



UP TO 17,439 SF FOR LEASE

HIGHWAY 7 CORPORATE CENTER

7003 W LAKE ST | ST. LOUIS PARK, MN 55426

JACK TORNQUIST
+1 952 924 4658
jack.tornquist@cbre.com

TOM HAYHOE
+1 952 924 4804
tom.hayhoe@cbre.com

CBRE

 **Capital
Partners**

UP TO 17,439 SF FOR LEASE

HWY 7 CORPORATE CENTER

ST. LOUIS PARK, MN 55426

PROPERTY DESCRIPTION

High image office, showroom and warehouse space.
Direct access to Highway 7.
Attractive glass lines with decorative brick exterior.
Abundant parking.
Close proximity to retail and restaurants.
Southwest lightrail station within blocks.
Owner willing to reduce office build-out for users with larger showroom or warehouse requirements.

NET RENTAL RATES

- Negotiable

AVAILABLE

- Now

EST. 2024 CAM & RE TAXES

- \$2.42 CAM
- \$3.67 TAX
- \$6.09 TOTAL

PROPERTY SPECIFICATIONS

SUITE 100 - AS BUILT

Office: 14,768 SF
Warehouse: 2,671 SF
Total: 17,439 SF
Loading: 1 dock door, 1 drive-in

SUITE 110 - SPEC SUITE

Office: 5,738 SF
Warehouse: 11,701 SF
Total: 17,439 SF
Loading: 1 dock door, 1 drive-in

- Can add up to 6,255 contiguous sf to total 23,694 sf

SPRINKLER SYSTEM

ESFR

PARKING

3.5/1,000

CLEAR HEIGHT

18'

