



4725 EXCELSIOR

BUILDING AVAILABLE FOR SALE AND LEASE

4725 Excelsior Boulevard | Saint Louis Park, MN 55416

DETAILS

BUILDING SIZE	9,645 SF
SALE PRICE	\$1,500,000
AVAILABLE	1,178 RSF, rental rate TBD
SUBMARKET	I-394 Corridor
PARKING	Ample parking lot; approximately 25 surface spaces available
STORIES	2
YEAR BUILT	1947
LAND AREA	.61 acres / 26,572 SF
ZONING	Neighborhood Commercial

AMENITIES

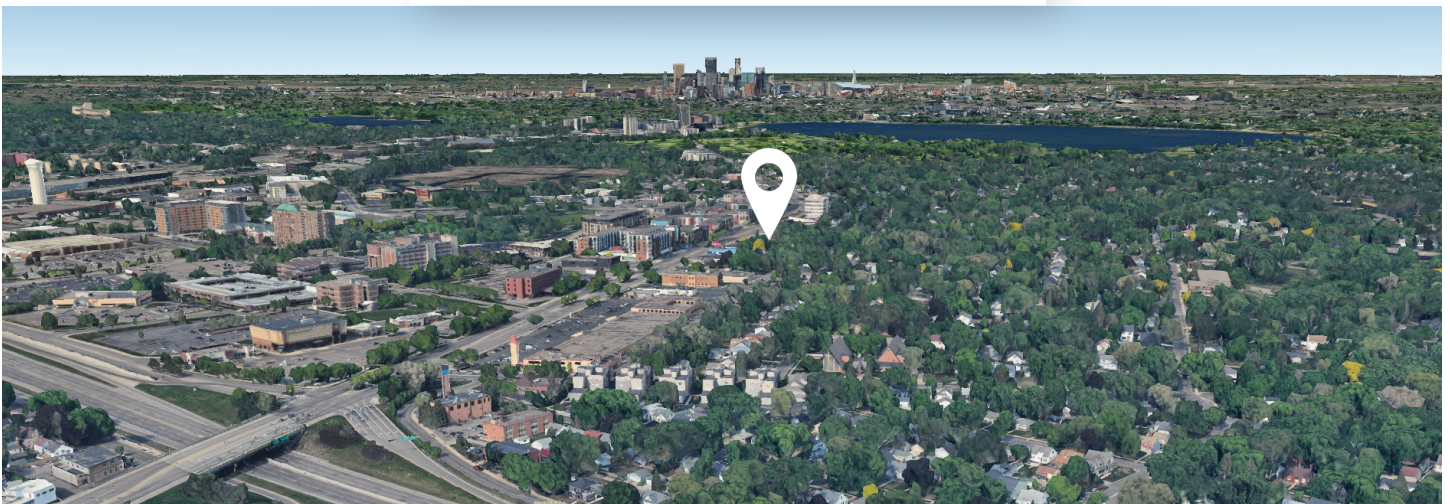
Well-suited for owner-occupants, professional service firms, or value-add investors

Located on Excelsior Boulevard corridor

Near Miracle Mile shopping area with wide range of shops and restaurants

Less than 15 minutes from Saint Louis Park Costco and the Shops at West End

Distances: 15 minutes from downtown Minneapolis
30 minutes from Saint Paul
21 minutes from MSP International Airport



