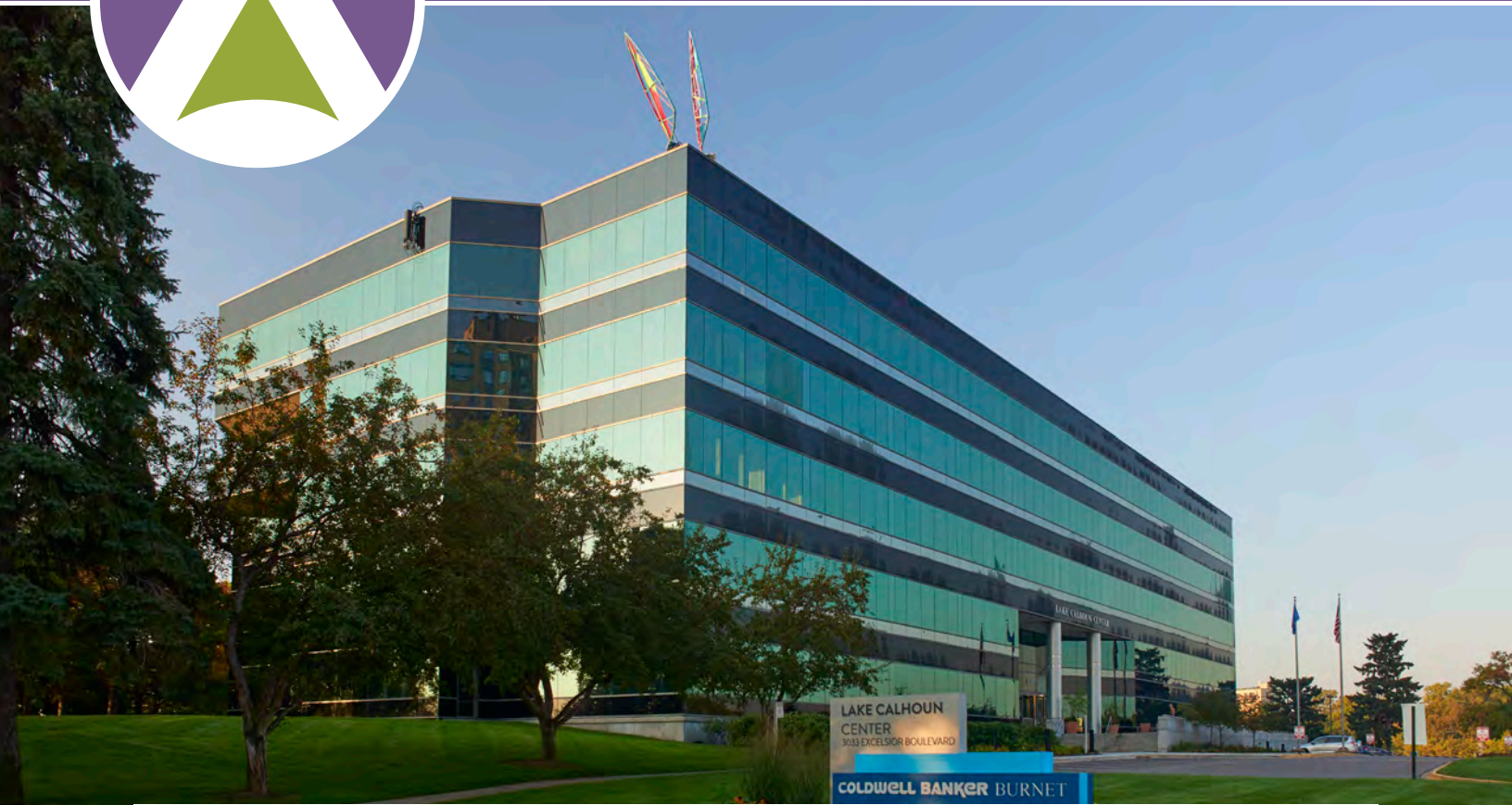


# OFFICE SPACE FOR LEASE Lake Calhoun Center

3033 Excelsior Boulevard | Minneapolis, MN 55416



## Amenities

- Iconic, Class A office building adjacent to Bde Maka Ska (formerly Lake Calhoun) on the western edge of Uptown
- 151,239 SF of leasable space
- Abundant off-street parking; executive garage parking with complimentary valet service
- On-site storage available
- Contemporary common spaces, artwork and sculptures
- Access to fitness center, café, salon and conference rooms
- Outdoor terrace with patio seating
- Steps from Bde Maka Ska beach and trails

## Current Availability

5th Floor | Suite 55 | 8,399 SF  
Rent Negotiable

5th Floor | Suite 550 | 1,775 SF  
Rent Negotiable

## Area Highlights

- Less than 10 minutes from Hwy 100 & I-394
- 15 minutes from Downtown Minneapolis
- Across the street from two distinct shopping centers which include coffee shops, fitness centers, grocery stores and restaurants
- Easy access to the Midtown Greenway and Minneapolis Chain of Lakes



