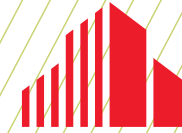


# FOR LEASE

**1ST FLOOR, 2ND GENERATION  
MEDICAL SPACE AVAILABLE 2-1-2027**



**CUSHMAN &  
WAKEFIELD**



# SILVER LAKE PLAZA

**4001 STINSON BLVD., ST. ANTHONY, MN 55421**

# PROPERTY HIGHLIGHTS

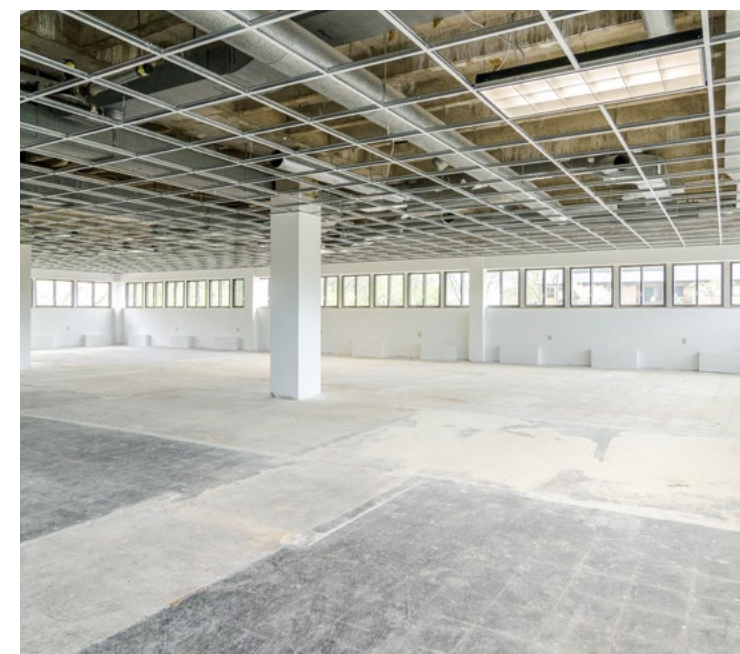
- Large space at low cost, so staff can spread out.
- Continuous glass line, with operable windows in every office for fresh air.
- Private office build-out if requested.
- Class B office/medical space.
- Ample parking for tenants and guests
- Building upgrades taking place now
- On bus line (Stinson Blvd.)
- Convenient location - surrounded by major highways: I-94, I-694, I-35W & Hwy. 36



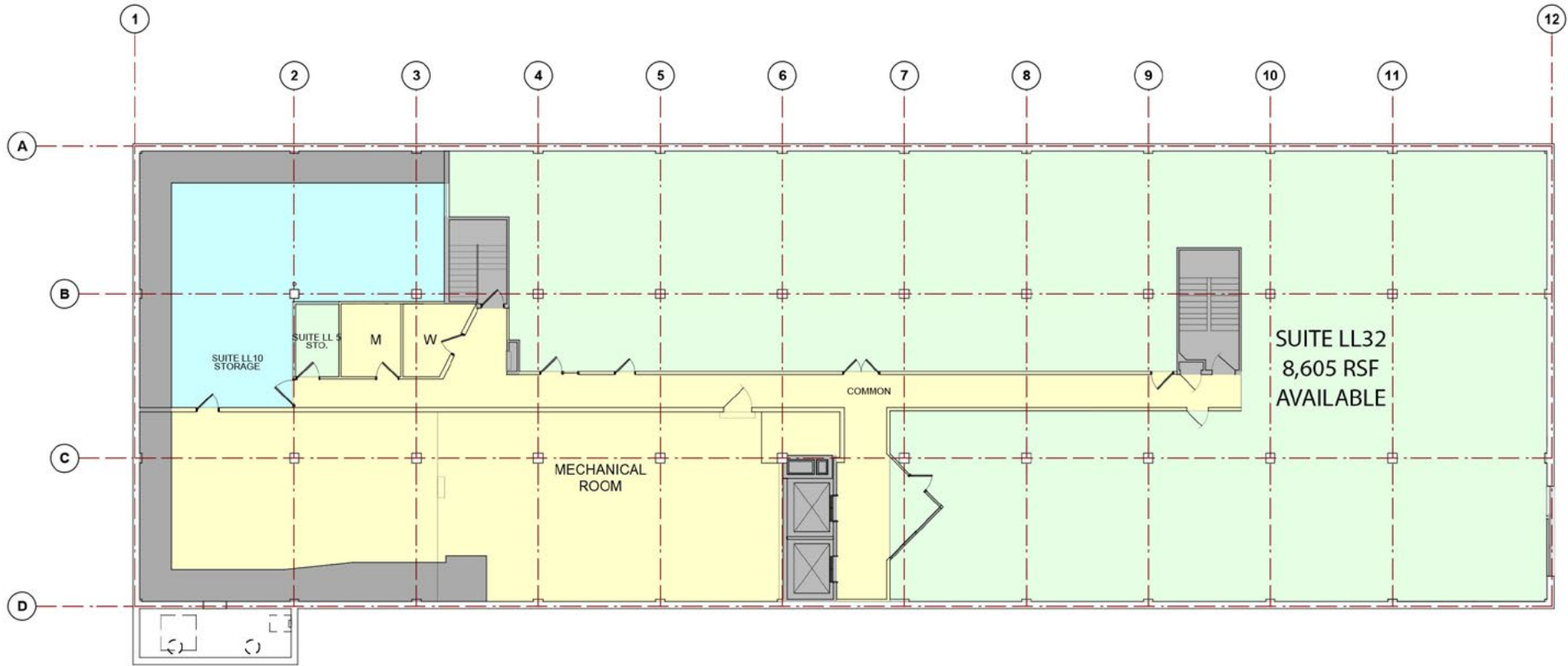
<b>BUILDING SIZE</b>	58,448 SF
<b>YEAR BUILT/RENOVATED</b>	1966 / 2005 / 2015
<b># OF FLOORS</b>	Four (4)
<b>AVAILABLE SQ. FT.</b>	969 - 33,502 SF
<b>LEASE RATE</b>	Floor 1: \$14.50 PSF Floor 2, 3 & 4: \$8.00 - \$10.00 PSF
<b>2026 ESTIMATED TAX &amp; OPER. EXP.</b>	\$12.51 PSF