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

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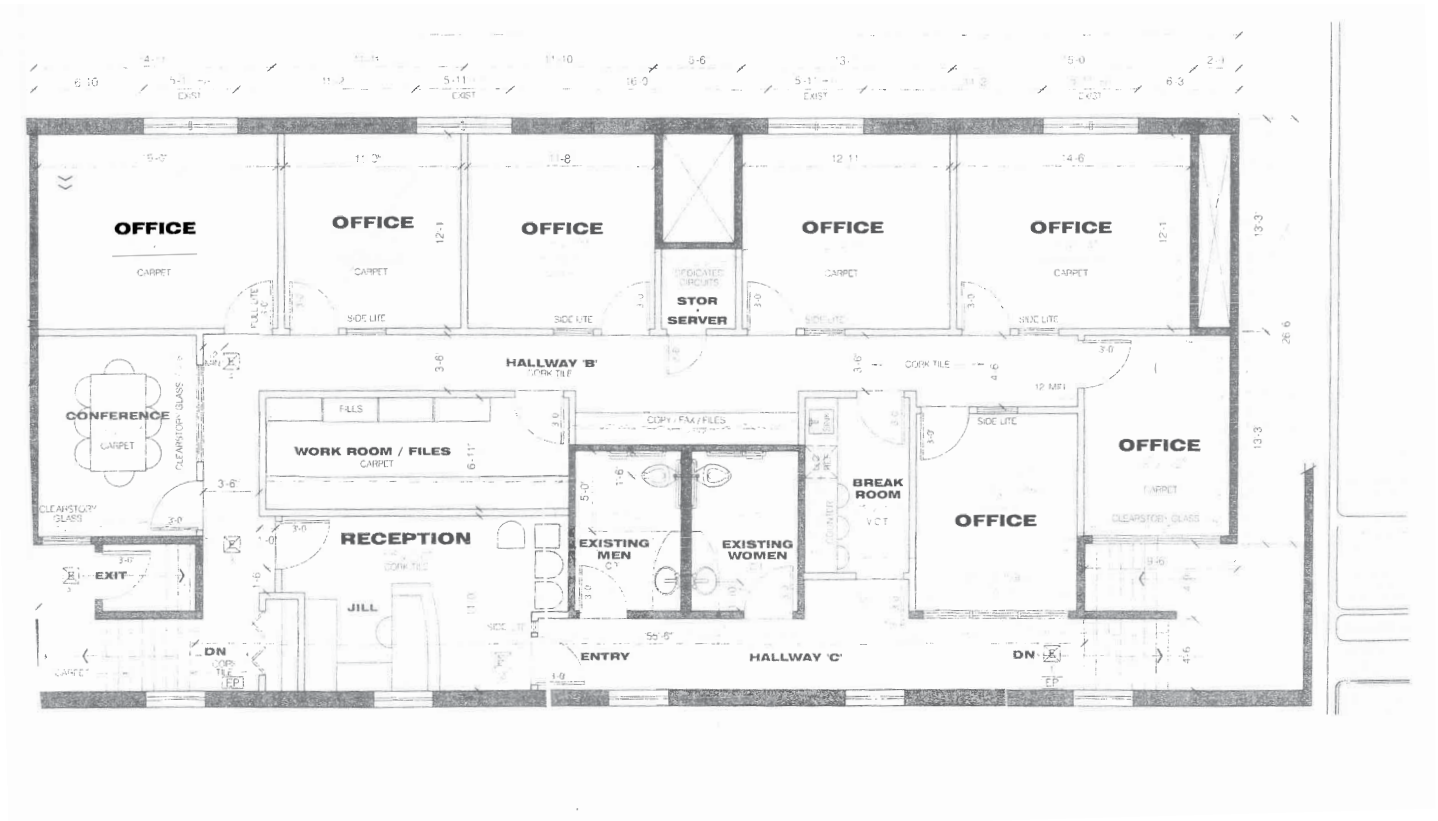
Mike Doyle

