

6,249 SF AVAILABLE

FOR SALE OR LEASE

4120 EXCELSIOR BLVD
ST. LOUIS PARK, MN 55416



CUSHMAN &
WAKEFIELD

4120 EXCELSIOR BLVD ST. LOUIS PARK, MN



PROPERTY HIGHLIGHTS

- Immediate income
 - » Current tenant is willing to sign long-term lease, flexible on location
- Owner-user flexibility
- 19 dedicated parking stalls on-site
- Strong location on Excelsior Blvd
- Value-add potential

PROPERTY INFORMATION

Building Size: 6,249 SF

Lot Size: 0.43 Acres

Floors: 3

Year Built/
Renovated: 1949 / 1985

Parking: 19 Surface Spaces

Zoning: C-2 Gen. Commercial

Possession: Immediate

Sale Price: Negotiable

Lease Rate PSF: \$25.00 Gross

4120 EXCELSIOR BLVD ST. LOUIS PARK, MN



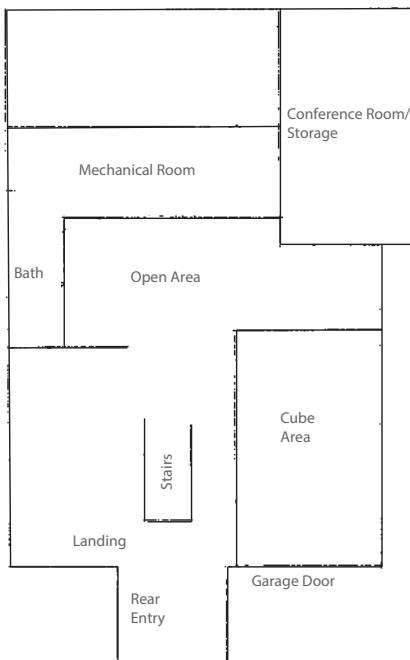
LEASE BACK OPPORTUNITY:

- Income to buyer
- Helps reduce overall occupancy cost
- Lease terms available upon request

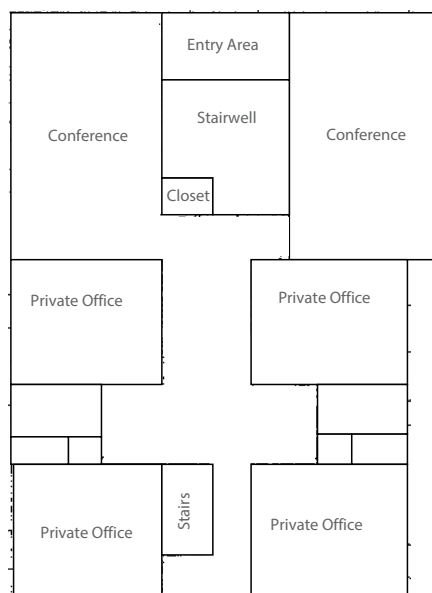
WHY THIS DEAL WORKS:

- Owner-users (occupancy part, offset costs, build equity)
- Investors (income + upside with leasing remaining space)

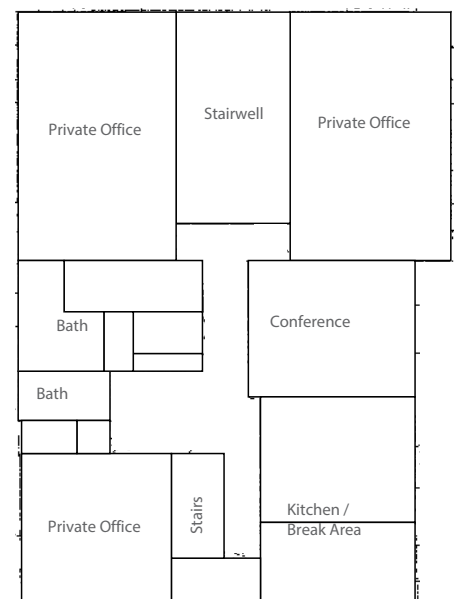
LOWER LEVEL



MAIN LEVEL



UPPER LEVEL





Contact Info

BRIAN HELMKEN

+1 612 701 8787

brian.helmken@cushwake.com

ERIK HELTNE

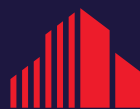
+1 612 237 9226

erik.heltne@cushwake.com

ADDISON CARLSON

+1 763 478 7982

addison.carlson@cushwake.com



CUSHMAN & WAKEFIELD

3500 American Blvd W, Suite 200

Bloomington, MN 55431

+1 952 831 1000

cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.