**Click on arrow for a virtual tour of the 2nd Floor.**

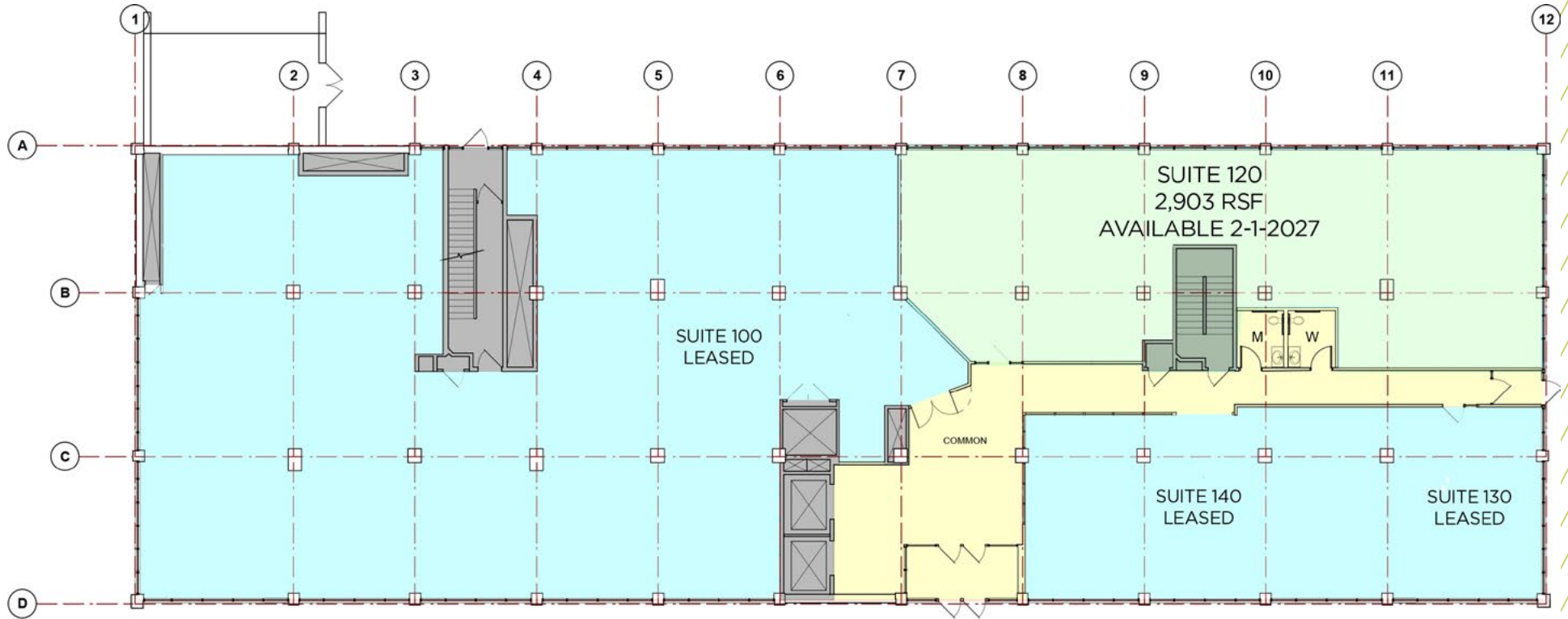


# BASEMENT LEVEL



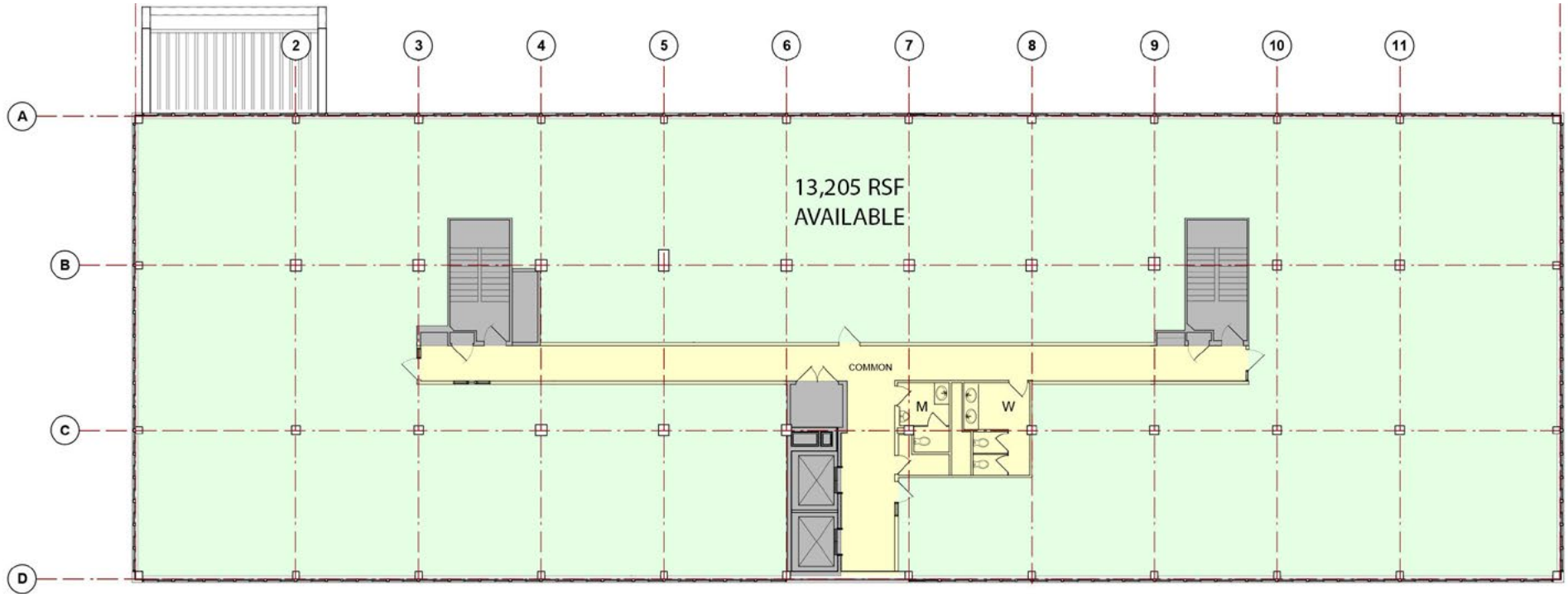