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4TH FLOOR - SUITE 402

1,178 RSF



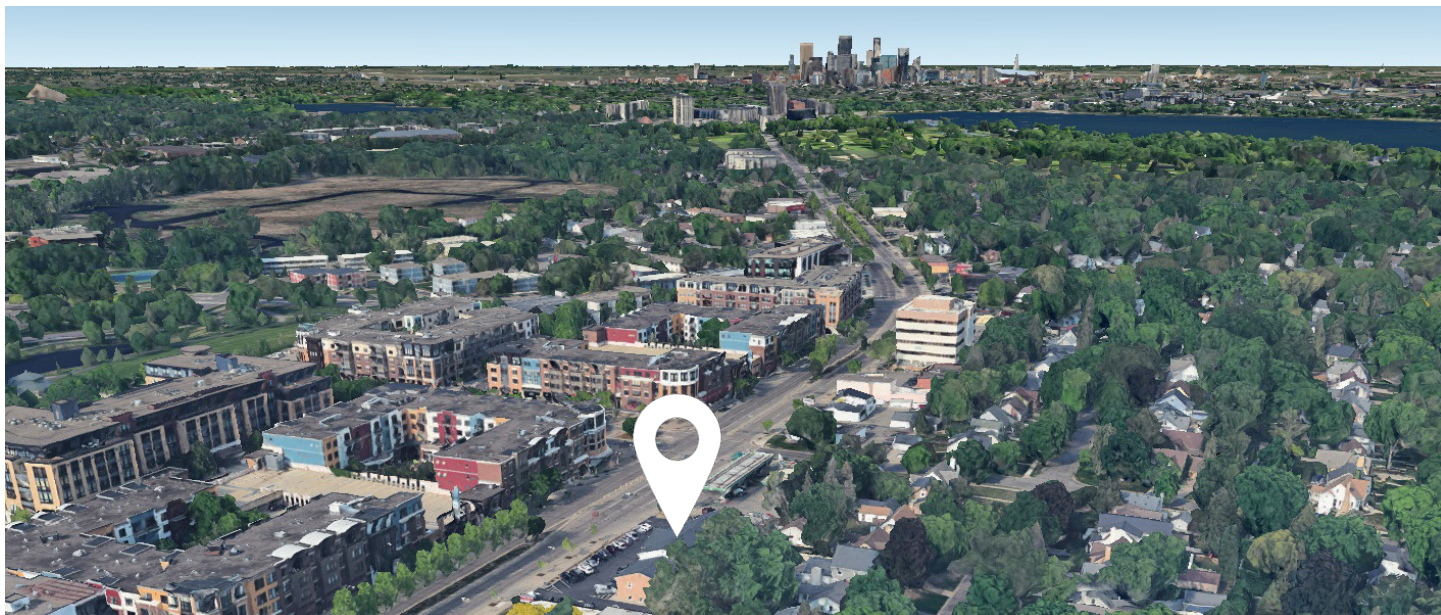
RENT ROLL

as of July, 2026

Unit	Unit Type	Unit Sq Ft	Resident Name	Actual Rent	Move In	Lease Expiration
100	office	150.00	Advanced Recovery Massage Advanced Recovery Massage	300.00	11/10/2014	10/31/2019
200	office	1,076.00	Aesthetica Skin Health&Wellnes Aesthetica Skin Health & Wellness	1,956.00	3/1/2017	
300	office	2,821.00	MBG Property Management	4,701.66	2/15/2010	12/31/2016
301	office	720.00	Advanced Recovery Massage Advanced Recovery Massage	1,858.45	11/10/2014	10/31/2019
400	office	2,500.00	ISKA Inc.	2,290.00	12/2/2019	1/31/2025
402	office	1,178.00	VACANT	0.00		
500	office	1,200.00	Minnesota Brokerage Group	2,400.00	12/1/2007	12/31/2015
Excelsior(excel)				13,506.11		

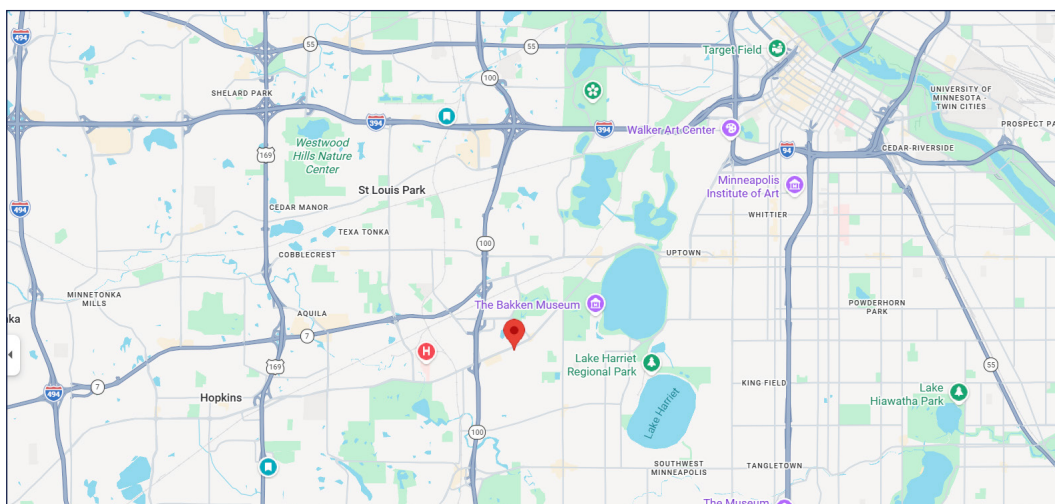
OPERATING EXPENSES

Acct Code	Line Item	Jan-Dec 2025	Trailing 12 Aug 2025 - Jul 2026
6010-0000	Management Fees	\$8,095.22	\$8,095.22
6076-0000	Signage	\$-	\$272.56
6090-0000	Property Taxes	\$47,067.11	\$62,521.00
7105-0000	Electric - Common Area	\$9,861.58	\$10,188.12
7115-0000	Gas - Common Area	\$4,833.20	\$4,997.97
7125-0000	Water/Sewer	\$2,287.64	\$2,099.10
7410-0000	Electrical Repair & Supplies	\$570.09	\$623.38
7420-0000	Fire/Safety/Security	\$391.59	\$493.76
7435-0000	General Repairs	\$-	\$1,604.02
7440-0000	Grounds Maintenance & Supplies	\$429.29	\$245.84
7445-0000	Snow Removal	\$1,422.86	\$2,196.73
7450-0000	HVAC Repairs & Supplies	\$7,377.56	\$1,608.04
7455-0000	Janitorial/Cleaning Services & Supplies	\$21,885.99	\$20,546.87
7460-0000	Maintenance Supplies	\$674.22	\$674.22
7465-0000	Painting/Decorating & Supplies	\$919.00	\$577.48
7470-0000	Pest Control	\$87.03	\$87.03
7475-0000	Plumbing Repairs & Supplies	\$483.33	\$544.08
7490-0000	Trash Removal	\$7,554.04	\$5,966.87
	Total	\$113,939.75	\$123,342.29
	Per RSF	\$11.81	\$12.79



4725 Excelsior Boulevard sits at the edge of Minneapolis and Saint Louis Park, an established, high-amenity inner-ring suburb. The Saint Louis Park / Minneapolis 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 Excelsior Boulevard 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
Miracle Mile	Hoigaard's, Half-Price Books, Schuler Shoes, Orvis, UPS Store, Top Ten Liquors, and more just SW on Excelsior Boulevard