

In The Heart of Mound Professional Office Suite for Lease

| 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



Available SF:	800 RSF
Lease Rate:	\$1,850 total per month (\$27.75 / sf per year) Gross lease
Floors:	Office Suite on Street level
Parking:	Onsite & public parking

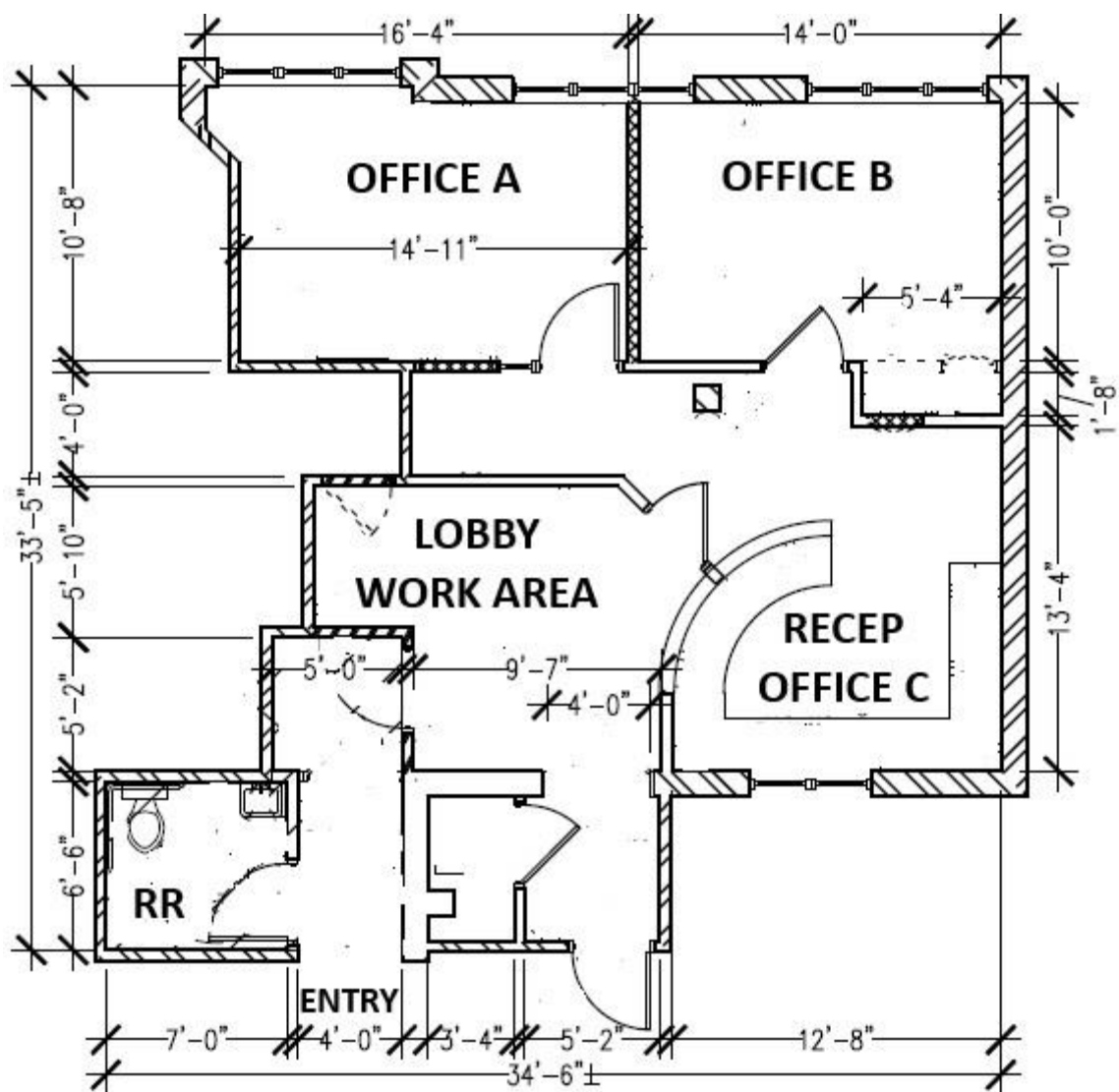
Property Highlights

- Office suite with dedicated entrance
- Two private offices with large windows & abundant natural light
- Reception/third office
- Shared restroom
- Ideal for professional, medical, counseling, or service-oriented users