**FLOOR  
PLAN**

# FIRST FLOOR



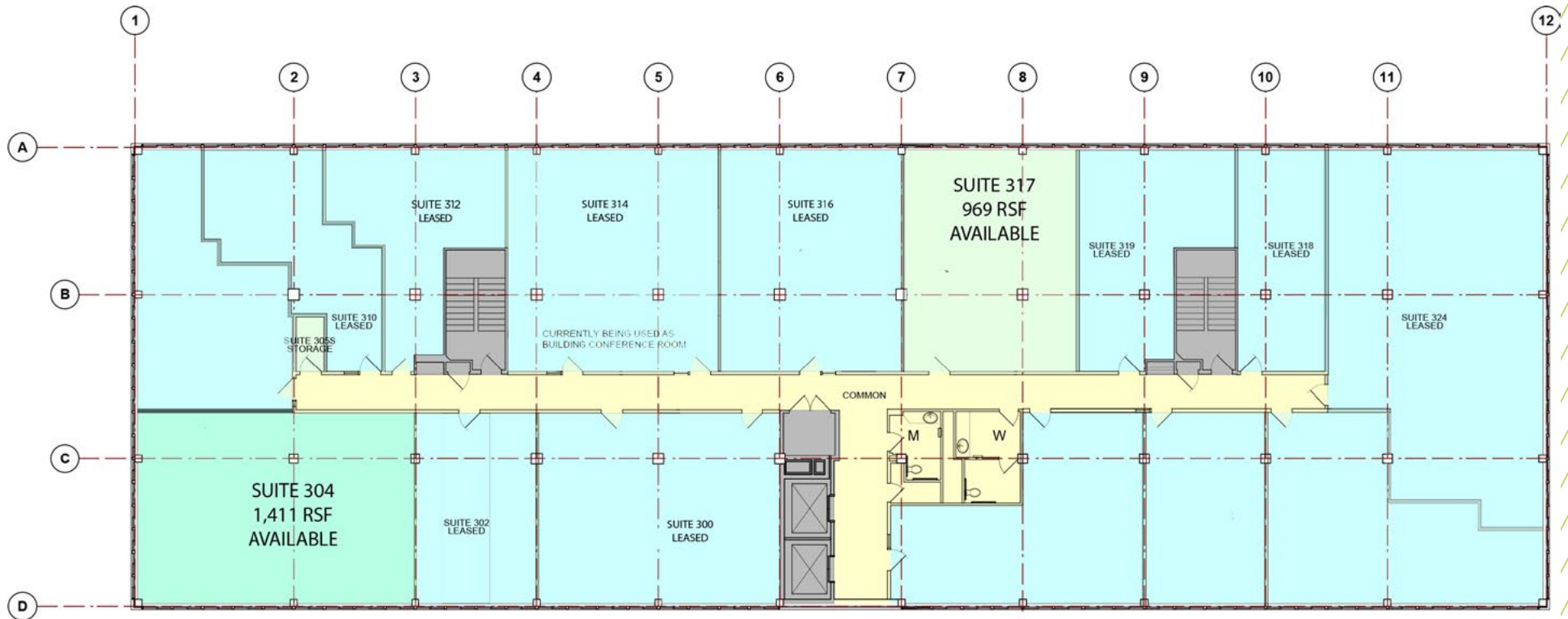
**FLOOR  
PLAN**

# SECOND FLOOR



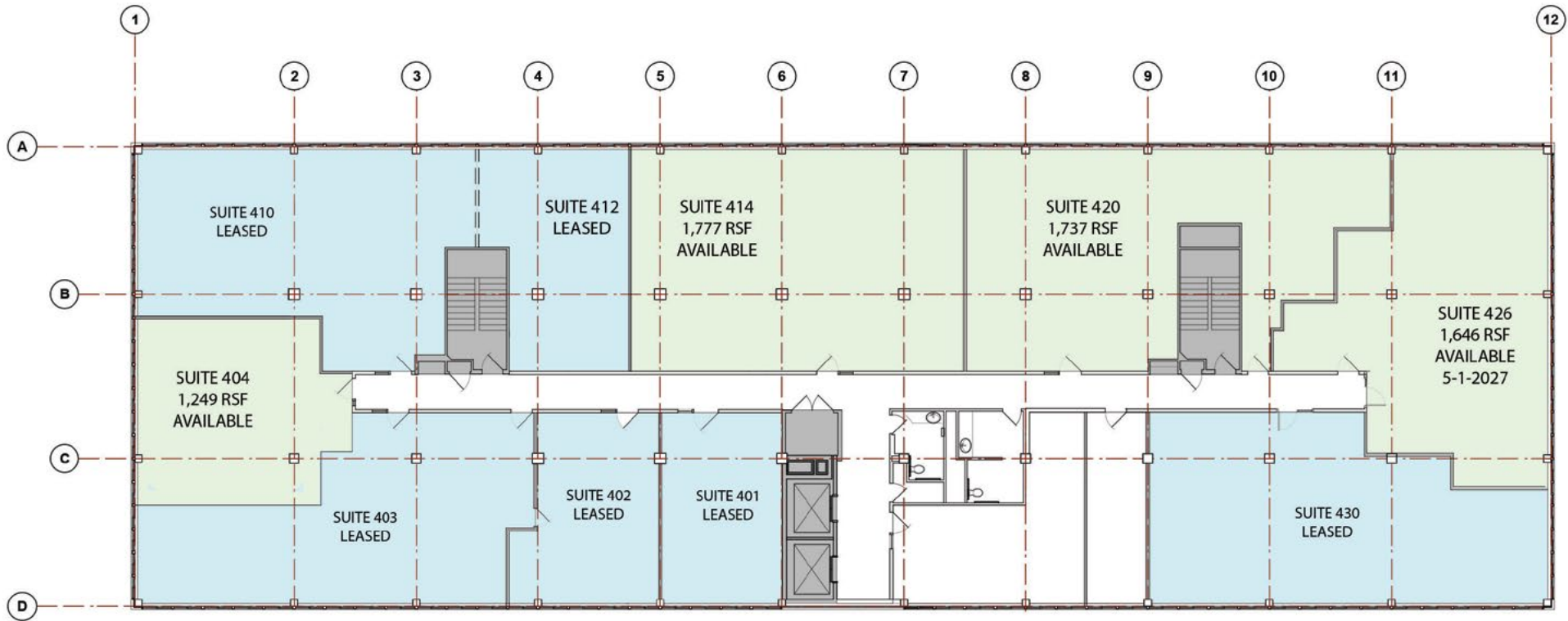
