

In The Heart of Mound

Individual Offices or Full Suite For

| 2305 COMMERCE BOULEVARD | MOUND, MN 55364

Exclusively Listed by

Jeffrey Stedman - Senior Associate | (952) 473-0903 | jeff@kwcommercial.com | #RA-20454772, Minnesota

Each Office is Independently Owned and Operated
www.kwcommercial.com

KW COMMERCIAL | MINNETONKA
13100 Wayzata Blvd #400
Minnetonka, MN 55305

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Executive Summary



Flexible Offices:	Office A: 152 SF Office B: 125 SF Office C: 170 SF Office Suite: 800 RSF
Lease Rate:	Office A: \$625/mo Office B: \$525/mo Office C: \$625/mo Office Suite: \$1850/mo Gross Lease
Floors:	Offices on Street level
Parking:	Onsite & public parking

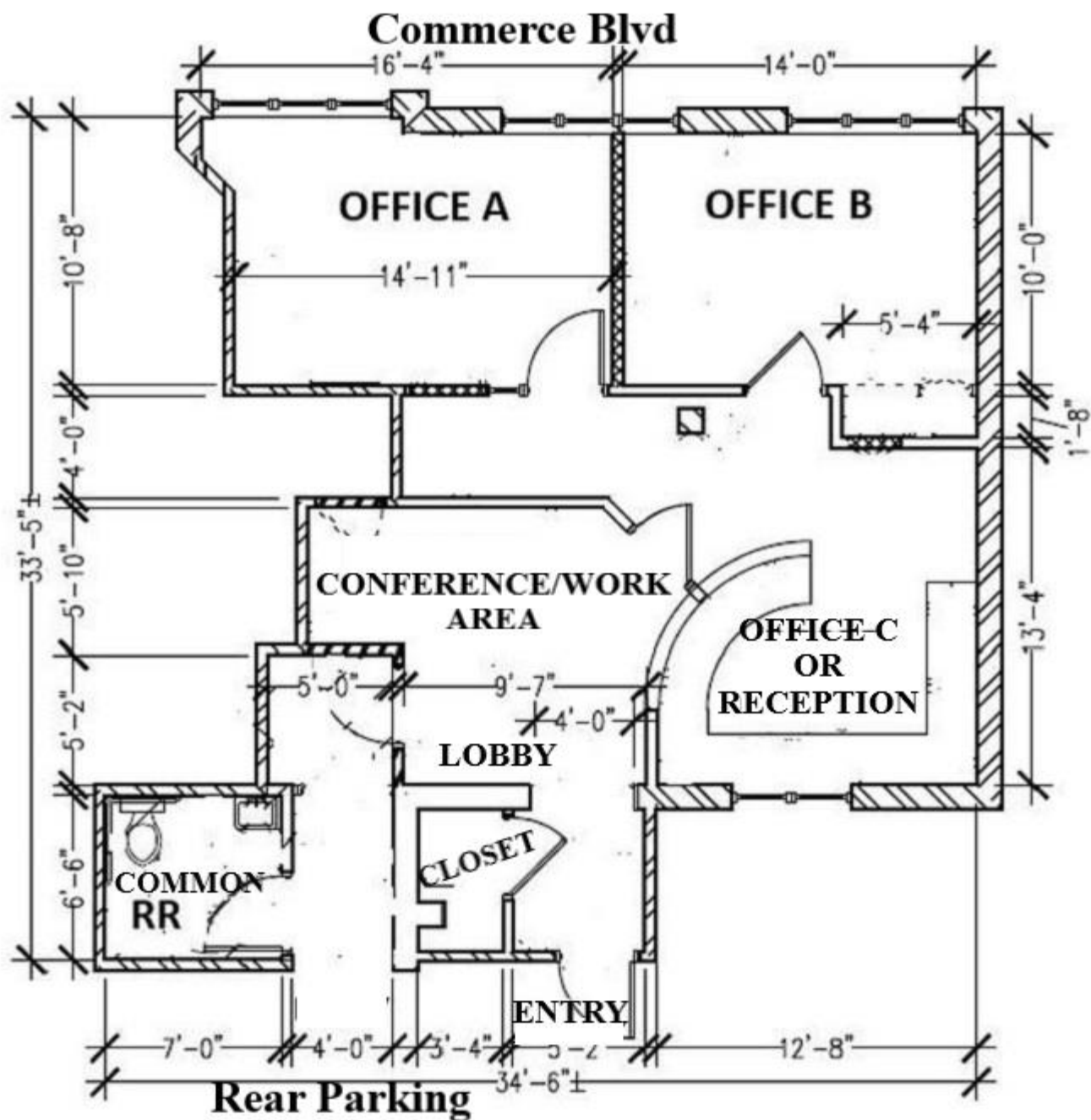
Individual Offices or Full Suite:

