



6213-6217 West Lake Street, Minneapolis, MN 55416

SALE PRICE
\$550,000

LEASE RATE
\$25.00-\$30.00/RSF

BUILDING SQUARE FEET
3,140 SF

SITE ACRES
0.21 acres

SUITES
3 Suites—
2 Available Now

YEAR BUILT
1955

DETAILS & AMENITIES

LEGAL ADDRESS	6213-6217 West Lake Street
PID NUMBER	16-117-21-23-0001
BUILDING SF	3,140 RSF
SITE SIZE	9,148 SF / 0.21 acres
YEAR BUILT	1955
FLOORS	1
ZONING	N2 (Neighborhood 2)
PARKING	Street and rear of building parking

PROPERTY TYPE	Office / Retail
USE	Owner/User or Investment
SUBMARKET	Saint Louis Park
ACCESS	MN 7, MN 100
CONSTRUCTION	Brick / Steel Frame
ROOF / HVAC	Updated rooftop HVAC unit on east side
OCCUPANCY	1 of 3 suites leased
SALE STATUS	For Sale – Offered at \$550,000

AVAILABLE SUITES & LEASE RATES

SUITE	SIZE (RSF)	STATUS	LEASE RATE	AVAILABILITY
6213	520	Leased	\$20.00 / SF Gross	10 Year Lease in Place
6215	1,200	Available	\$25.00-\$30.00 / SF Gross	Immediate
6217	1,350	Available	\$25.00-\$30.00 / SF Gross	Immediate

OPERATING EXPENSE BUDGET

EXPENSE CATEGORY	MONTHLY	ANNUALLY
Real Estate Taxes (payable in 2026)	\$1,094.70	\$13,136.42
Water & Utilities	\$666.67	\$8,000
Insurance	\$150.00	\$1,800
Maintenance & Repairs	\$358.33	\$4,300
Capital Reserves	\$500.00	\$6,000
TOTAL OPERATING EXPENSES	\$2,769.70	\$33,236.42

IN-PLACE GROSS RENTAL INCOME: \$10,404 / year (Suite 6213 in place; Suites 6215 & 6217 vacant)
PRO-FORMA NOI: ~\$47,300 / year (stabilized at midpoint asking rents, less OPEX)


Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.


Independent Advantage

We provide personalized service and take the time to fully invest in our clients.


Full-Service

From start to finish: we're directly involved every step of the way.