**FLOOR  
PLAN**

# THIRD FLOOR



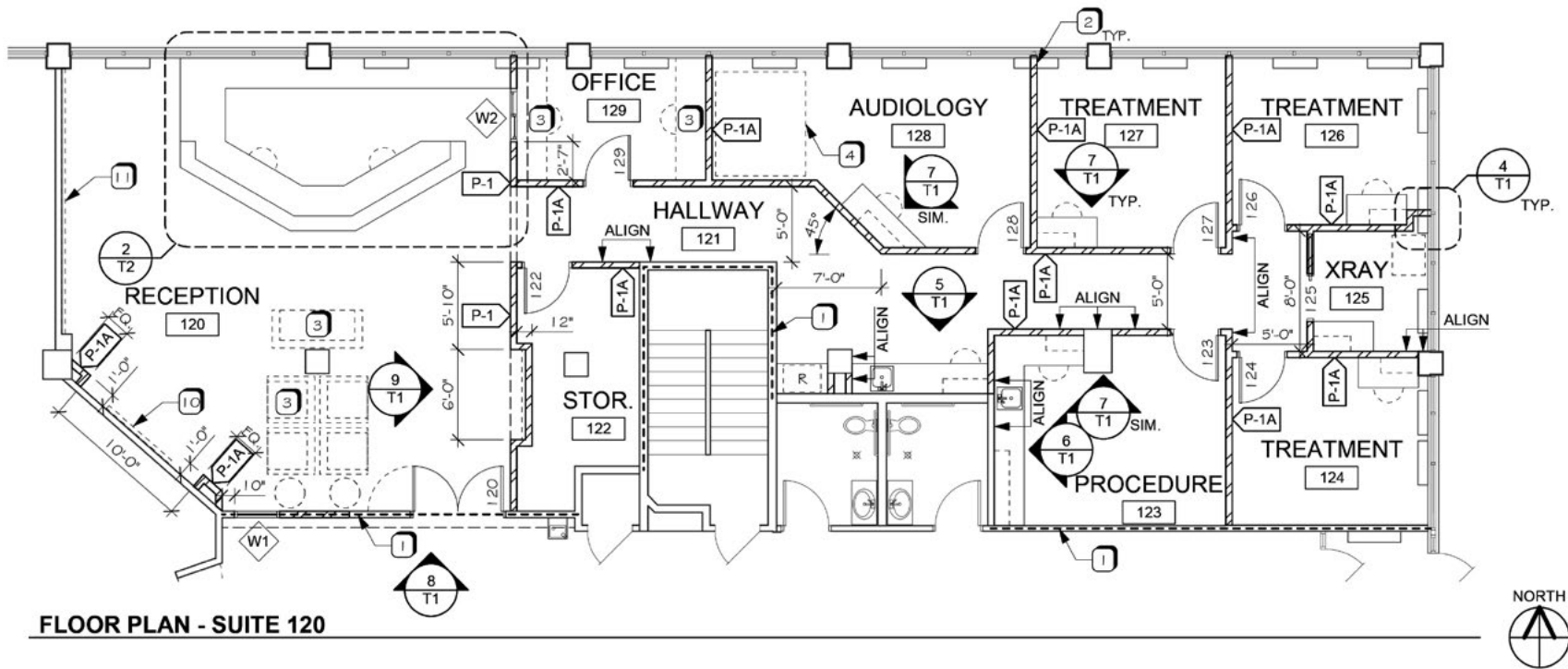
**FLOOR  
PLAN**

# FOURTH FLOOR



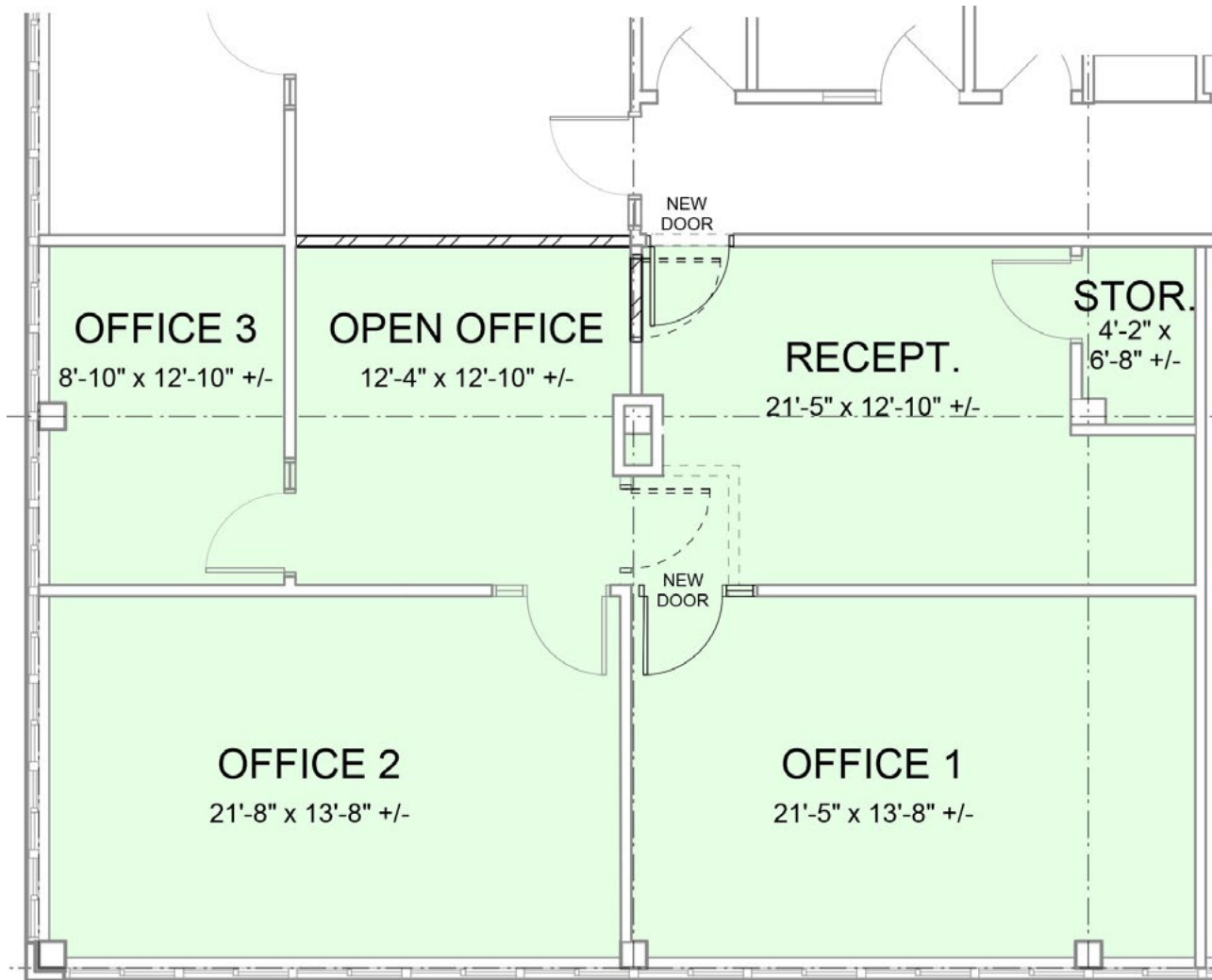
