

3343 GORHAM AVE

St Louis Park, MN 55426

Industrial Opportunity
For Lease

Leasing Brochure

±1,050 SF AVAILABLE



MATTHEWS™

EXCLUSIVELY LISTED BY



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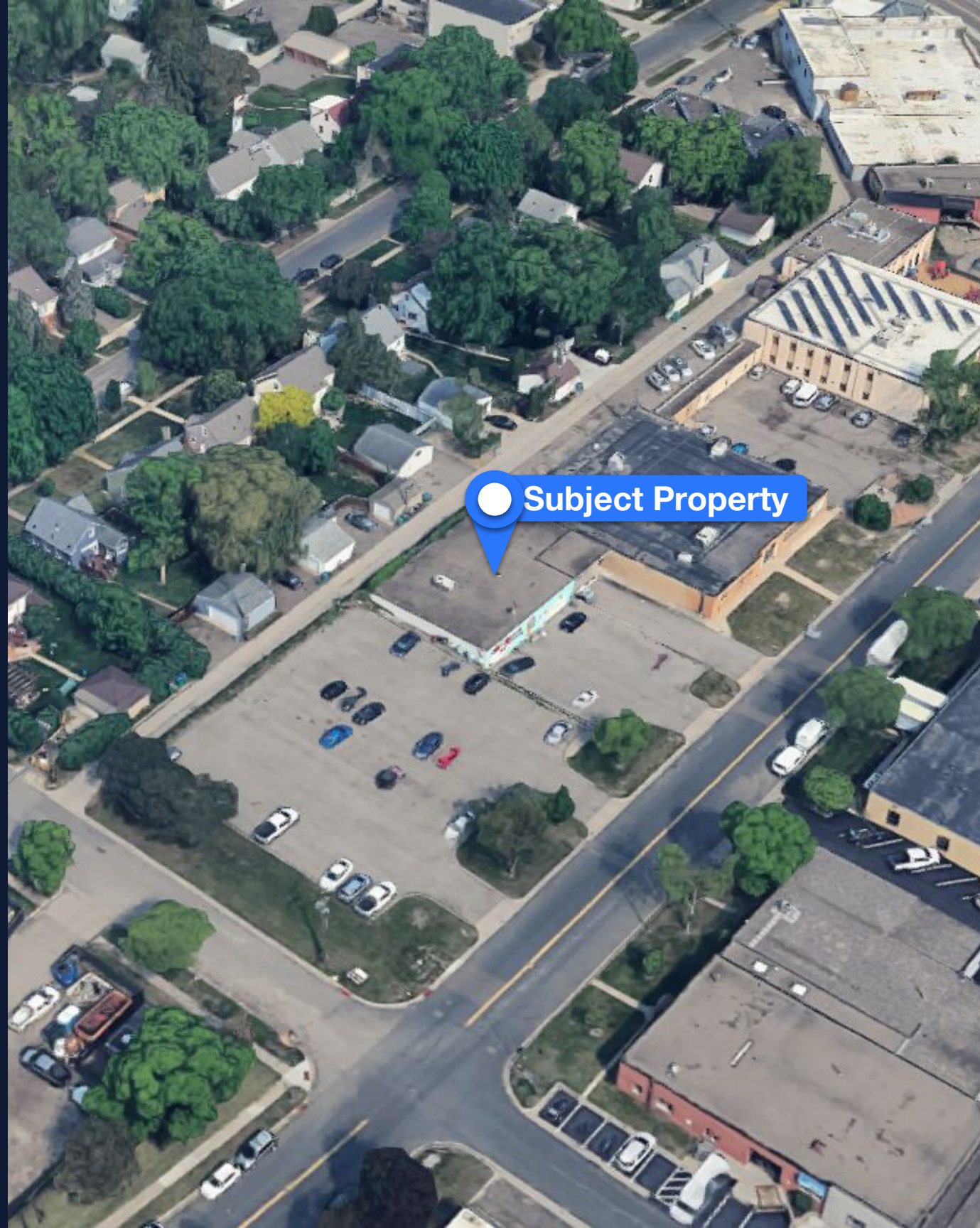
Broker of Record

Kurt Sauer

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3343 Gorham Ave
St Louis Park, MN 55426

±1050 SF

Building SF

1- 8' x 8'

Exterior Common Dock

Modified Gross Rent

Contact Agent for More Information

10'

