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# FOR LEASE

3947 Excelsior Boulevard  
St. Louis Park, MN 55416



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**For more info please call:**

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*All information is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy or completeness.*



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**AVAILABLE SQUARE FOOTAGE:** 1,152 square feet (lower level)

Can be combined	Suite 106:	316 sq. ft. (upper level)	\$525/month
	Suite 116:	216 sq. ft. (lower level)	\$325/month
	Suite 121:	240 sq. ft. (lower level)	\$295/month
	Suite 120B:	384 sq. ft. (lower level)	\$400/month
	Suite 120:	528 sq. ft. (lower level)	\$460/month

**YEAR BUILT:** 1965

**FLOORS:** 2

**PARKING:** Ample

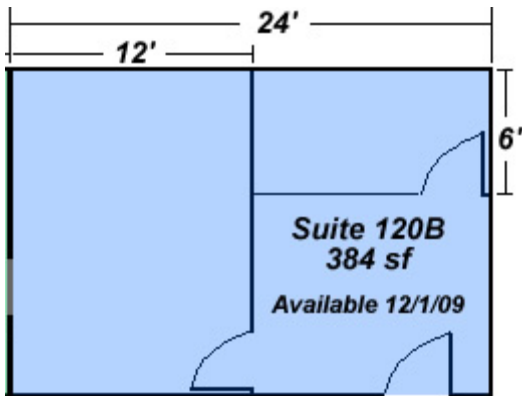
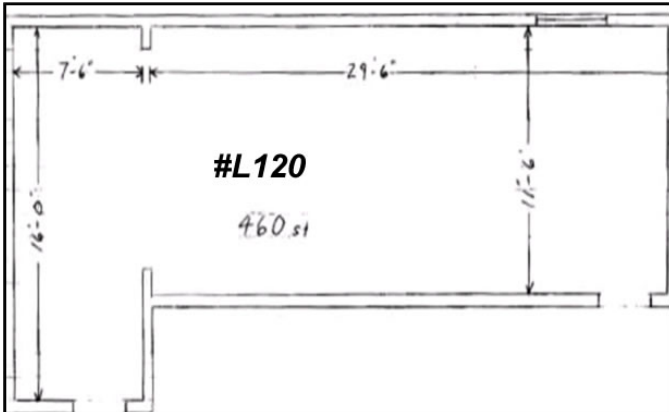
**ADDITIONAL COMMENTS:**

- Great location, easy access to uptown
- Abundant parking
- Perfect for small business looking to grow
- Office cleaning and trash removal twice weekly
- Outstanding commercial property, well maintained and beautiful architecture
- Many area amenities including Mann Cinema Movie Theater, Bruegger's, Bally's Fitness, and more!
- Storage units available for \$40/month.

*Please call for more information:*

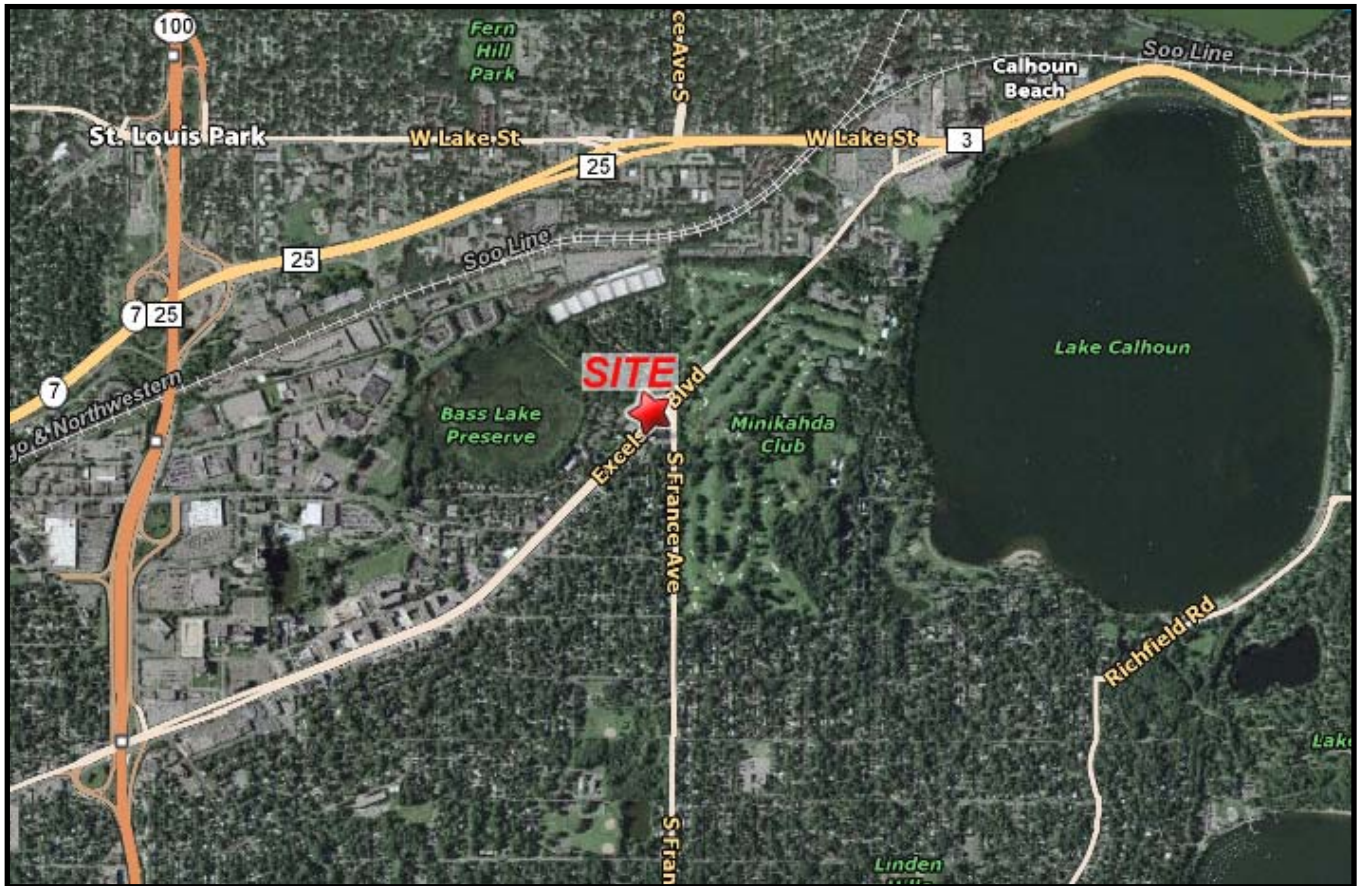
**Rich Yablonsky, CCIM, SIOR**  
**(763) 231-0282**

# Floor Plans



*all sizes are approximate*

## Aerial Photo



## Interior Photos