CONTACT US

Nils Snyder

612.240.7967

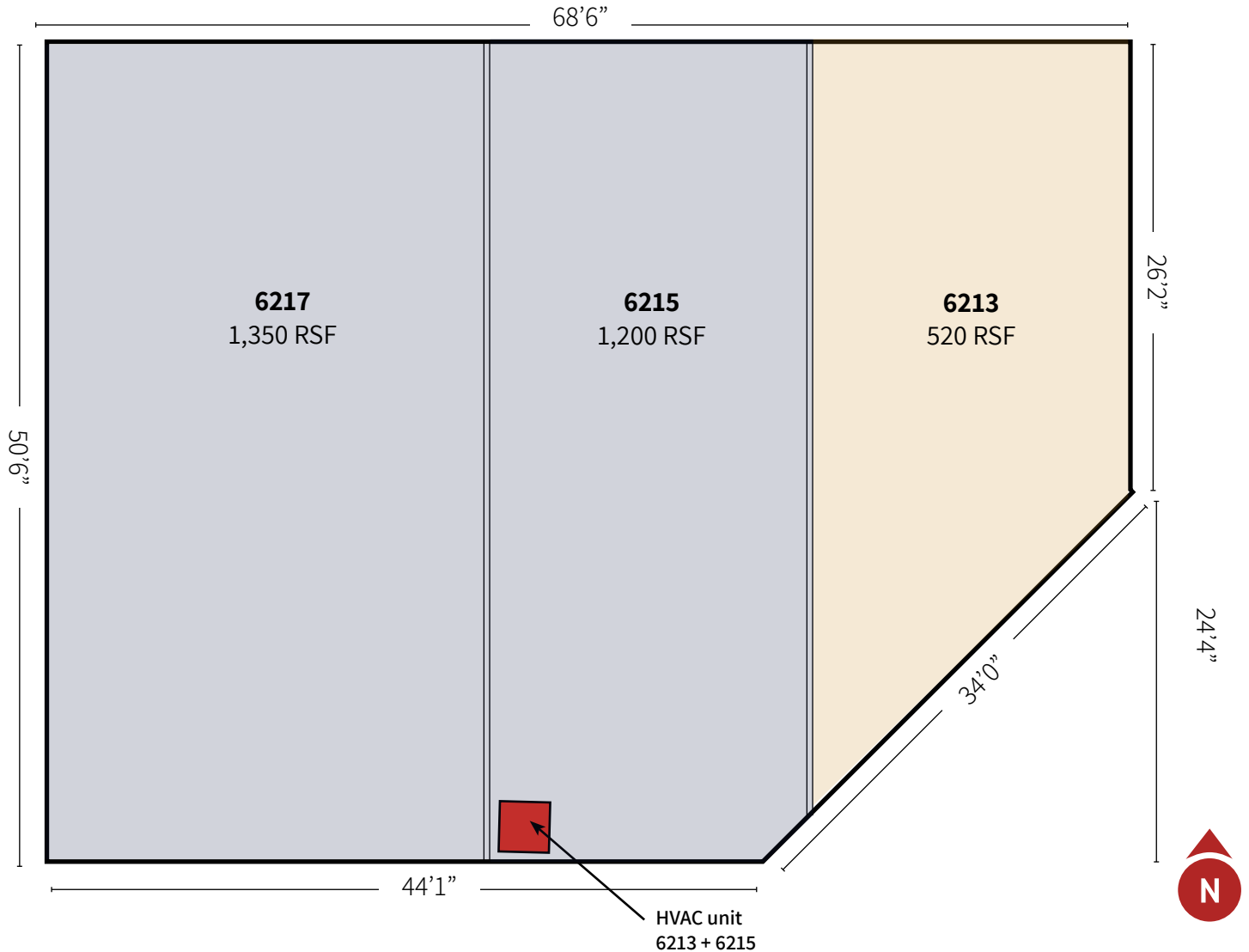
nsnyder@kenwoodcommercial.com

Holly (Becker) Voigt

651.666.856

hbecker@kenwoodcommercial.com

West Lake Street



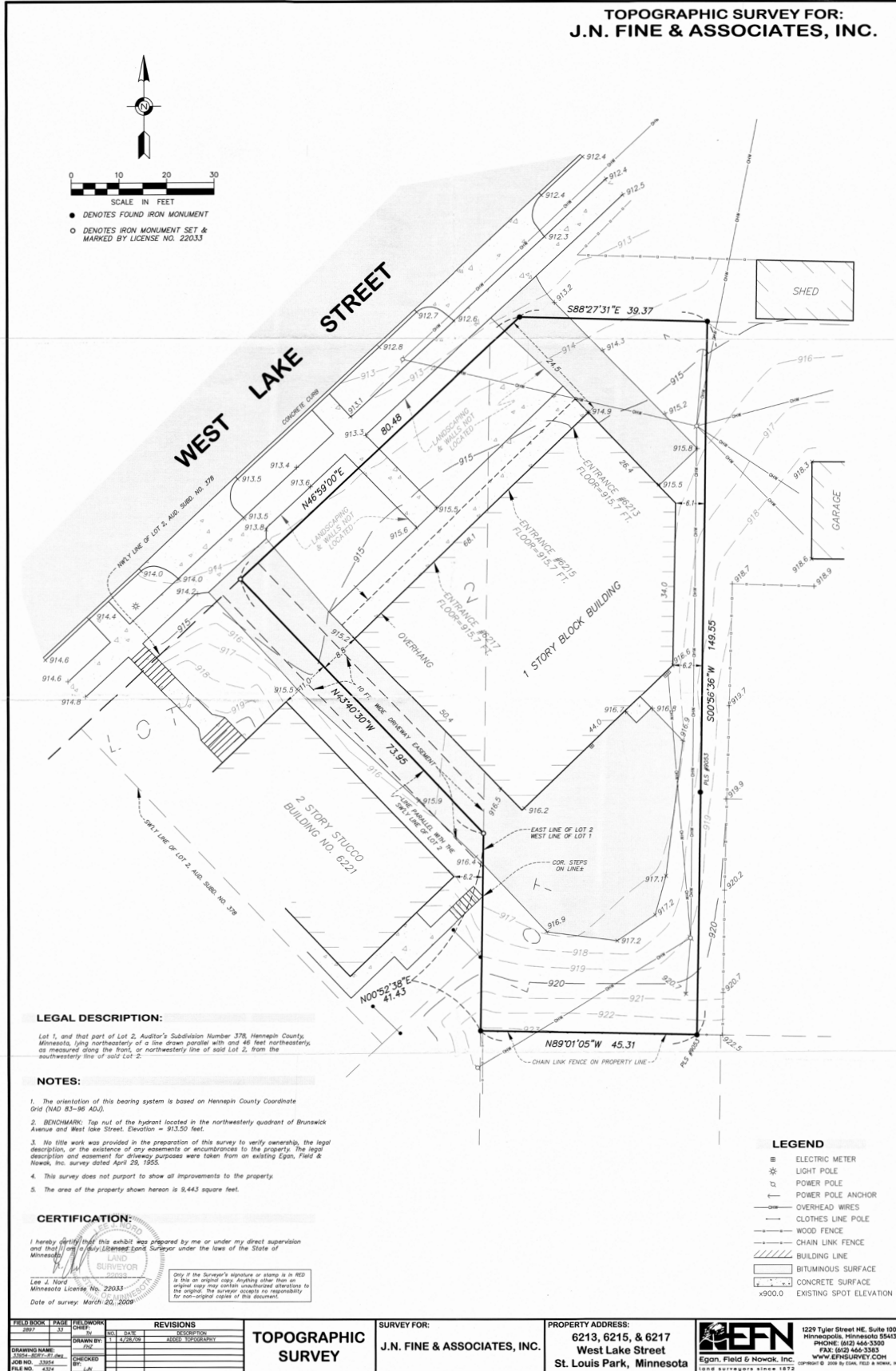
BUILDING LAYOUT

Single-story masonry building configured as three (3) demised suites along West Lake Street with individual entries, large display windows, and shared rear access. The east-side rooftop HVAC unit serves Suites 6213 and 6215.

SUITE MIX

Suite 6217 — 1,350 RSF (available)
 Suite 6215 — 1,200 RSF (available)
 Suite 6213 — 520 RSF (leased – 10 yr)

**TOPOGRAPHIC SURVEY FOR:
J.N. FINE & ASSOCIATES, INC.**



FIELD BOOK	PAGE	REVISIONS

TOPOGRAPHIC SURVEY

SURVEY FOR:
J.N. FINE & ASSOCIATES, INC.