Clear Height



PROPERTY HIGHLIGHTS

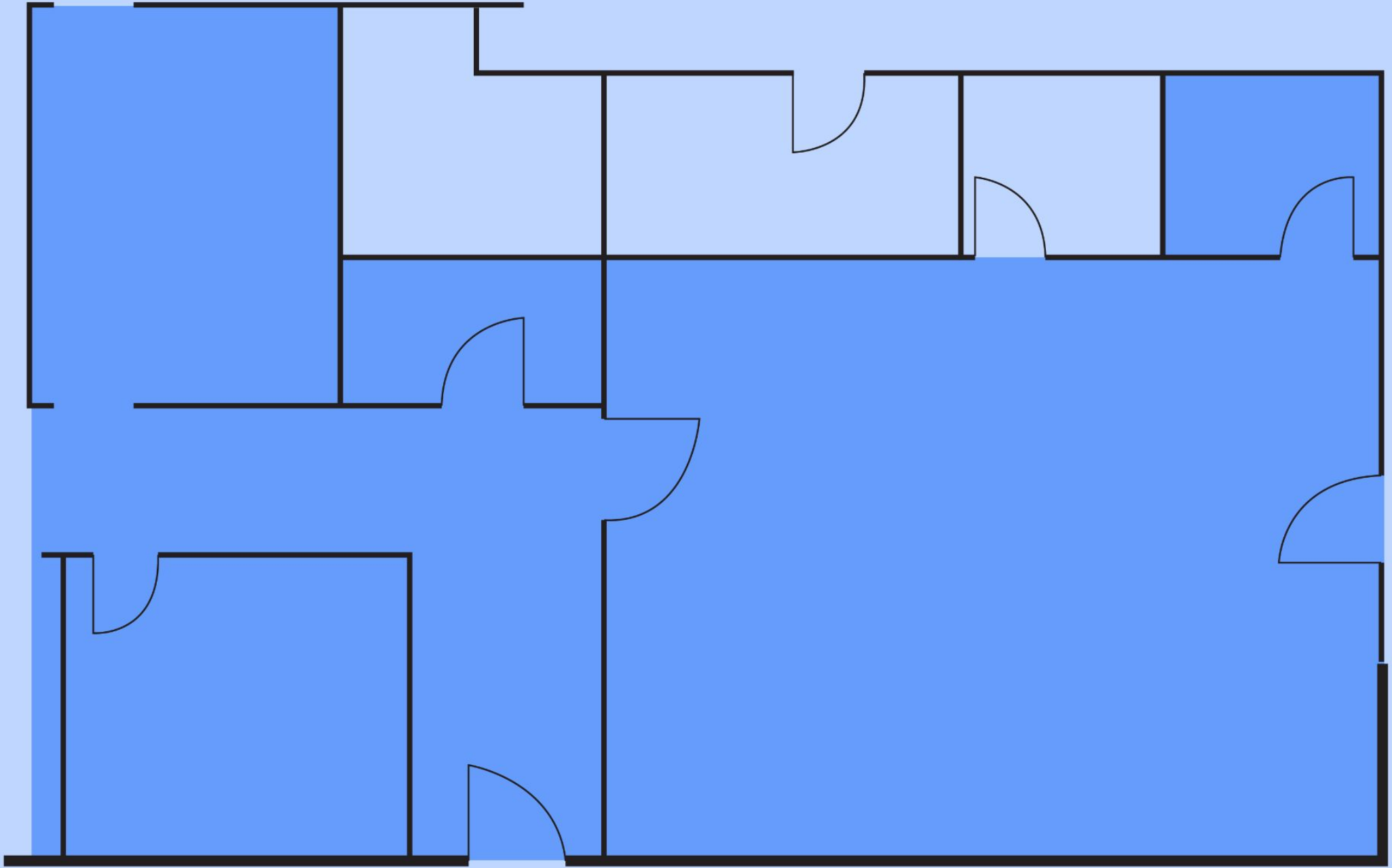
Availability

- Suite 3359
- Space available: ±1,050 SF
- Office/Kitchen space: 2 Offices, Kitchen space, Private Bathroom
- 2026 Taxes: \$3.60 PSF
- Asking Rate: Negotiable

Highlights

- Centrally located in St Louis Park
- Easy access to Hwy 7, Hwy 100 & Hwy 169
- Local ownership and management
- Flexible layout suitable for office, medical, creative, or specialty service users
- Ample on-site parking





Office (±1,050 SF)