**FLOOR  
PLAN**

# SUITE 120 - 2,903 RSF (available 2-1-2027)



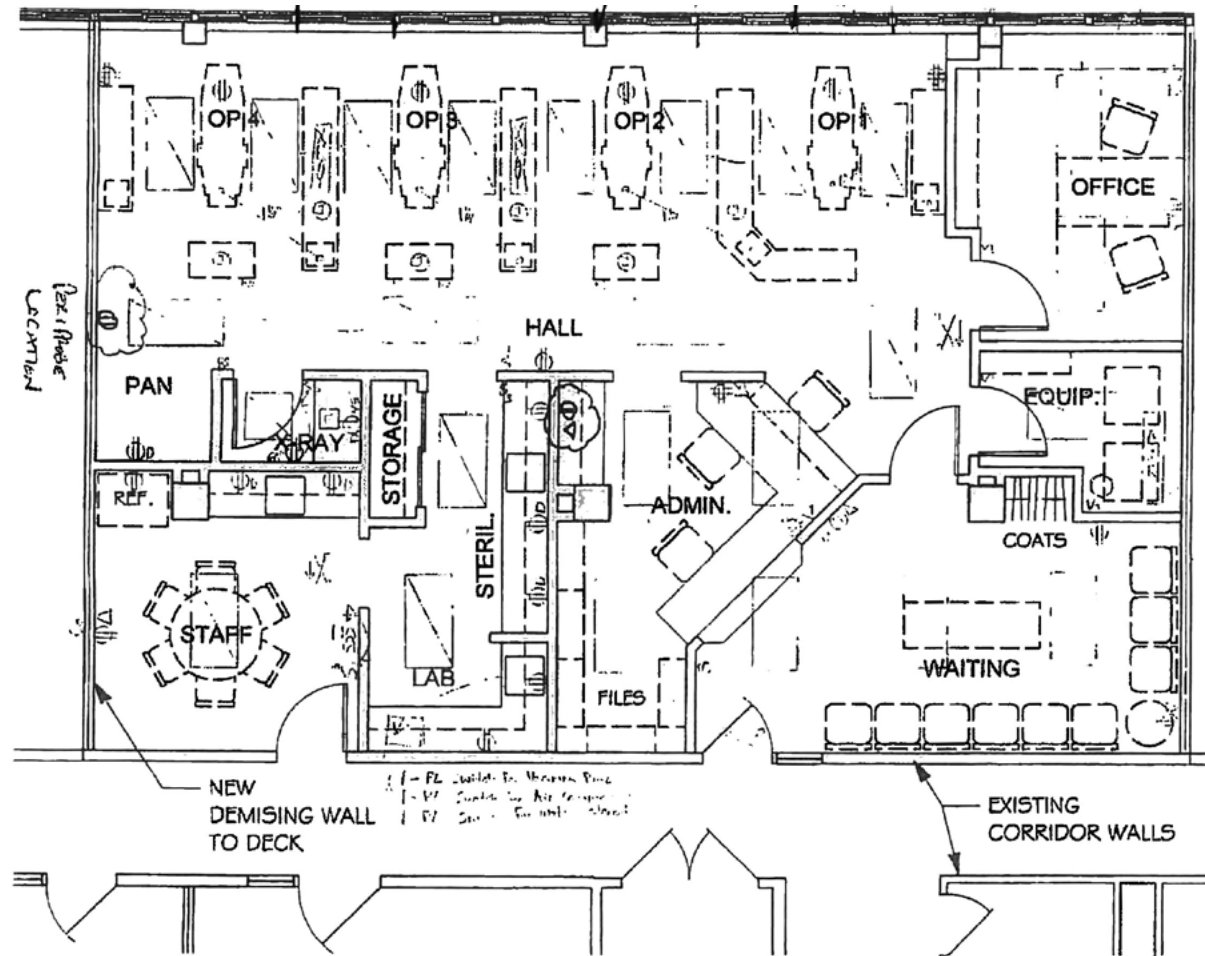
# FLOOR PLAN

## SUITE 304 - 1,411 