

FOR SUBLEASE

LAKEVIEW CENTER

4,820 SF



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SUBLEASE SPACE FEATURES

3033 Excelsior Boulevard | Minneapolis, MN 55416

Building Information

Building Size 186,322 SF | 4.81 Acres

Year Built 1955 | 2017

Stories 5

Parking 490 parking stalls
27 underground
3.25 per 1,000 SF

Sublease Terms

Rate Negotiable

Space Available 4,820 Total SF

Lease Expiration 5/31/2024

- Lakeside Center is a 5-story, 186,322 SF Class A office building adjacent to Bde Maka Ska on the west edge of Uptown.
- Amazing views are offered at this Minneapolis property. It connects to a trail system that encircles the lakes. This trail is both pedestrian and bike-friendly, and in summer the lake is dotted with windsurfers, sailboats and paddleboards.
- One of the most iconic and trendy office locations in all of Minneapolis.
- Office amenities include:
 - Direct access to exterior and walking trails
 - 11 private offices
 - 11 workstations
 - 5 benching workstations
- Building amenities include:
 - Fitness center
 - Bicycle storage
 - Salon
 - Cafe
 - Complimentary valet
 - Greenspace

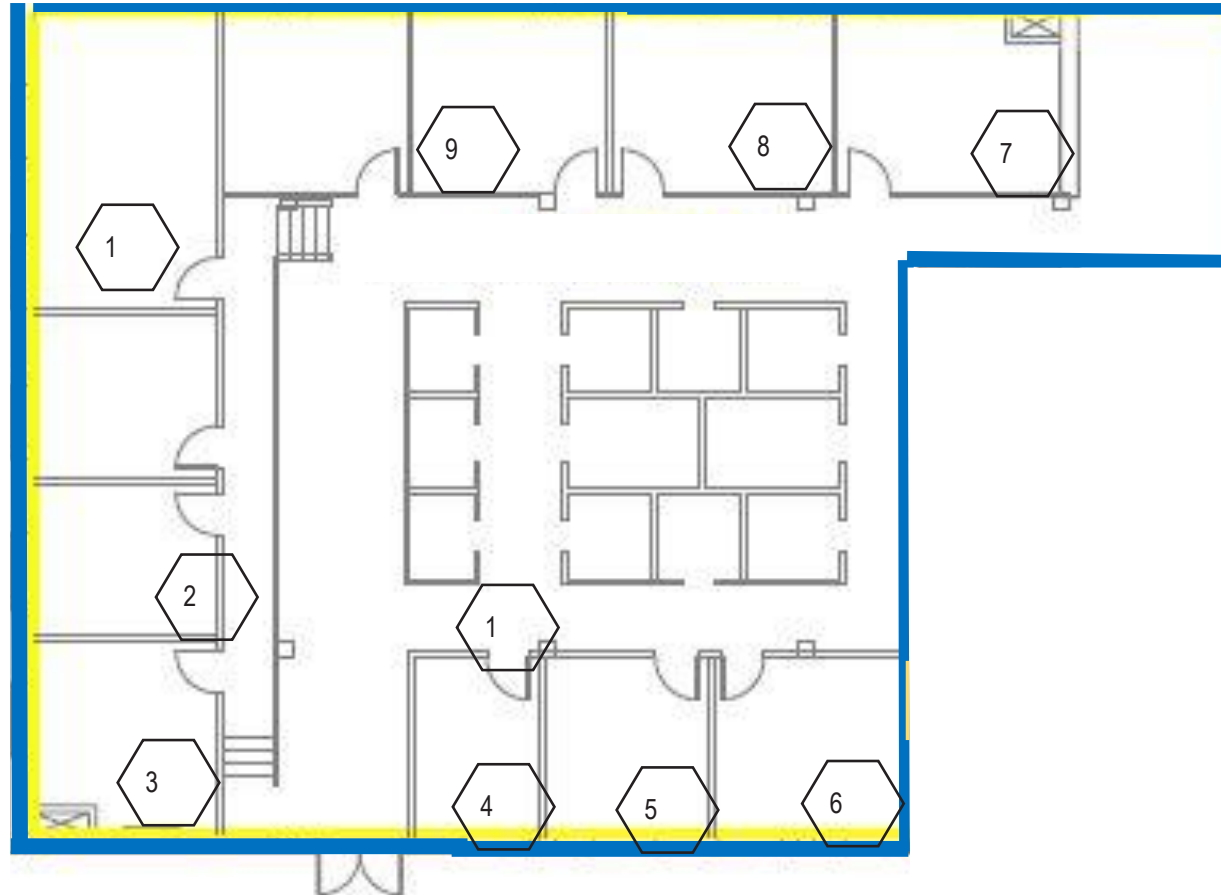
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FIRST FLOOR - 4,820 SF

