



For sale or lease

800 Wayzata Blvd, Wayzata, MN 55391

 **JLL** SEE A BRIGHTER WAY



The Opportunity

800 Wayzata is a unique owner/occupier or leasing opportunity just 2 blocks from the historic downtown Wayzata. The bustling lakefront features high-end shops, The Landing Hotel and the area's best restaurants from fine dining at Gianni's to healthy fast casual lunch spots such as Crisp and Green. The building offers great views of trees, ample covered and underground parking, and the opportunity for prominent tenant signage.

Building Features

Building size	21,500 SF
Land size	.54 acres
Year built	1983
Typical floor	10,750 SF
Parking	3.2/1000 SF ; Visitor, covered and underground
Current use	Office



The Neighborhood



15 Restaurants within a 10 minute walk, both fast casual and fine dining



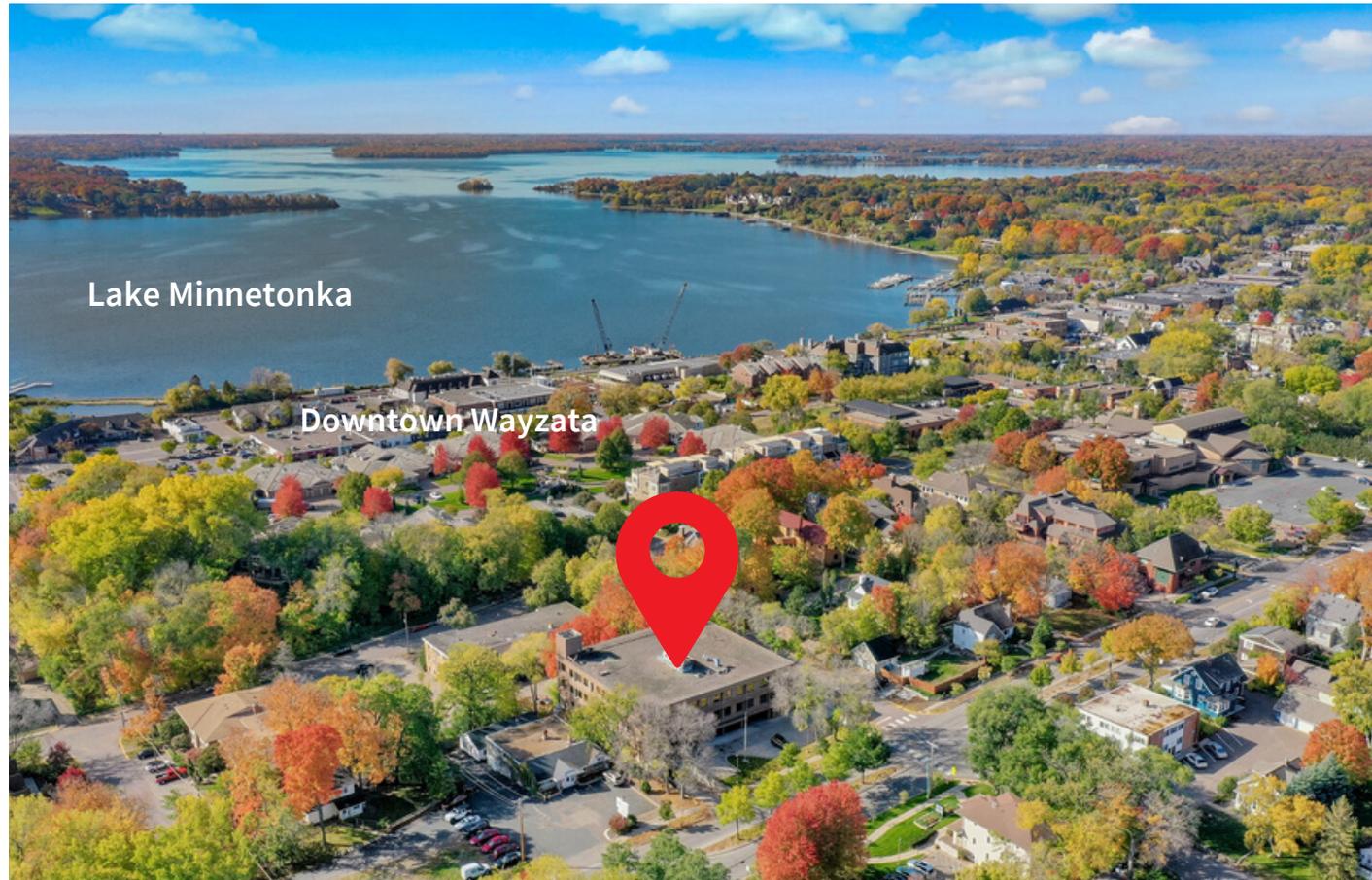
Located just three blocks from the highly desirable Lake Minnetonka