RSF



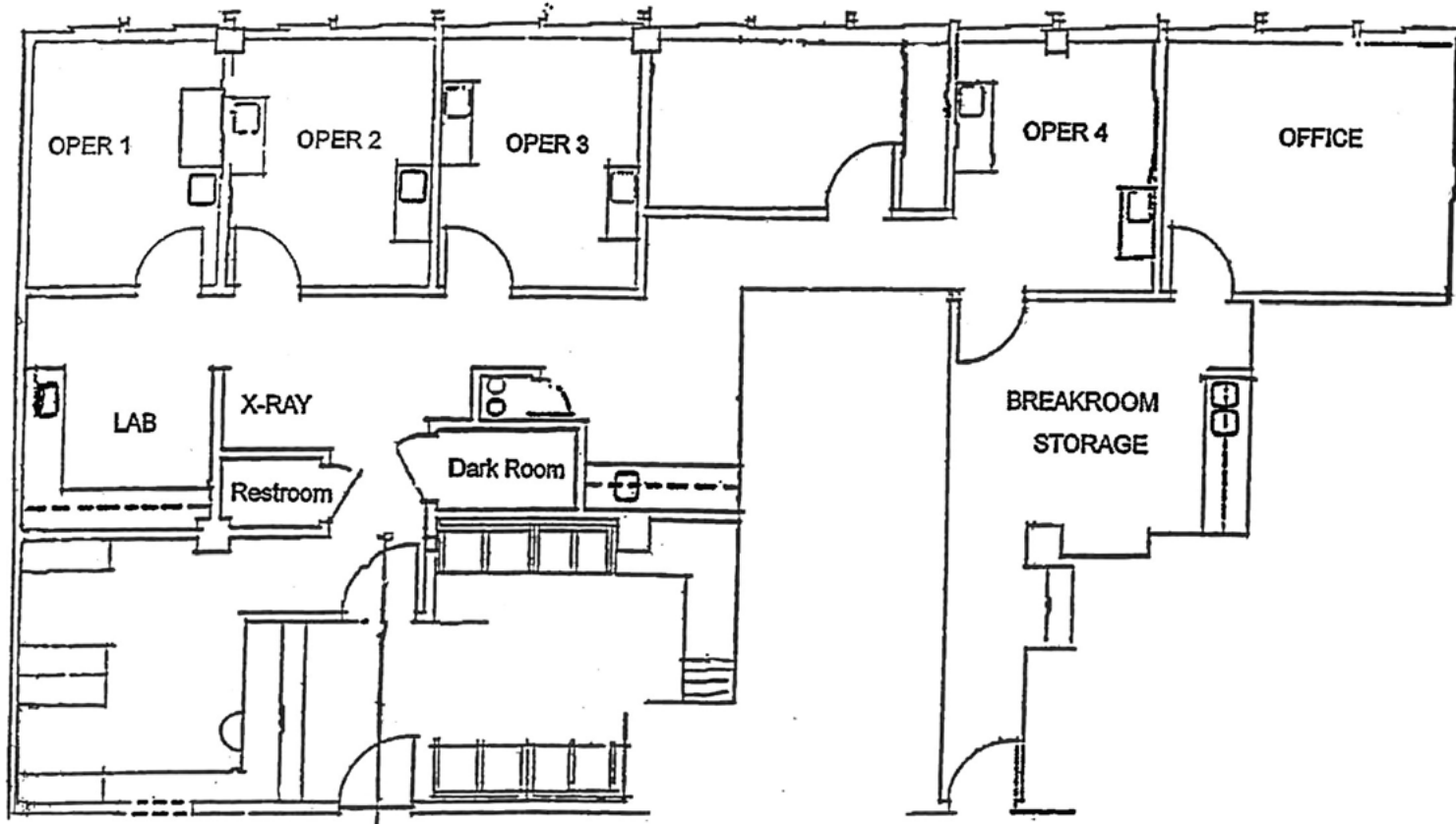
**FLOOR  
PLAN**

# SUITE 414 - 1,777 RSF



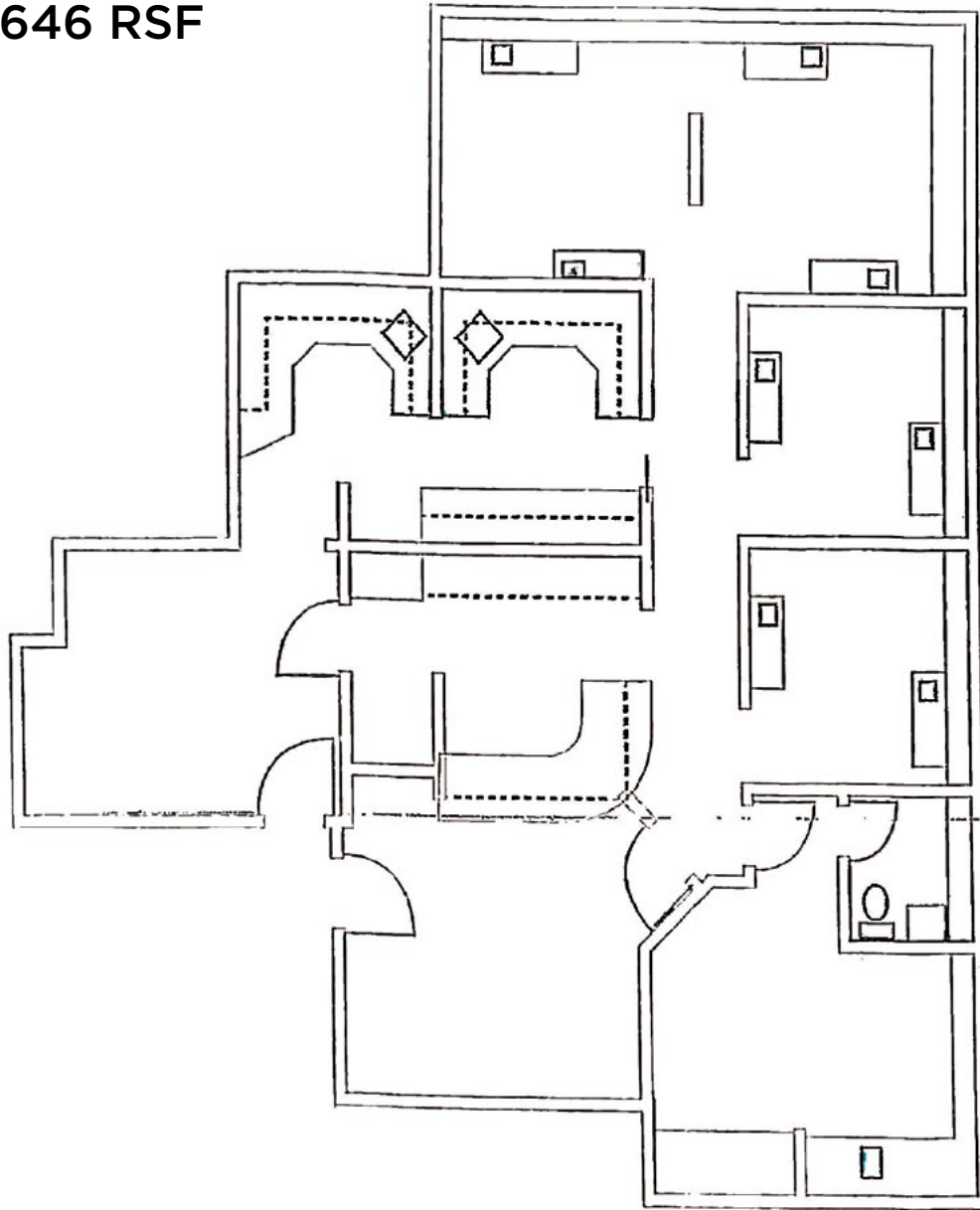