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SUBLEASE SPACE PHOTOS

3033 Excelsior Boulevard | Minneapolis, MN 55416



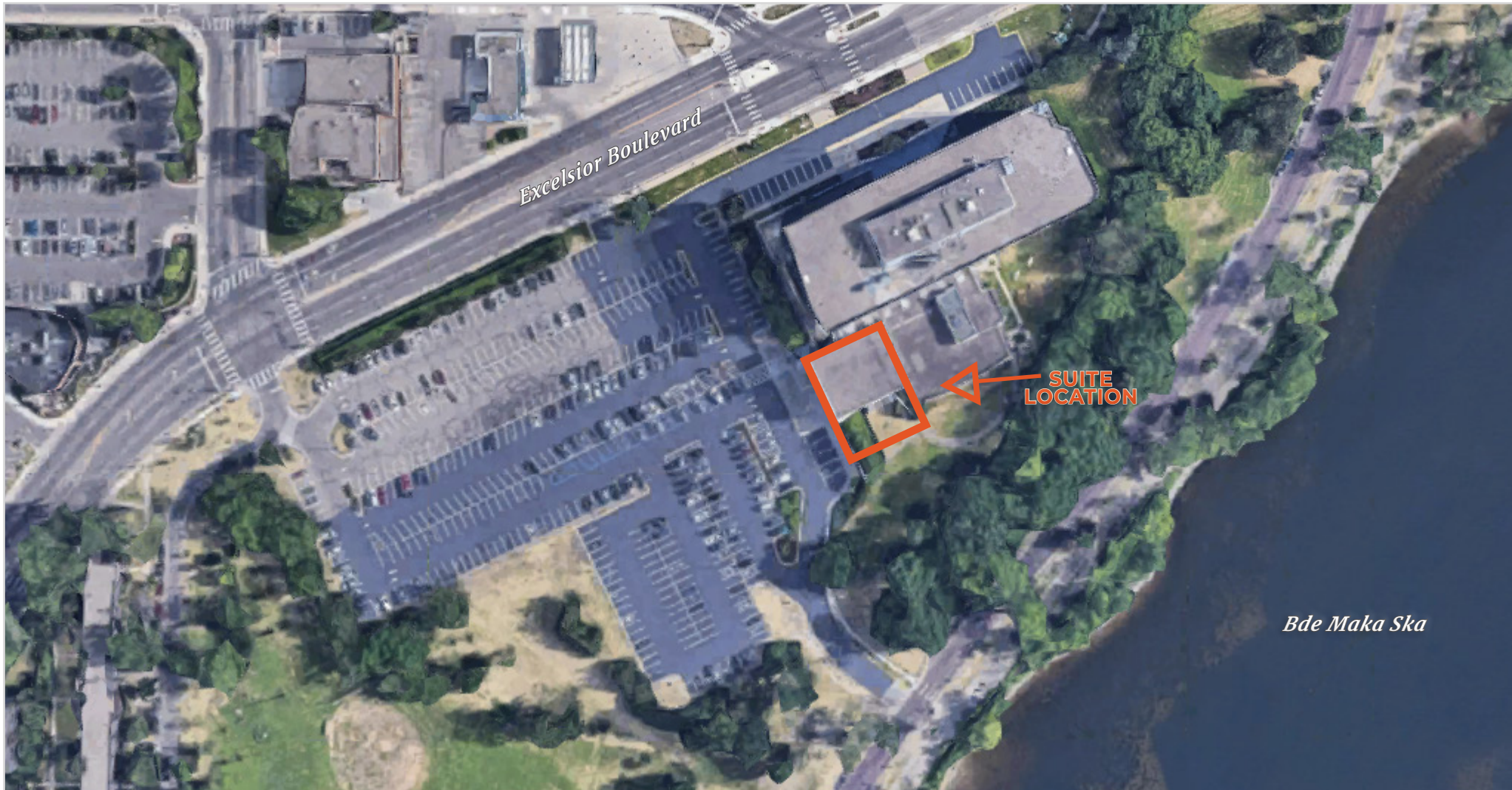
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AERIAL MAP