**ACKERBERG**

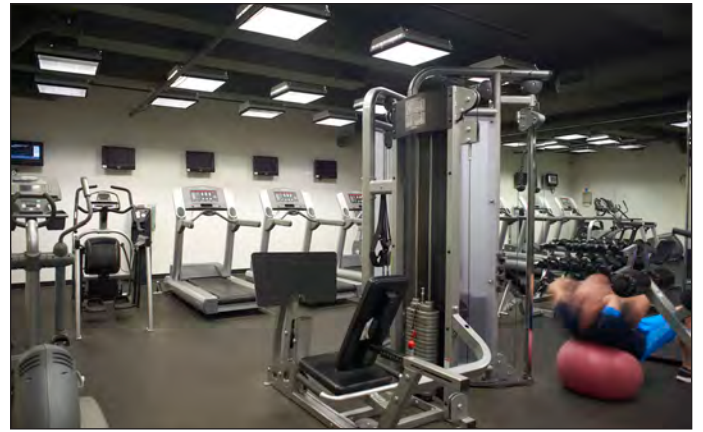
**Steve Klein**

612.924.6427 | [SteveKlein@Ackerberg.com](mailto:SteveKlein@Ackerberg.com) | [www.ackerberg.com](http://www.ackerberg.com)

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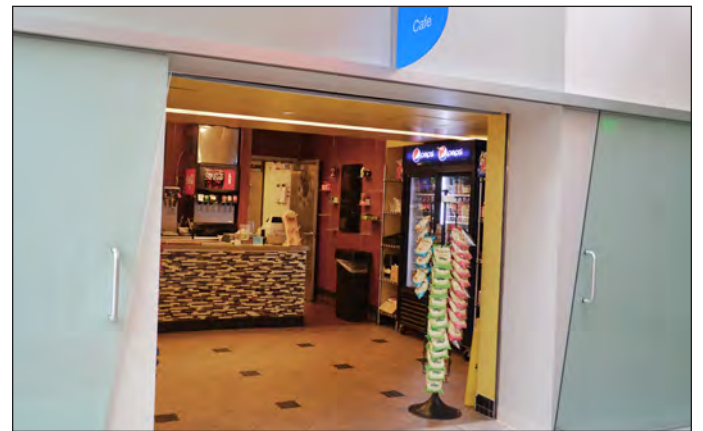
contemporary common spaces