169

E 96,000 VPD



Subject Property



7 ±38,000 VPD



Industrial Neighbors



169



✈ Minneapolis-Saint Paul International Airport ±16.5 Miles Away



Google Earth

MARKET OVERVIEW

3343 Gorham Ave
St Louis Park, MN 55426



Minneapolis, MN - MSA

ST LOUIS PARK, MN

Market Demographics

50,000

Total Population

\$96,000

Median HH Income

24,000

of Households

55%

Homeownership Rate

27,000

Employed Population

60%

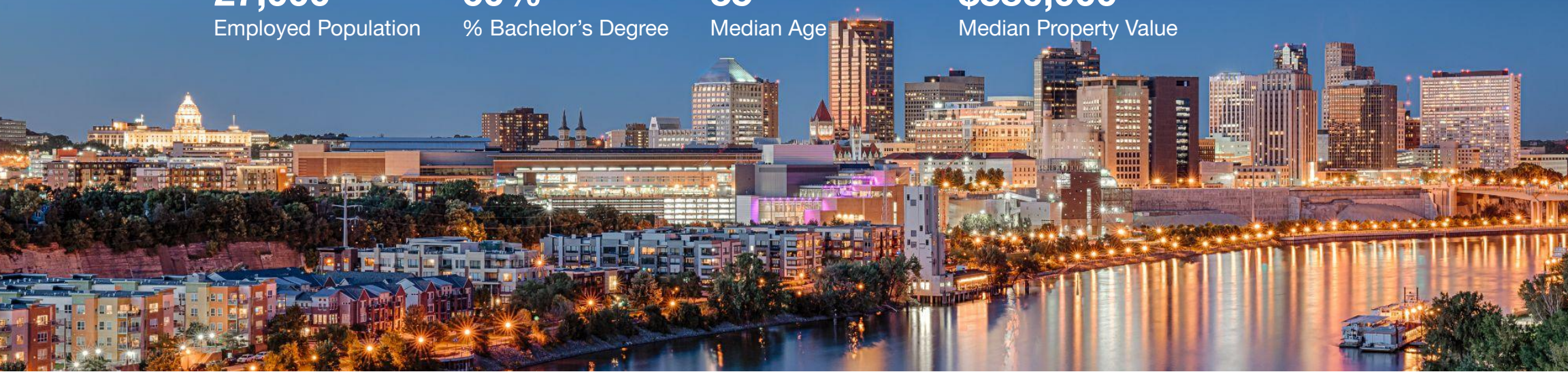
% Bachelor's Degree

35

Median Age

\$380,000

Median Property Value



Local Market Overview

St. Louis Park is a first-ring suburb immediately west of Minneapolis, positioned within one of the most economically diverse metropolitan areas in the Midwest. The city benefits from steady population density, strong household incomes, and proximity to major employment corridors including downtown Minneapolis, the I-394 corridor, and the broader Twin Cities industrial network. The area's established infrastructure, skilled labor pool, and direct highway connectivity make it particularly attractive for industrial and flex users seeking efficient regional distribution and light manufacturing locations.

The surrounding trade area features stable residential neighborhoods, strong homeownership rates, and above-average educational attainment, supporting workforce availability and long-term economic resilience. Industrial properties in St. Louis Park benefit from access to Interstate 394, Highway 100, and Interstate 494, providing seamless regional and national connectivity. Its central location within the Minneapolis–St. Paul metropolitan area positions the asset within a highly competitive logistics and production environment supported by a diversified economic base.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	15,197	110,433	326,712
Current Year Estimate	15,435	110,468	327,826
2020 Census	15,666	112,046	328,172
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,276	52,486	154,463
Current Year Estimate	7,324	52,147	153,261
2020 Census	7,225	51,618	150,766
Growth 2020-Current Year	1.38%	1.02%	1.65%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$136,504	\$165,575	\$149,687



Economic Overview

The Minneapolis–St. Paul region is one of the most economically balanced metropolitan areas in the United States, supported by a concentration of Fortune 500 headquarters, advanced manufacturing operations, medical technology innovation, financial services, and large-scale food production. This diverse employment base has fostered long-term economic stability and consistent industrial demand across market cycles. St. Louis Park benefits directly from its central location within Hennepin County and immediate proximity to downtown Minneapolis, positioning businesses within minutes of major corporate campuses, healthcare institutions, and dense residential labor pools. The region's robust transportation infrastructure includes Interstate 394, I-494, I-94, and Highway 100, along with access to Class I rail providers and Minneapolis–Saint Paul International Airport, which serves tens of millions of passengers annually and supports significant air cargo activity. Together, these multimodal logistics assets enable efficient regional distribution, national shipping reach, and international connectivity, reinforcing the area's appeal for industrial, manufacturing, and flex users.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3343 Gorham Ave, St Louis Park, MN, 55426** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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