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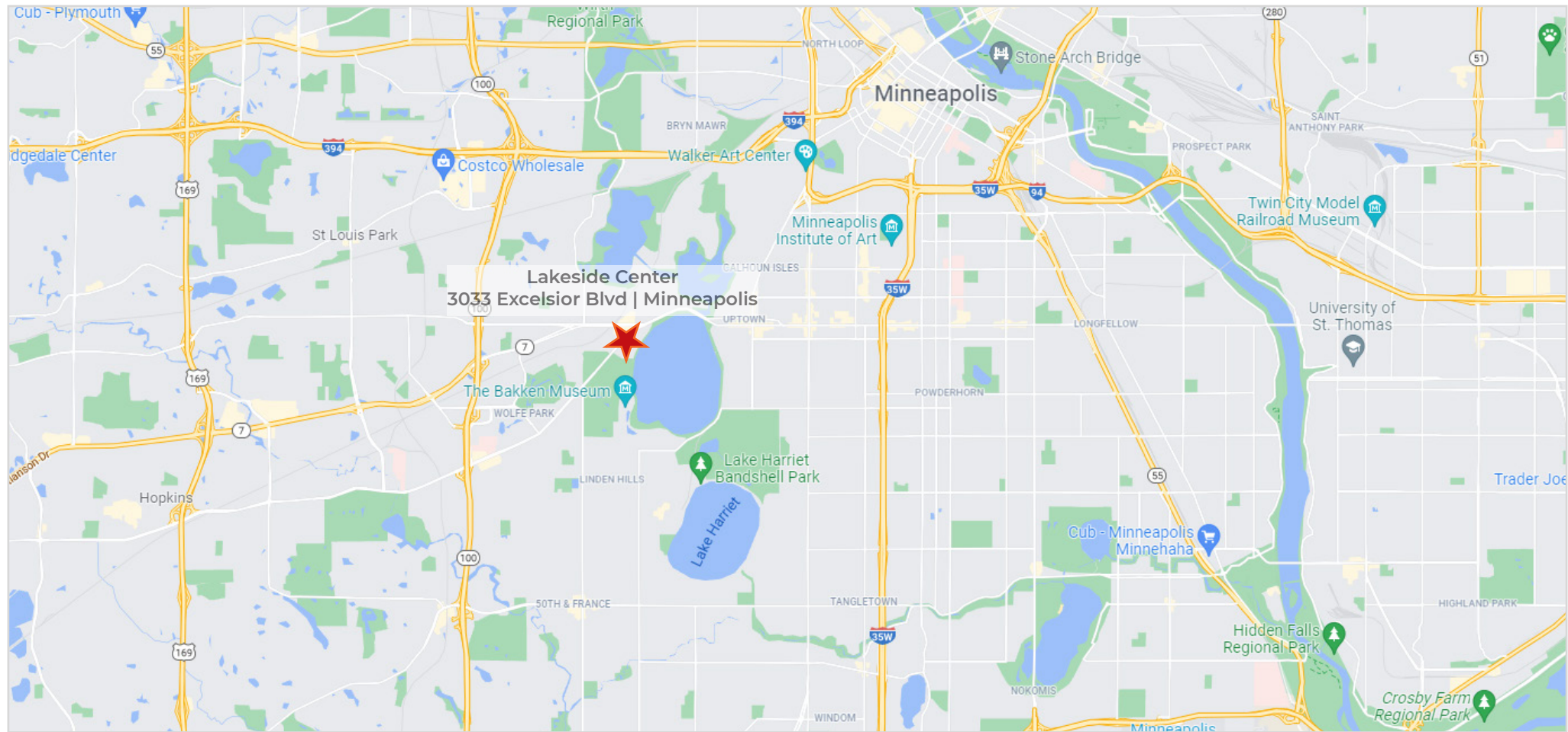
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DEMOGRAPHICS

3033 Excelsior Boulevard | Minneapolis, MN 55416

KEY FACTS

476,067

Population



2.2

Average Household Size

35.1

Median Age

\$73,864

Median Household Income

BUSINESS



21,225

Total Businesses



405,338

Total Employees

INCOME



\$73,864

Median Household Income



\$46,912

Per Capita Income



\$86,985

Median Net Worth

EDUCATION

7%

No High School Diploma



13%

High School Graduate



23%

Some College



56%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

78%



Blue Collar

12%



Services

10%

5.6%

Unemployment Rate

Households By Income

The largest group: \$100,000 - \$149,999 (15.9%)

The smallest group: \$15,000 - \$24,999 (6.8%)

Indicator ▲	Value	Diff	
<\$15,000	11.3%	+3.4%	
\$15,000 - \$24,999	6.8%	+1.3%	
\$25,000 - \$34,999	7.4%	+0.9%	
\$35,000 - \$49,999	10.4%	+0.6%	
\$50,000 - \$74,999	14.6%	-0.2%	
\$75,000 - \$99,999	13%	-0.9%	
\$100,000 - \$149,999	15.9%	-2%	
\$150,000 - \$199,999	8.6%	-1.6%	
\$200,000+	12%	-1.4%	

Bars show deviation from Hennepin County

Data reported within 5 mile radius

Datasource: ESRI

The 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.

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