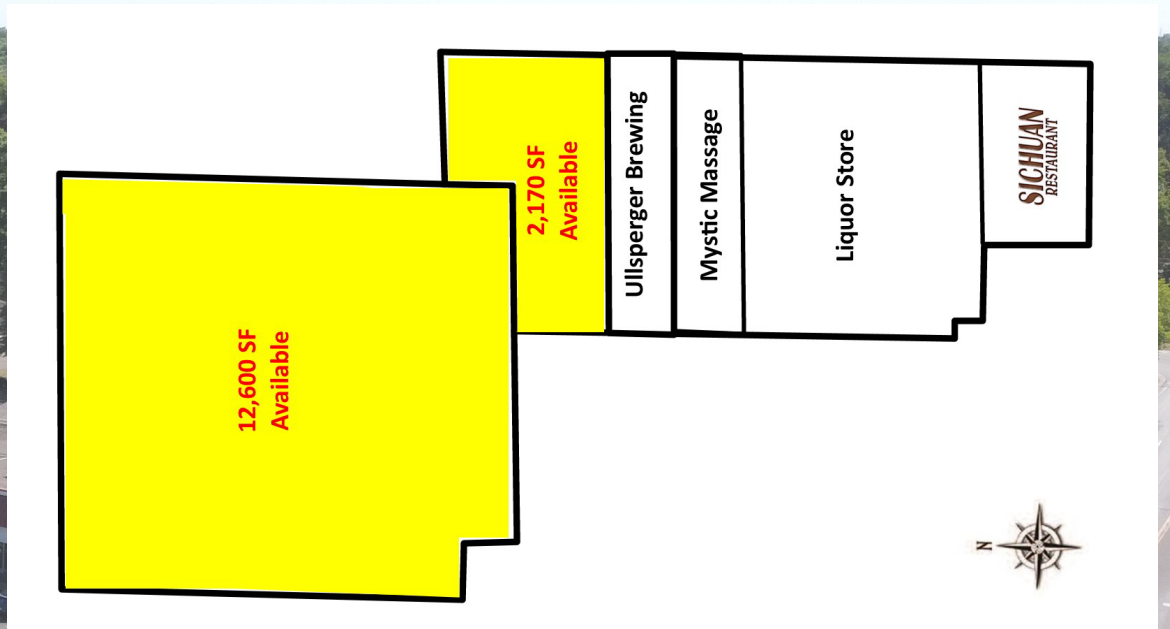


Population		Median HH Income		Average HH Income		Median Age	
1 Mile	15,311	1 Mile	\$102,429	1 Mile	\$141,085	1 Mile	36.0
3 Miles	98,447	3 Miles	\$102,026	3 Miles	\$148,728	3 Miles	37.7
5 Miles	330,864	5 Miles	\$94,208	5 Miles	\$140,759	5 Miles	36.8



Interior Highlights:

- End Cap Space with Pylon
- Former Office Space



Brookview
Golf Course

Traffic Counts

Louisiana Ave 13,000 VPD
Cedar Lake Rd 11,500 VPD
I-394 123,000 VPD

169

80,000 VPD

Minneapolis
Golf Club

Cedar Lake Rd
Cedar Lake Regional Trail
SITE
13,000 VPD

11,500 VPD

123,000 VPD



104,897 VPD

MINNESOTA
100

MINNESOTA
7

Knollwood - 1.75 Miles from SITE



37,500 VPD

West End - 1.25 Miles from SITE



The Minikahda
Club

Bde
Maka
Ska





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