POWER

3 panels
2 - 225 amps 208/120
1 - 400 amps 208/120

TOTAL BUILDING SF

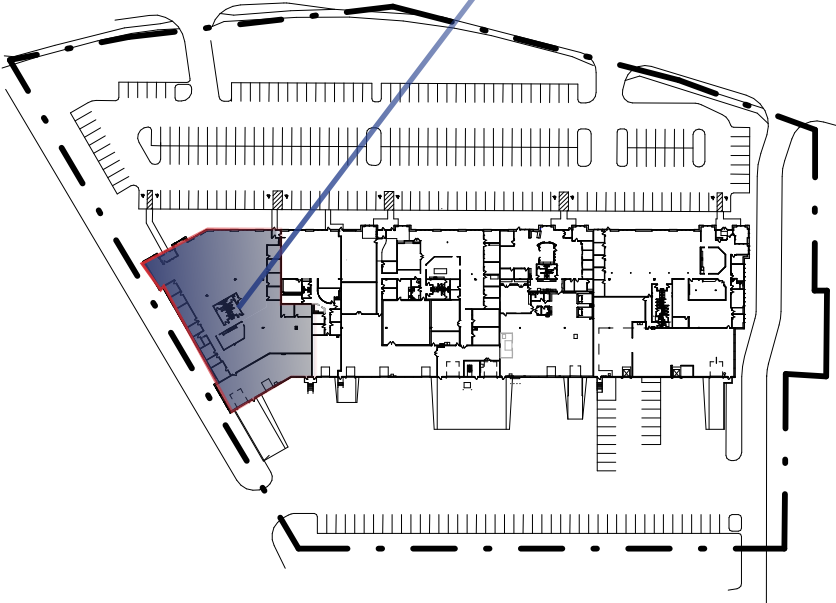
78,831 SF

YEAR BUILT

2007

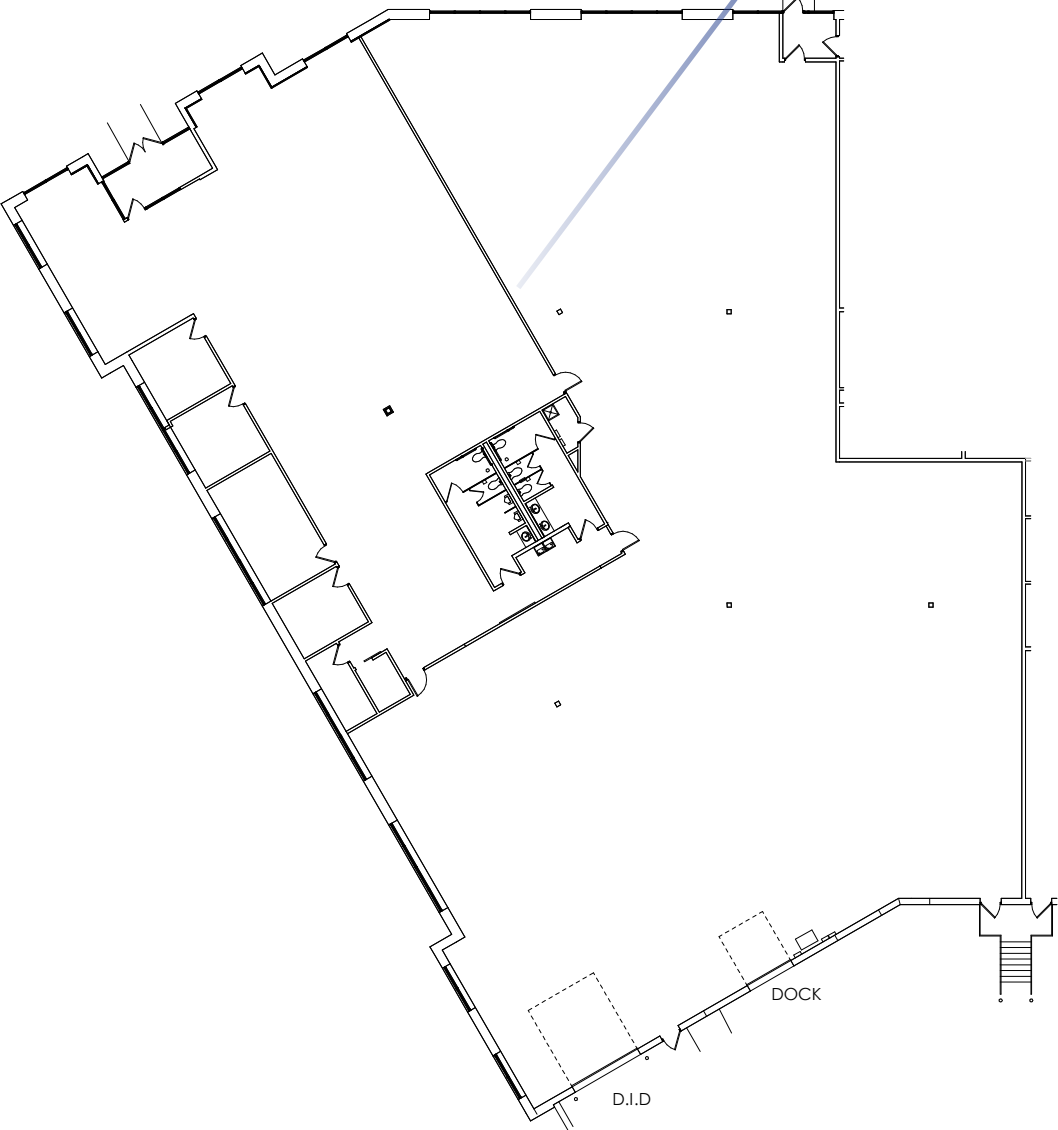
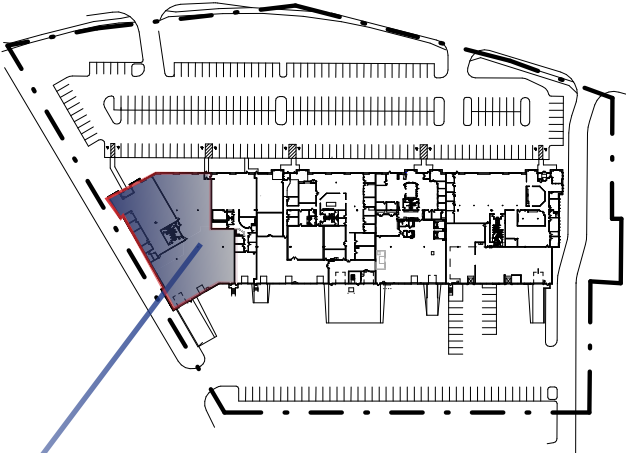
FLOOR PLANS