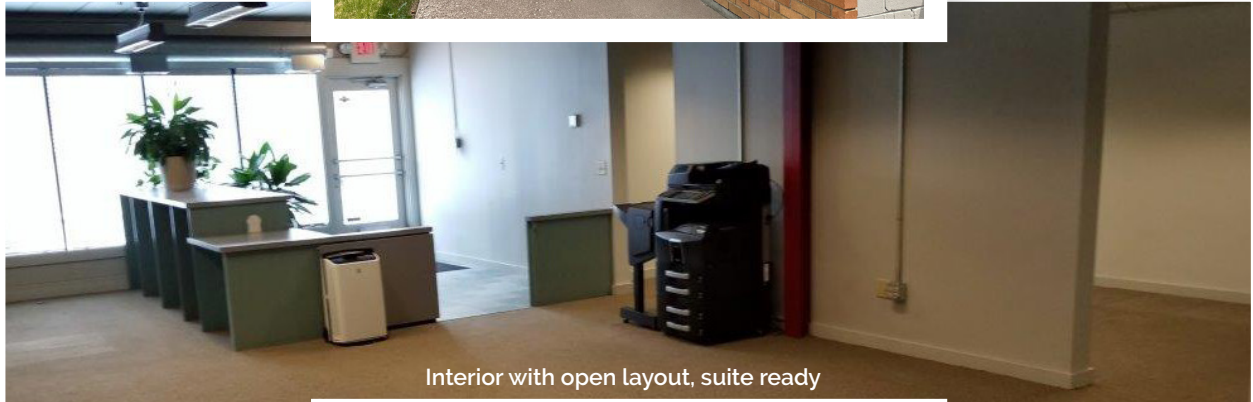
PROPERTY ADDRESS:
6213, 6215, & 6217
West Lake Street
St. Louis Park, Minnesota



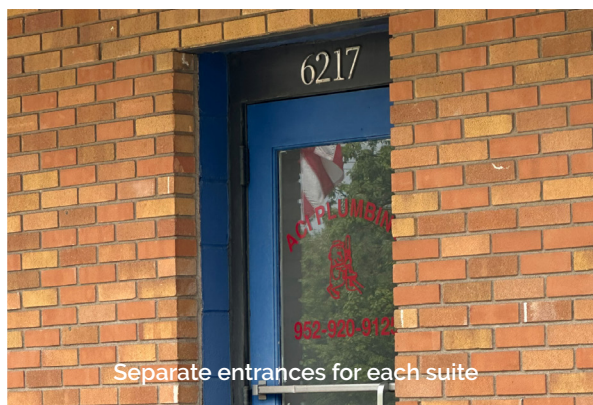
1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55415
PHONE: (612) 446-2300
FAX: (612) 446-3385
WWW.EFNSURVEY.COM
Egan, Field & Nowak, Inc.
1848 SURVEYING SINCE 1872