# FLOOR PLAN

## SUITE 420 - 1,737 RSF

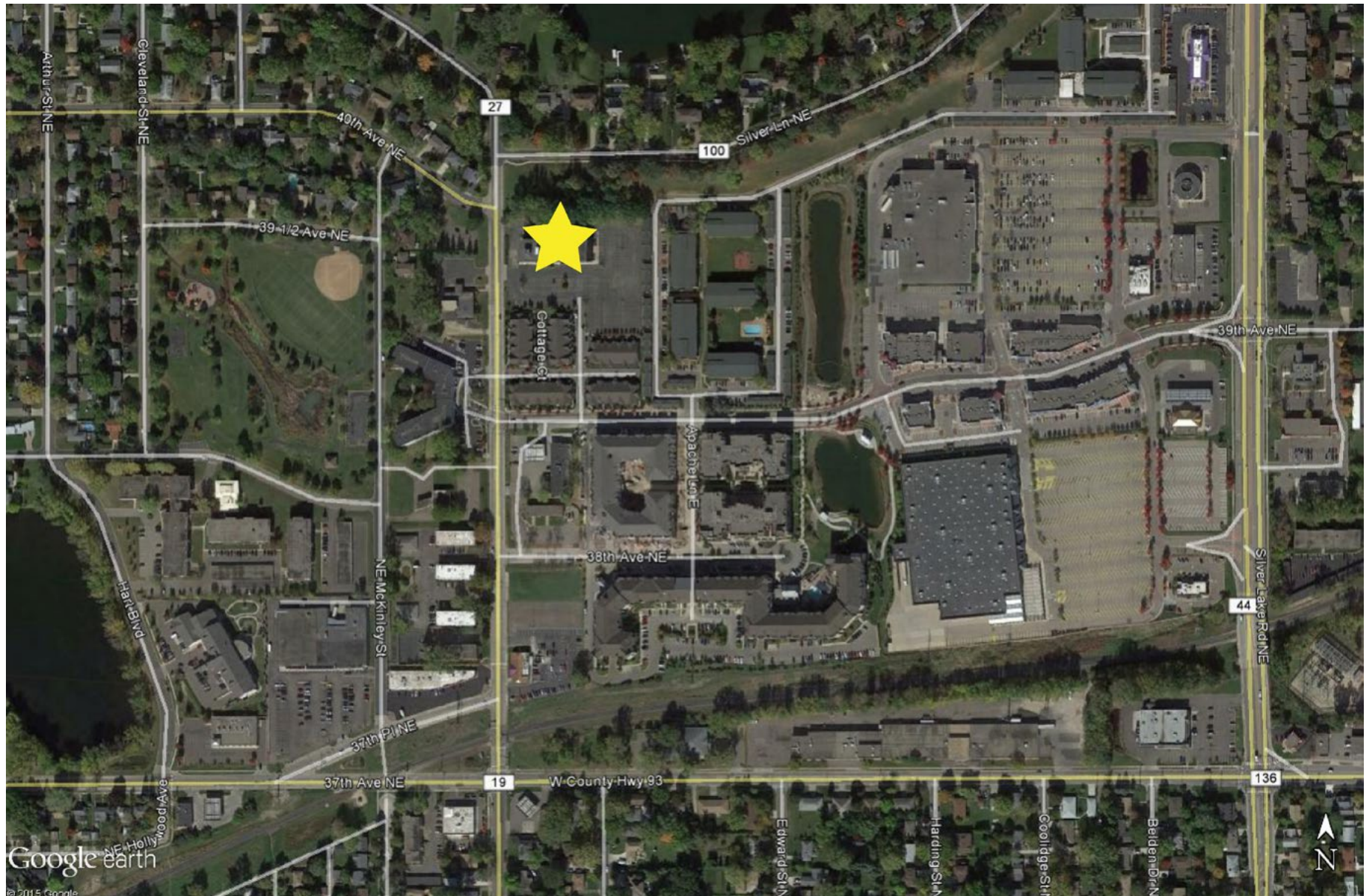


**FLOOR  
PLAN**

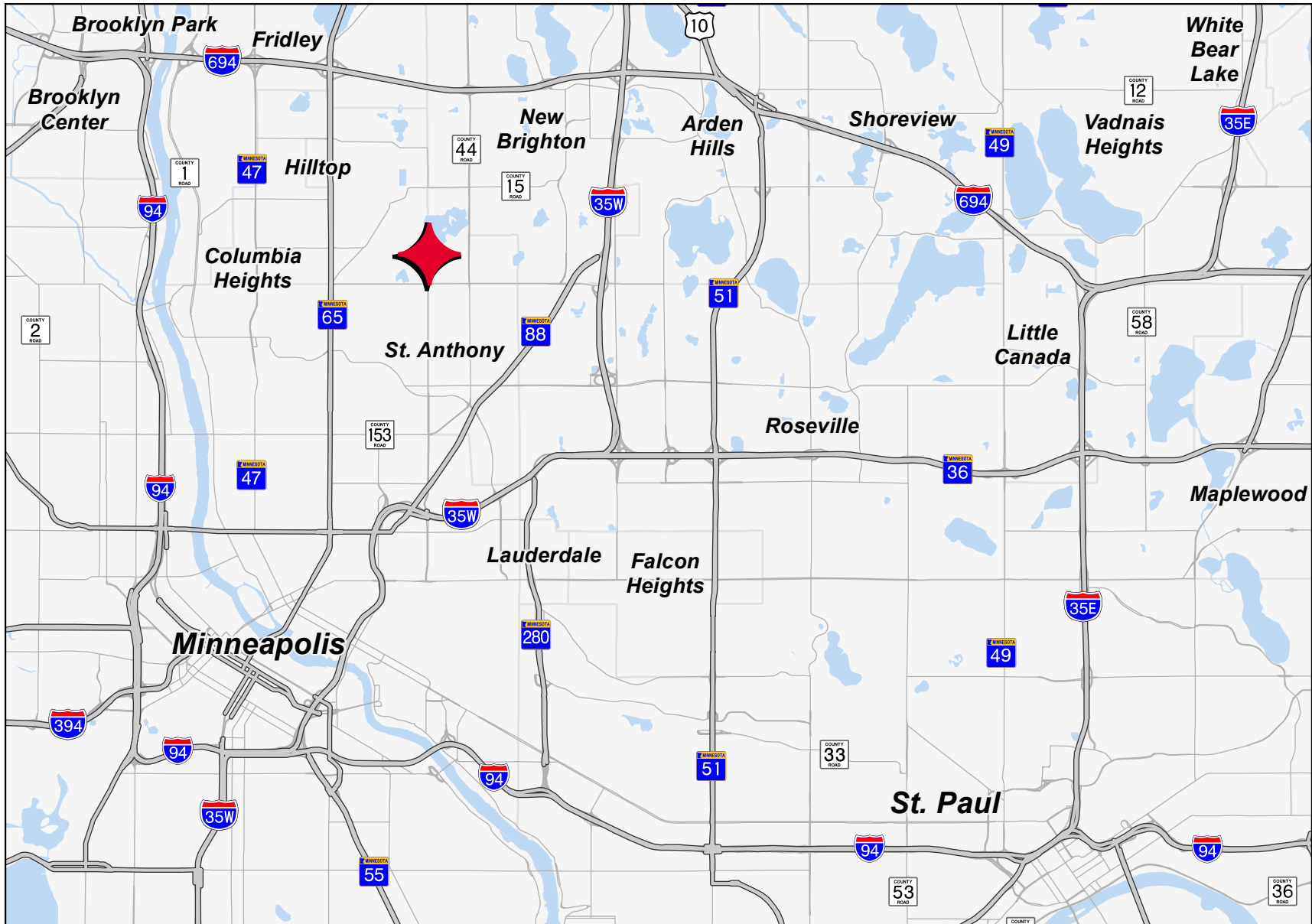
## SUITE 426 - 1,646 RSF



**FLOOR  
PLAN**



# AERIAL MAP



# LOCATION MAP

# CONTACT INFORMATION

## **ANN STAHLEY**

Director

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