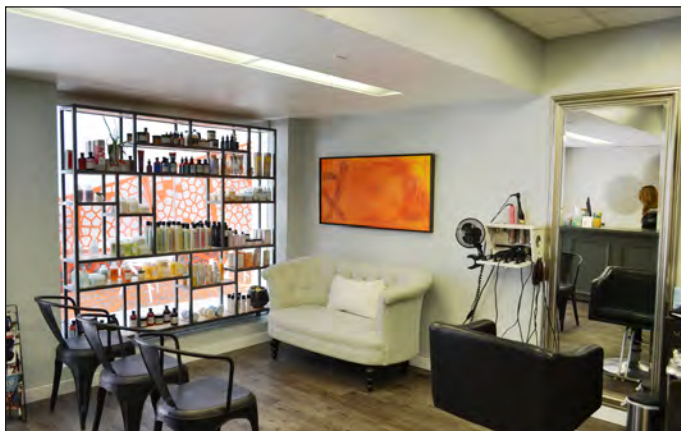
fitness center



executive garage parking with valet



café



salon



access to conference rooms

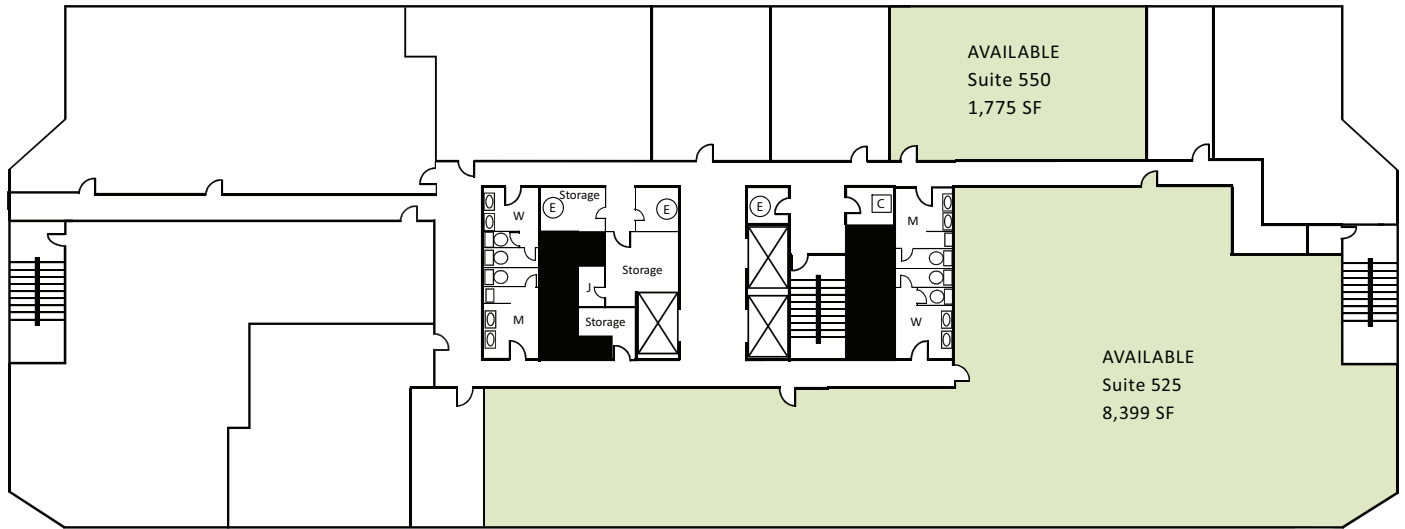


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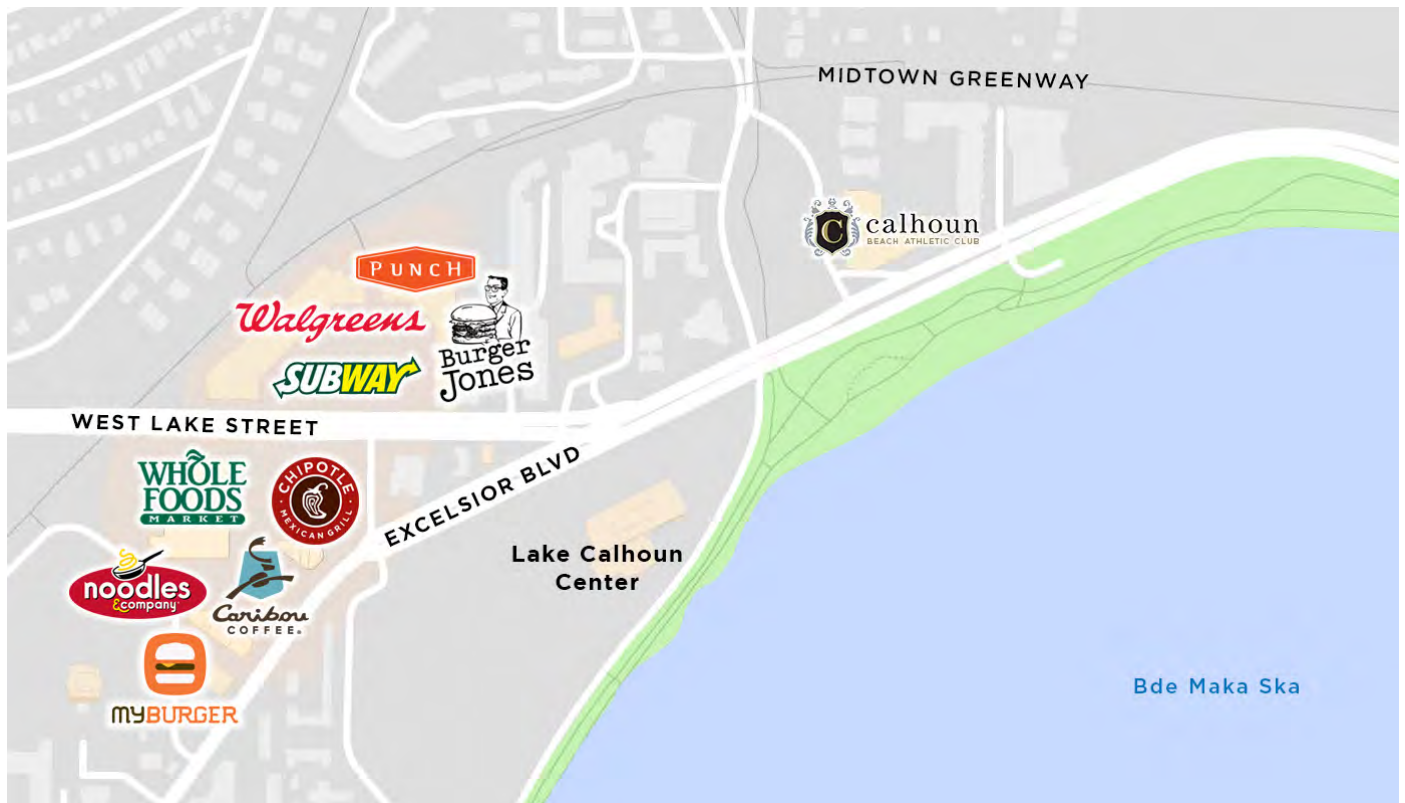
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### 5th Floor



### Trade Area



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