

MINNESOTA
7

33,396 AADT '23

W 35th St

FRESENIUS MEDICAL CARE
pure barre
MATHNASIUM
The Math Learning Center
elements massage

Xenwood Ave S

LAIFITNESS

UNITED STATES POSTAL SERVICE

goodwill

STORIE
LUCENTE
AMERICAN STUDIO

MATHEMATICS
FASTSIGNS
NATIONS
ONIBAK

11,653 AADT '23

SITE

target

Park Center Blvd

Wooddale Ave

Loggess World
KAZZAMOUR
Obscure Bars
Burlington

111,712 AADT '23

MICRO CENTER

FOR SUBLEASE

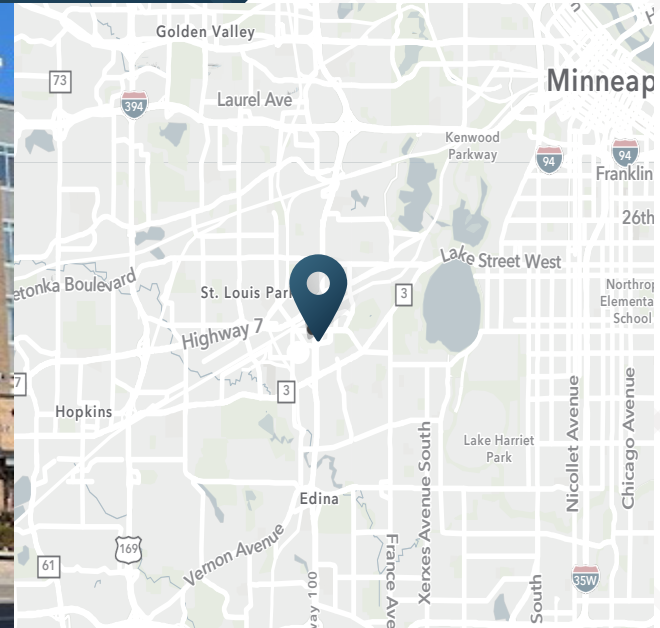
Former Medical Office / Clinic Available

5680 W 36th St | St. Louis Park, MN

SRS

Former Medical Office / Clinic Available

5680 W 36th St | St. Louis Park, MN



FOR SUBLEASE

7,117± SF
Available

5/31/28
Lease Expires

Contact
Broker
Lease Rate

ABOUT THE PROPERTY

- Former medical office / clinic available for sublease.
- Convenient location. In-line space fronting on W 36th St at the NWQ MN 100.
- Join area service and retailers including Target, LA Fitness, Lunds & Byerly's, Burlington, Micro Center, Purre Barre and Elements Massage.
- Methodist Medical Center is located nearby and has been recognized as 2023-2024 Best Regional Hospital by U.S. News & World Report.

TRAFFIC COUNTS

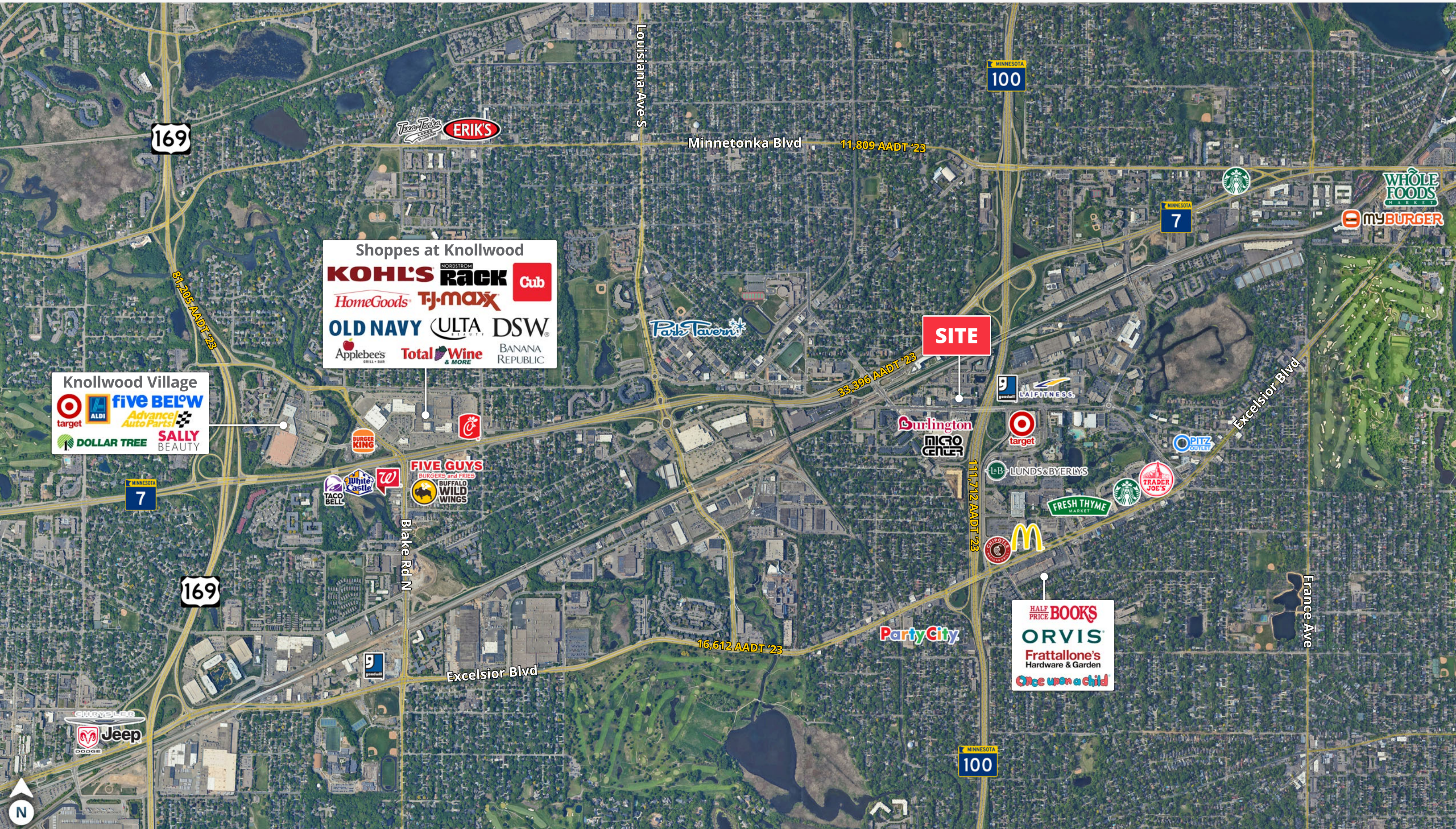
W 36th Street	11,653 AADT
MN 100	111,712 AADT
Year: 2023	