Storefront with brick façade, prominent street frontage

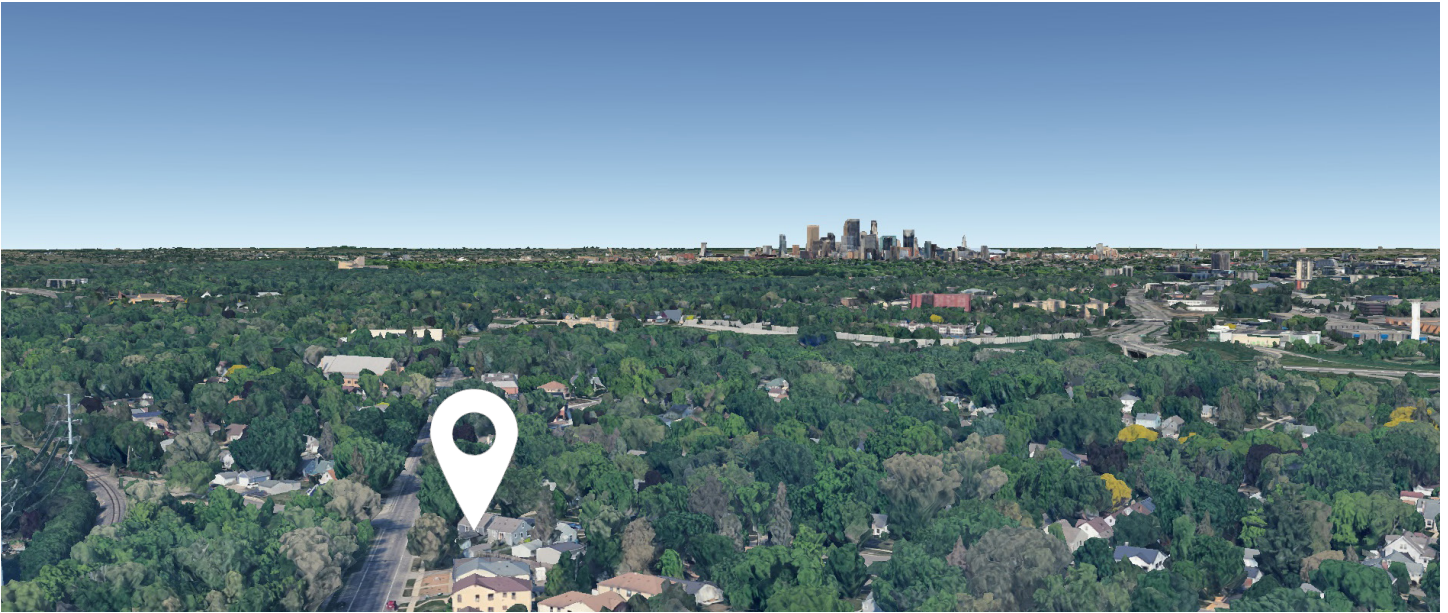


Interior with open layout, suite ready



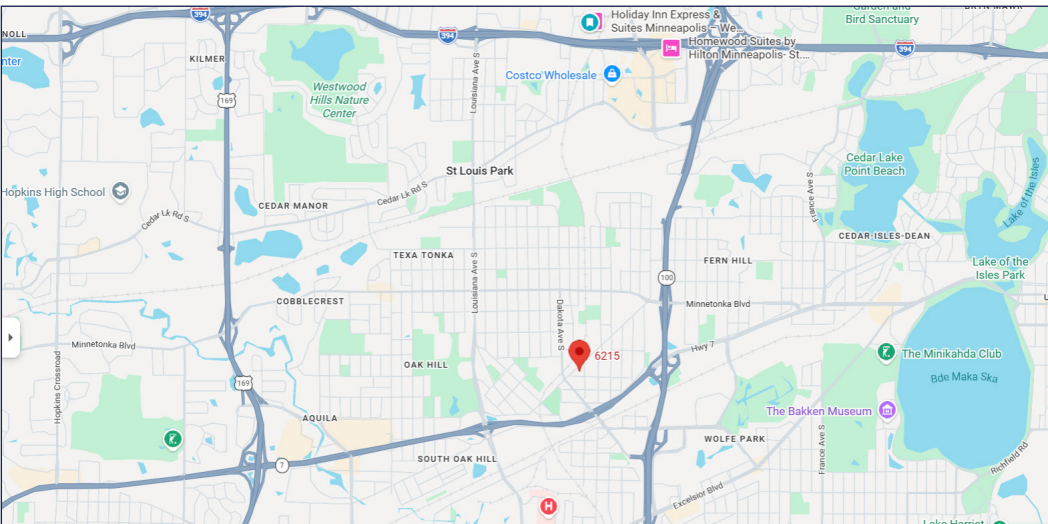
Separate entrances for each suite





6213-6217 West Lake Street sits in the heart of Saint Louis Park, an established, high-amenity inner-ring suburb on the western edge of Minneapolis. The Saint Louis Park / Ridgedale submarket is one of the strongest small-bay office and retail markets in the Twin Cities, with deep tenant demand from professional service firms, medical groups, and small businesses serving the surrounding residential neighborhoods.

The property benefits from direct West Lake Street frontage, quick access to MN-7, MN-100, MN-62, and I-394, and proximity to the West End market cluster, Methodist Hospital / Park Nicollet medical campus, and the dining and retail amenities along Excelsior Boulevard. Downtown Minneapolis is roughly ten to fifteen minutes east, and the western suburbs of Hopkins and Minnetonka are an easy drive west.


NEIGHBORHOOD AMENITIES

Methodist Hospital	Park Nicollet medical campus on Excelsior Blvd
Knollwood Mall	Major retail center on MN 7 and MN 169
The Shops at West End	Costco, Home Depot, boutique shops, a dining cluster, and several hotels at I-394 and MN 100
Downtown Minneapolis	15 minutes east via I-394