SUITE 100
17,439 SF Total
14,768 SF Office
2,671 SF Warehouse

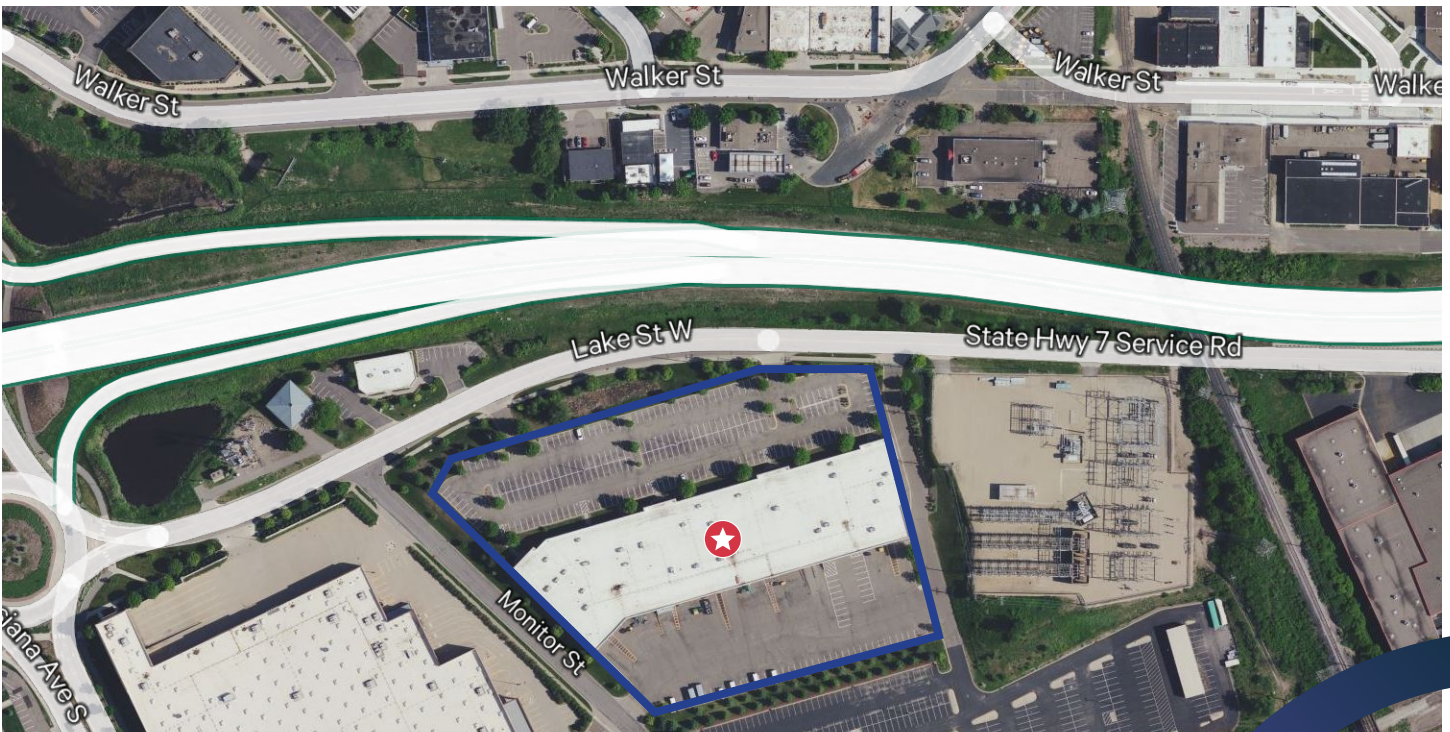


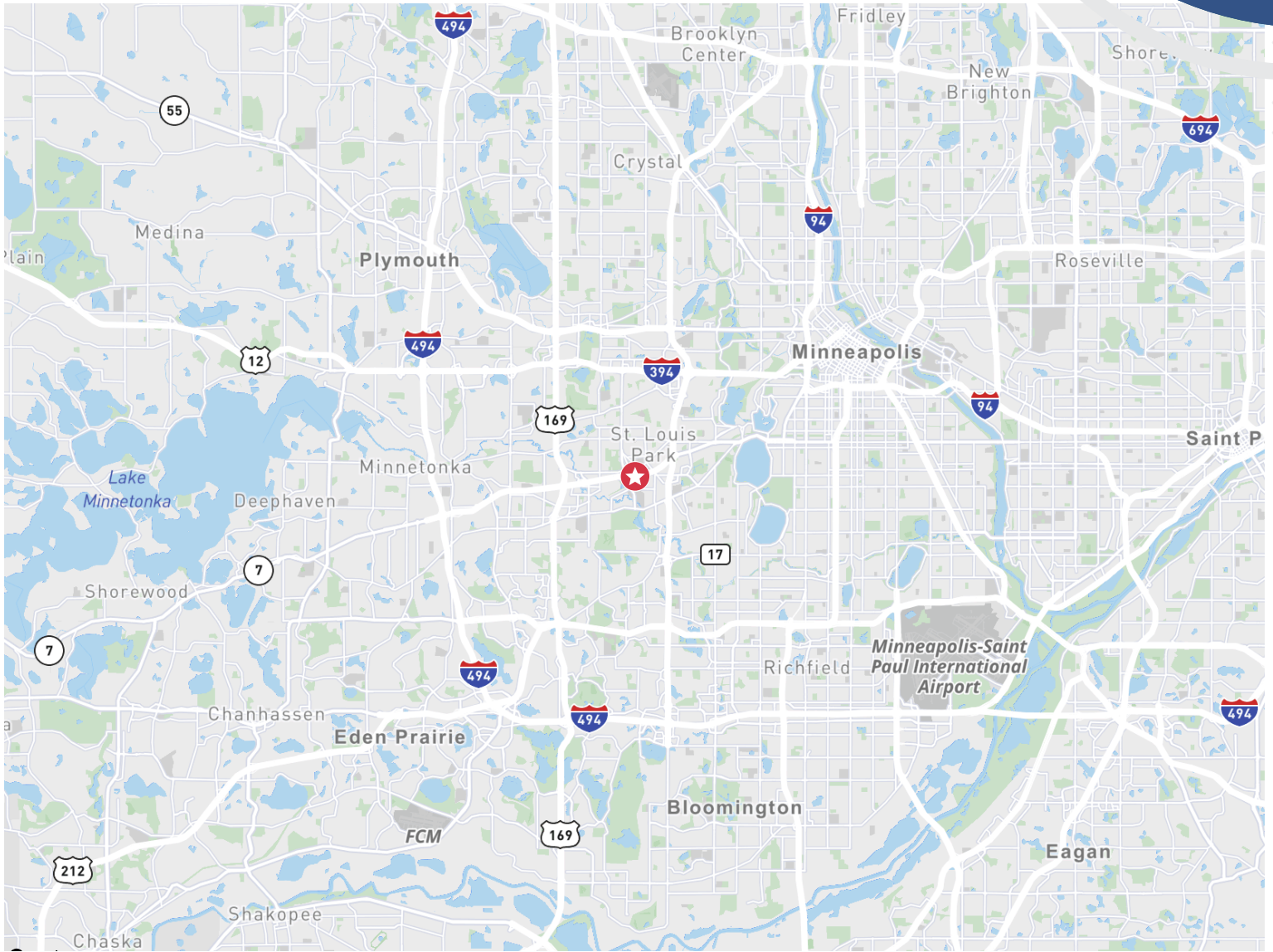
FLOOR PLANS

SUITE 110 - SPEC SUITE
17,439 SF Total
5,738 SF Office
11,701 SF Warehouse



HIGHWAY 7 CORPORATE CENTER





UP TO 17,439 SF FOR LEASE

HWY 7 CORPORATE CENTER

ST. LOUIS PARK, MN 55426

CONTACT US

JACK TORNQUIST
+1 952 924 4658
jack.tornquist@cbre.com

TOM HAYHOE
+1 952 924 4804
tom.hayhoe@cbre.com



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.