NEARBY RETAILERS



elements
massage®





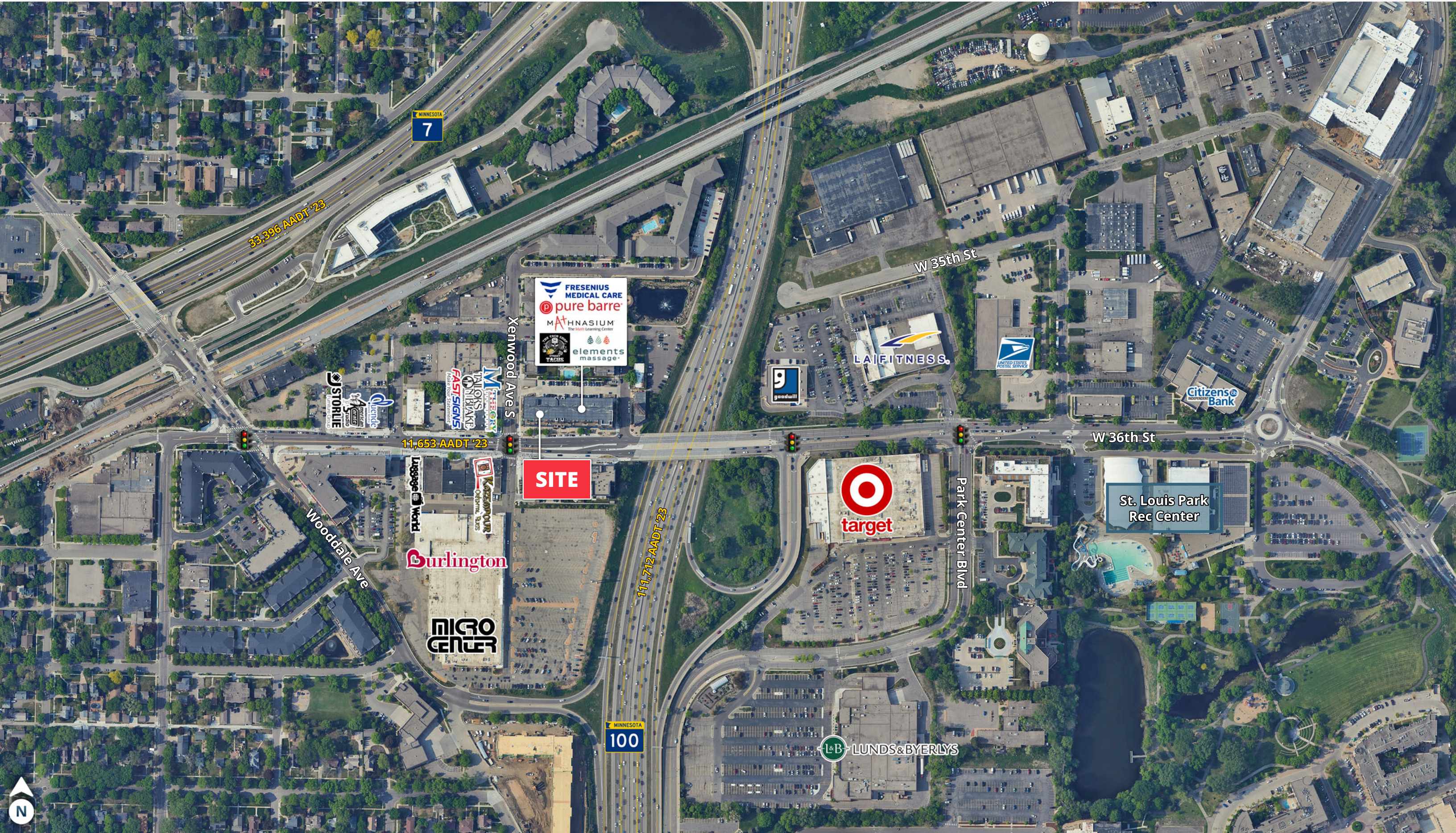
Shoppes at Knollwood

- KOHL'S
- RACK
- Cub
- HomeGoods
- TJ-maxx
- OLD NAVY
- ULTA
- DSW
- Applebees
- Total Wine & MORE
- BANANA REPUBLIC

Knollwood Village

- target
- five BELOW
- ALDI
- Advance Auto Parts
- DOLLAR TREE
- SALLY BEAUTY

- HALF PRICE BOOKS
- ORVIS
- Frattallone's Hardware & Garden
- Once upon a child



MINNESOTA 7

33,396 AADT '23

11,653 AADT '23

111,712 AADT '23

MINNESOTA 100

SITE

W 36th St

W 35th St

Wooddale Ave

Kenwood Ave S

Park Center Blvd





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