



The
Doran
Group

CBRE



GREENWAY LAKES
COMMONS

3226 WEST LAKE STREET | MINNEAPOLIS, MN 55416

Join these premier businesses at

GREENWAY LAKES COMMONS

CRISP & GREEN®



BARNES & NOBLE



THE JOINT
chiropractic®



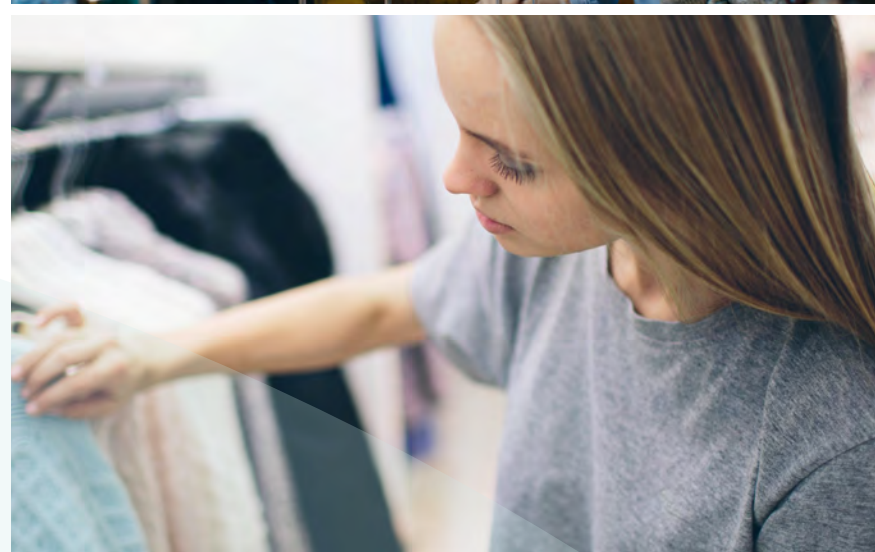
Walgreens



Rustica

Allina Health 

SUBWAY



AVAILABLE SPACE

- Suite 3216: 12,738 SF - (LEASED BUT AVAILABLE)
- Suite 3238: 1,224 SF
- Suite 3252C: 3,861 SF
- Suite 3254: 3,690 SF
 - Ability to combine for 7,551 SF endcap

FEATURES

- 89,458 SF GLA
- Established shopping center in a highly dense and desirable retail submarket of Minneapolis
- Excellent visibility and full access to West Lake Street (27,500 vpd)
- Strong income, population, and daytime population
- Mixed-use with office space above East building
- Numerous new condo and apartment units within the immediate area
- Near the popular Bde Maka Ska (formerly Lake Calhoun) and just outside of Uptown

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 Population*	14,320	186,441	476,377
2025 Median Age	33.4	34.1	34.4
2025 Daytime Pop	11,146	210,435	606,318
2025 Households*	8,012	90,524	214,658
2025 Average Household Income	\$155,492	\$129,404	\$125,568

*Current Year Estimate

TRAFFIC COUNTS

W Lake Street : 20,113 vpd
Excelsior Blvd: 31,586 vpd

NNN RATES

CAM/ INS: \$6.85
RE Tax: \$7.98
Total: \$14.83 PSF



MARKET AERIAL



EAST AND WEST BUILDING

EAST BUILDING - GLA 30,117 SF
WEST BUILDING - GLA 43,938 SF

EAST BUILDING

#	AREA S.F.	TENANT NAME
3200	2,487	CRISP AND GREEN
3200A	1,901	CLUB PILATES
3202	1,049	SUBWAY
3204	1,101	STRETCH LAB
3206	786	MOCHINUT
3208	835	THE JOINT
3210	730	GD NAILS
3212	2,075	H&R BLOCK
3216	12,738	LEASED BUT AVAIL-
3224	4,434	RUSTICA
3226	1,944	PUNCH PIZZA

30,117 GROSS LEASABLE AREA

WEST BUILDING

#	AREA S.F.	TENANT NAME
3232	1,515	EUROPEAN WAX
3234	1,750	HAWAII POKE
3236	2,719	SUSHI TRAIN
3238	1,224	AVAILABLE
3240	11,336	WALGREENS
3242	1,855	CHUCK & DON'S
3246	4,540	CHUCK & DON'S
3248	1,715	FAST FRAME
3252A	2,686	CALHOUN VISION
3252B	7,005	MOKSHA YOGA/SEED CAFE
3252C	3,861	AVAILABLE
3254	3,690	AVAILABLE