Area Highlights

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

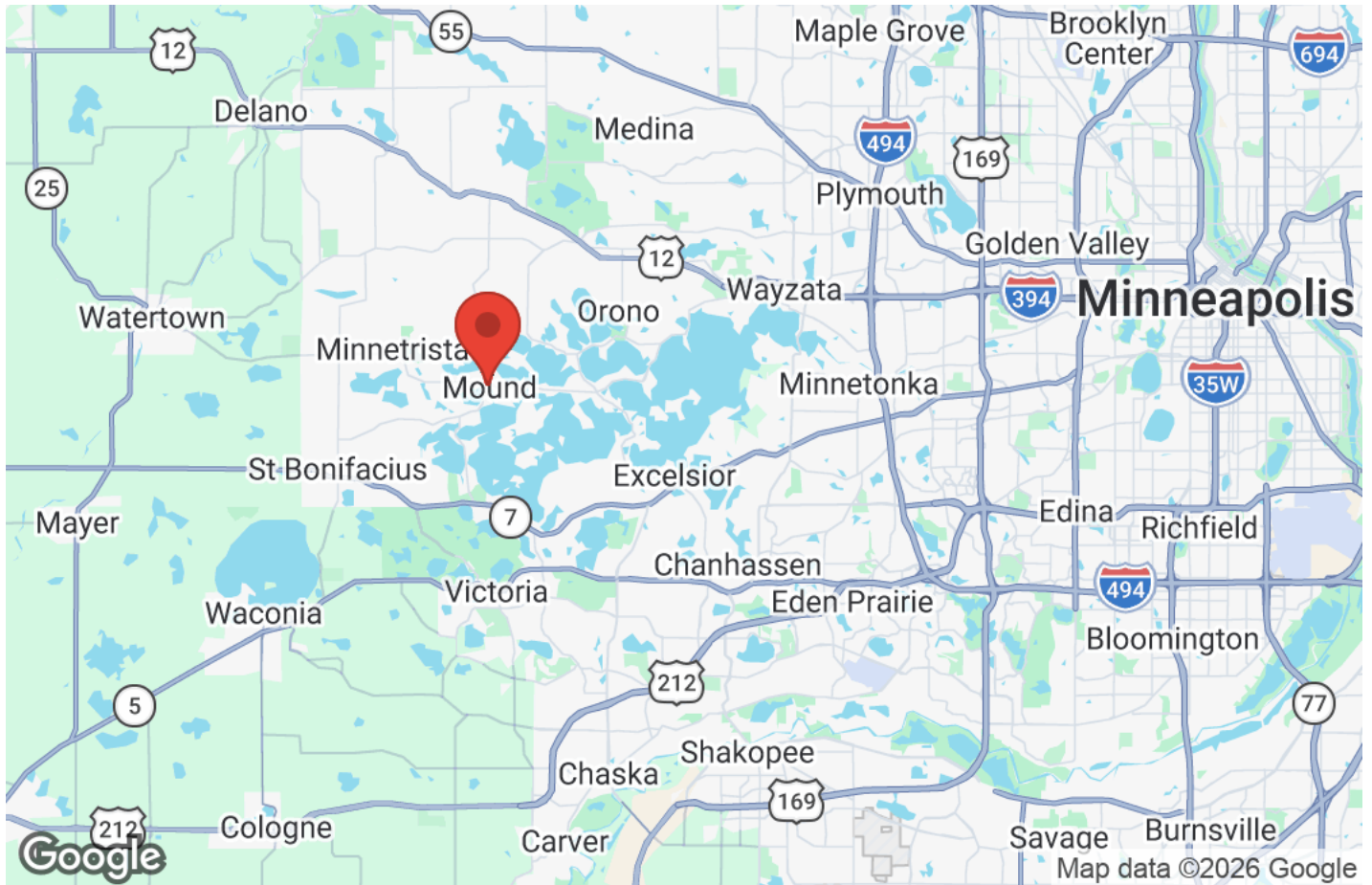
Office Suite Floor Plan