- Lease an individual private office or take the entire suite for your business
- Individual private offices with natural light
- Shared common areas to include: reception/lobby, conference/workroom; potential kitchenette, restroom
- Full suite option would offer 2 private offices, dedicated reception, conference/workroom, potential kitchenette option
- A great opportunity for an individual professional, small business, or company seeking a private office environment

Area Highlights

- Located in the heart of Mound's commercial district
- Adjacent to the Dakota Rail Regional Bike Trail
- Surrounded by local restaurants, retail, and neighborhood businesses and Lake Minnetonka

Office Floor Plan



Property Photos



Private Office C



Private Office A

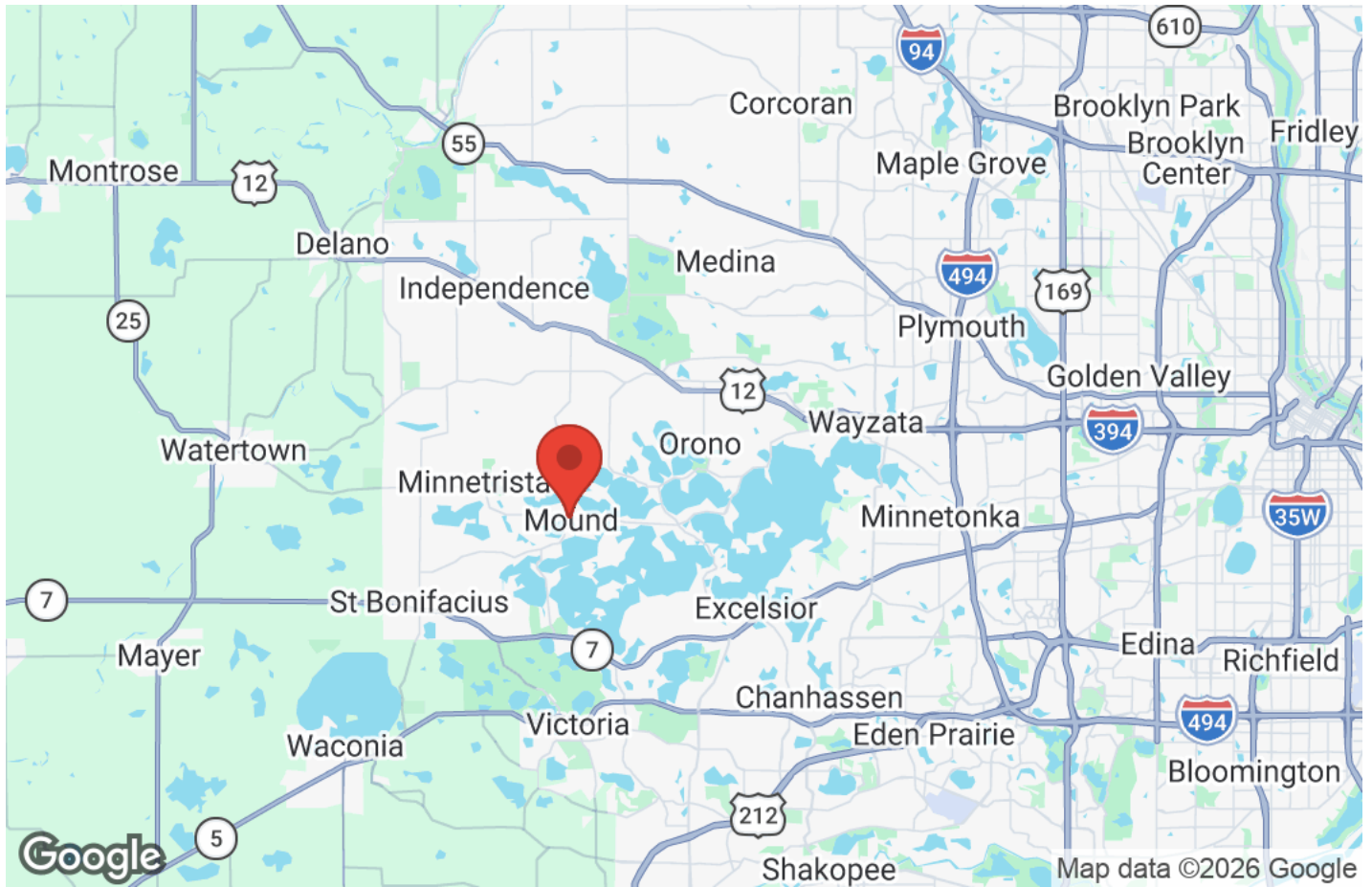


Private Office B

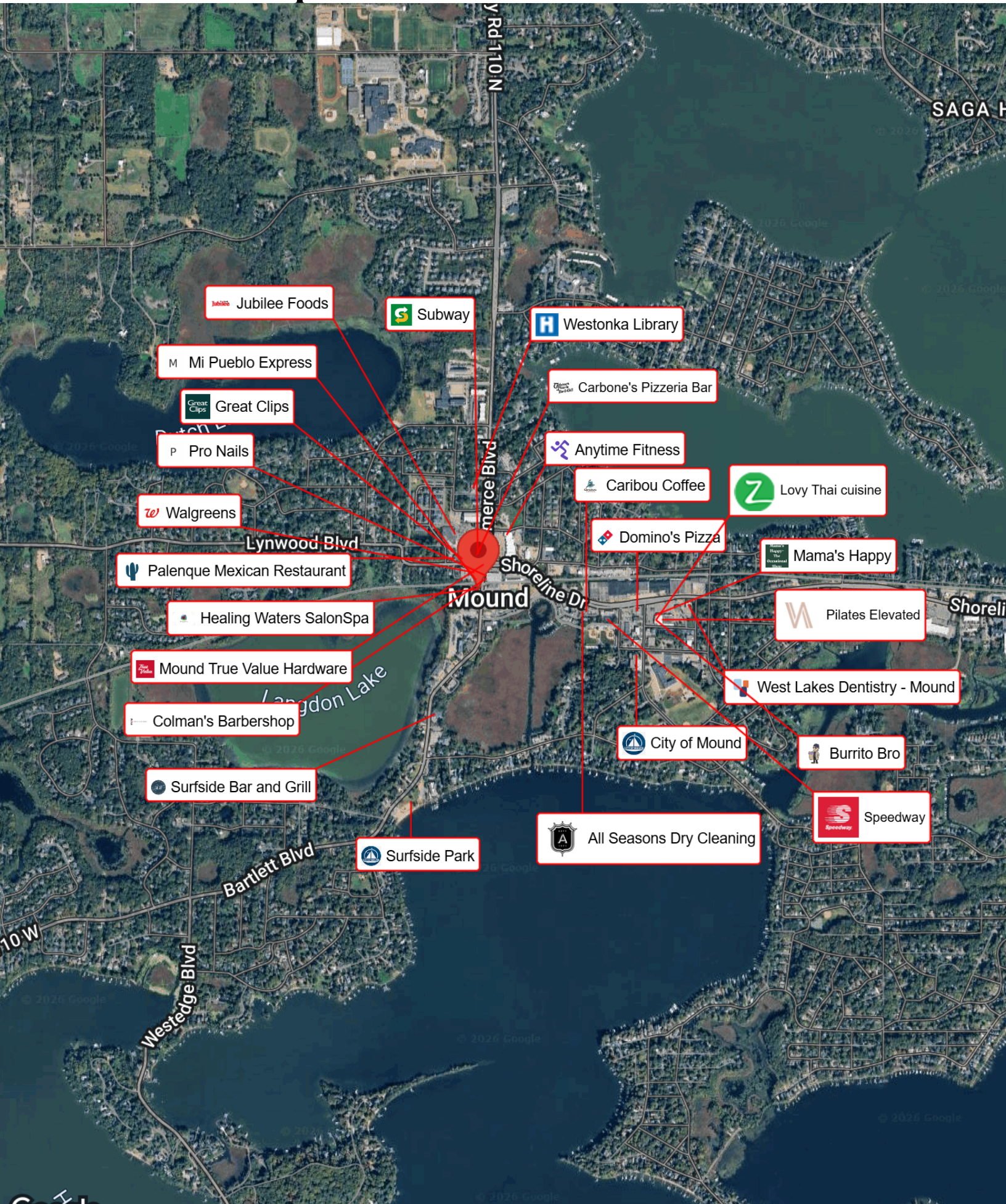


Reception

Location Maps



Business Map



Jubilee Foods

Subway

Westonka Library

Mi Pueblo Express

Great Clips

Pro Nails

Carbone's Pizzeria Bar

Anytime Fitness

Caribou Coffee

Lovy Thai cuisine

Walgreens

Domino's Pizza

Mama's Happy

Palenque Mexican Restaurant

Healing Waters SalonSpa

Pilates Elevated

Mound True Value Hardware

West Lakes Dentistry - Mound

Colman's Barbershop

City of Mound

Burrito Bro

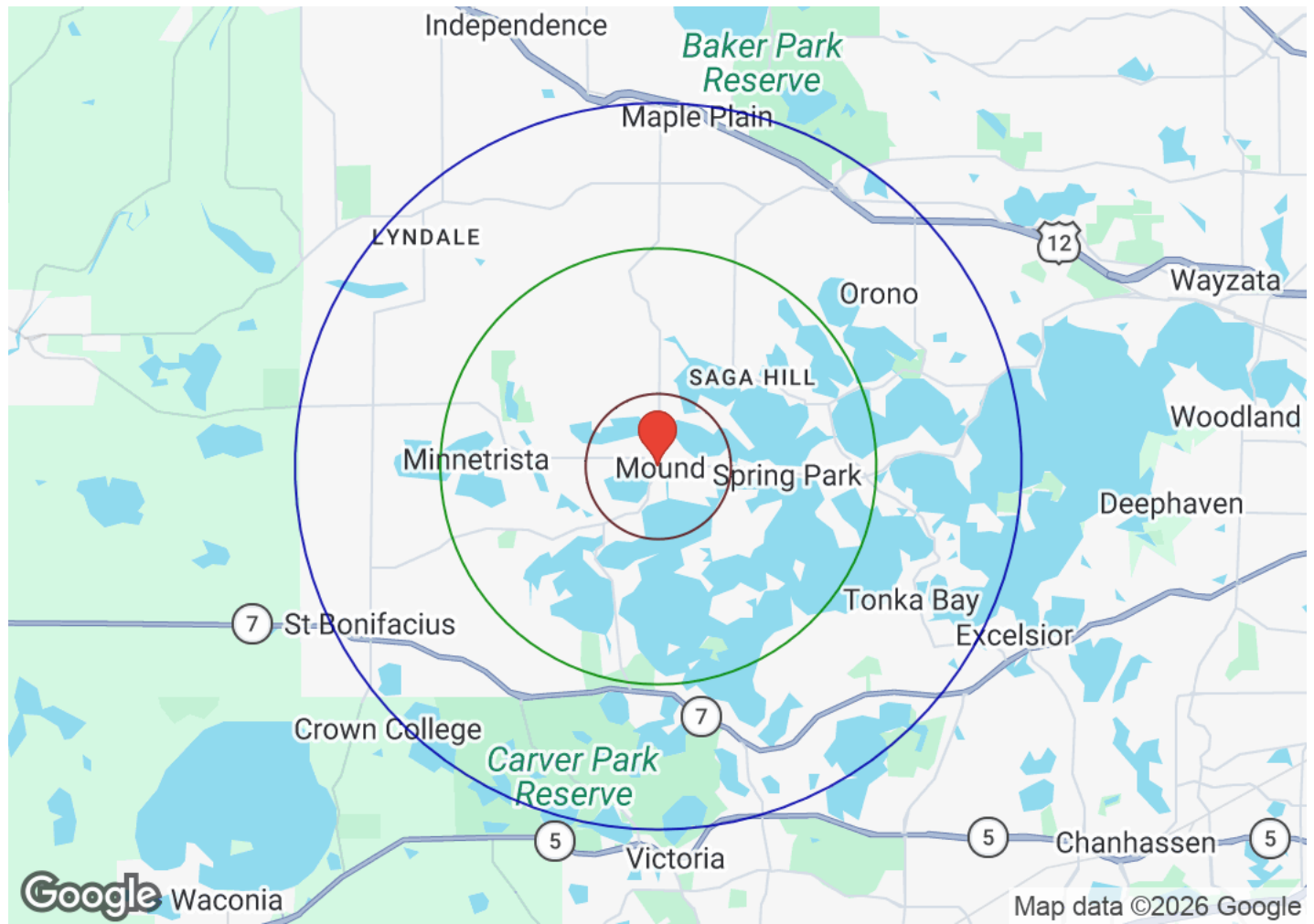
Surfside Bar and Grill

Surfside Park

All Seasons Dry Cleaning

Speedway

Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,690	9,720	19,736
	Female	2,664	9,431	19,202
	Total Population	5,354	19,151	38,938
Housing	Total Units	2,569	9,177	17,367
	Occupied	2,334	8,280	15,800
	Owner Occupied	1,745	6,428	13,059
	Renter Occupied	589	1,852	2,741
	Vacant	236	897	1,567
Age	Ages 0 - 14	902	3,120	6,785
	Ages 15 - 24	520	1,769	3,958
	Ages 25 - 54	1,964	6,793	13,445
	Ages 55 - 64	839	3,183	6,462
	Ages 65+	1,129	4,284	8,287
Income	Median	\$93,923	\$108,419	\$123,539
	Under \$15k	250	563	816
	\$15k - \$25k	132	519	727
	\$25k - \$35k	80	313	474
	\$35k - \$50k	128	571	933
	\$50k - \$75k	333	933	1,668
	\$75k - \$100k	321	953	1,699
	\$100k - \$150k	358	1,319	2,762
	\$150k - \$200k	249	967	1,849
	Over \$200k	482	2,141	4,875

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