44,155 GROSS LEASABLE AREA

- AVAILABLE
- OCCUPIED
- LEASED BUT AVAILABLE



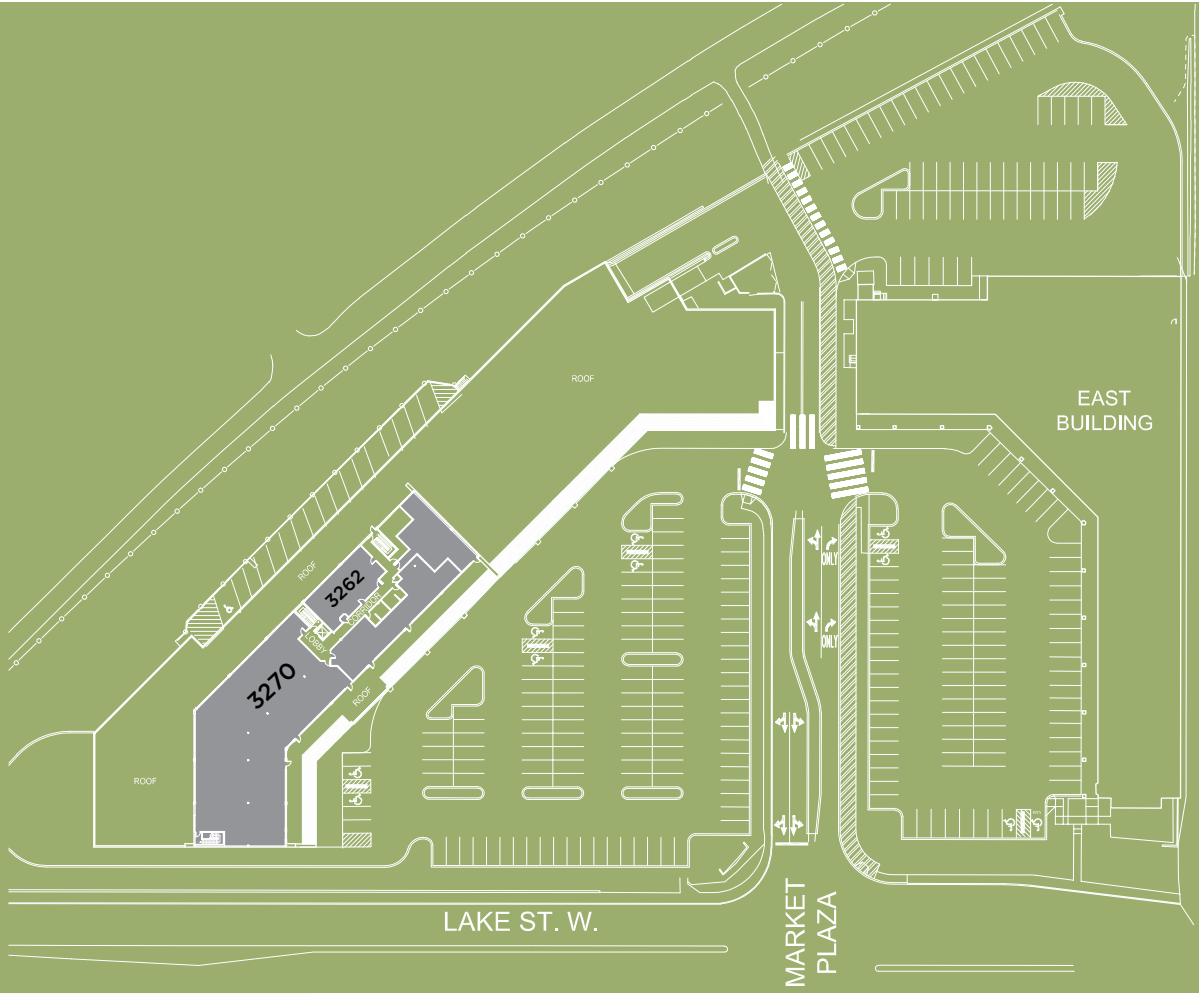
WEST BUILDING - 2ND FLOOR

GLA 15,571 SF

WEST BUILDING - 2ND FLOOR

#	AREA S.F.	TENANT NAME
3270	13,517	ALLINA HEALTH
3262	1,886	CALHOUN DENTAL
15,403		GROSS LEASABLE AREA

- AVAILABLE
- OCCUPIED





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