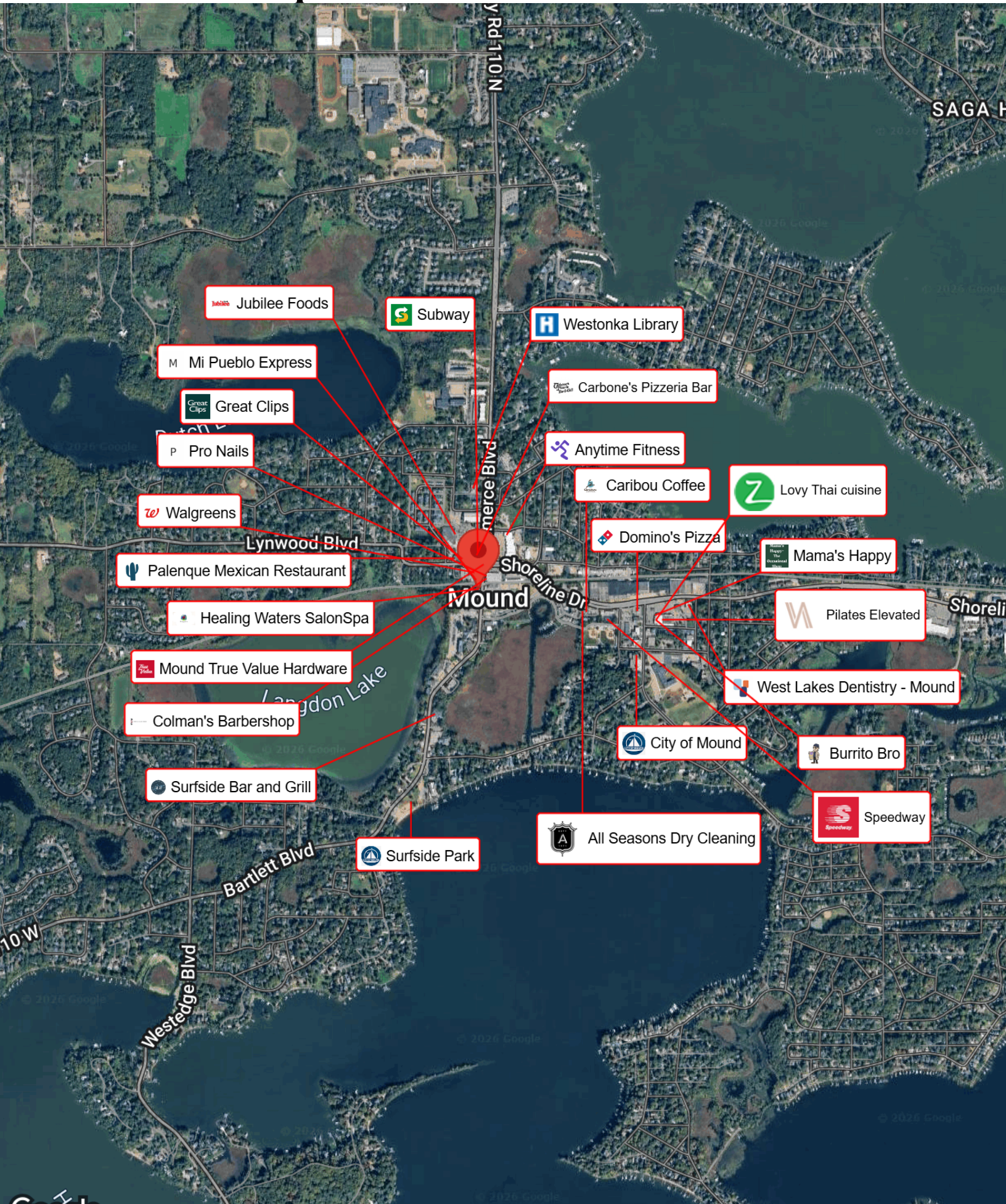
Property Photos



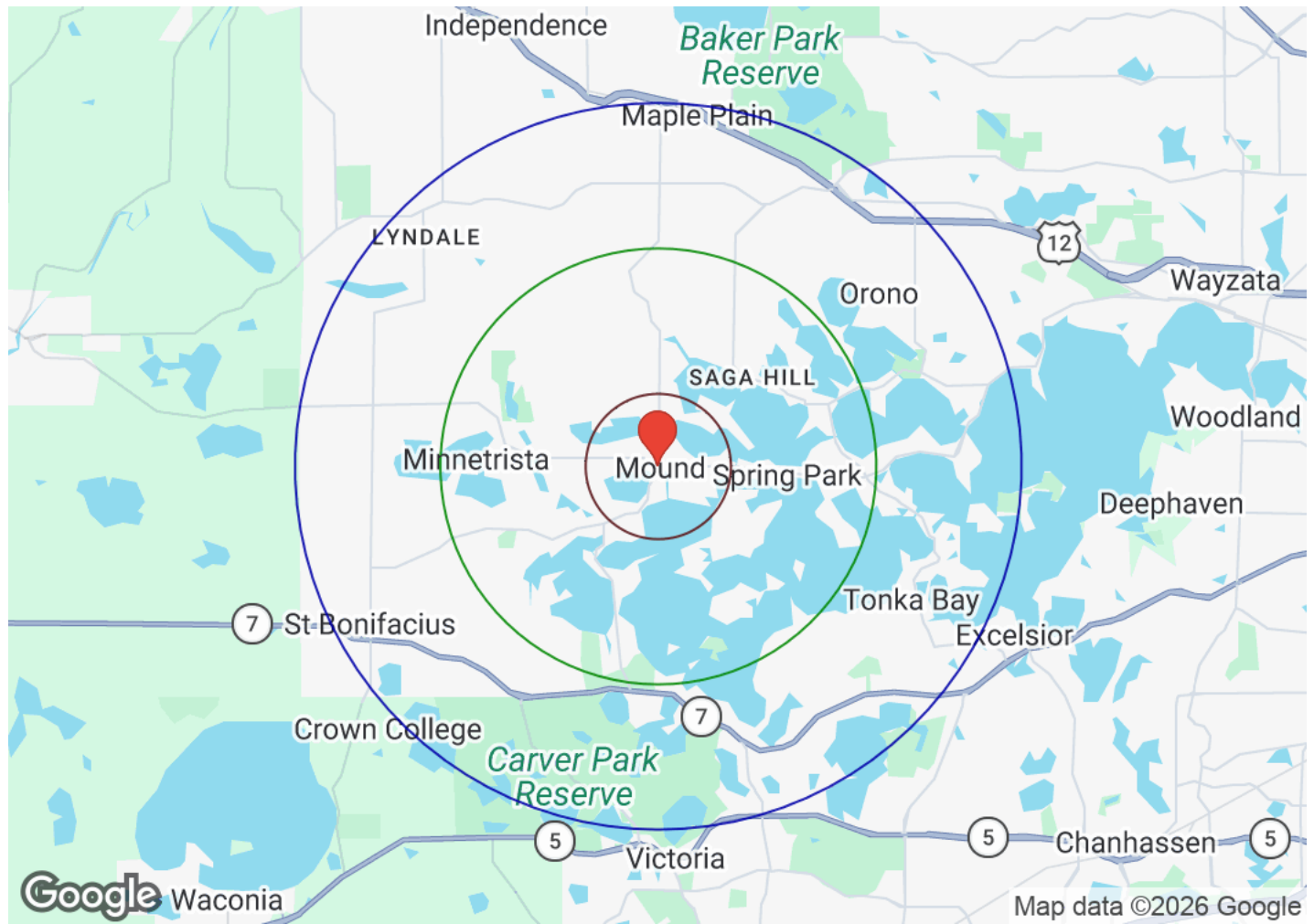
Location Maps



Business Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,690	9,776	19,848
	Female	2,664	9,375	19,090
	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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