Wayzata is a highly educated and affluent community with over 50% of residents holding a bachelor's degree or higher



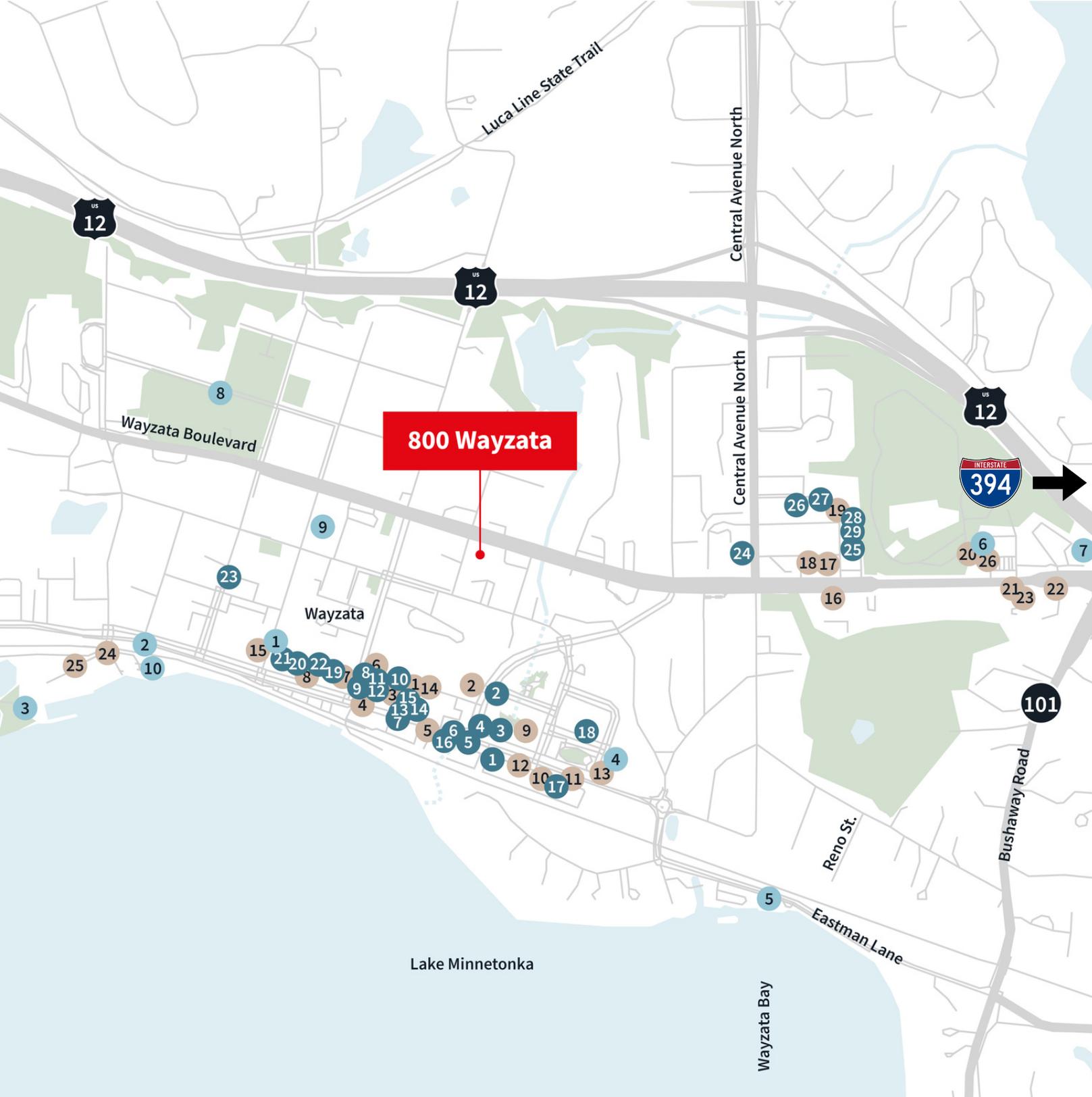
Positioned 12 miles west of Downtown Minneapolis and a quick 5 minute drive to the I-494/I-394 interchange



Lake Minnetonka

Downtown Wayzata

	2 mile	5 miles	10 miles
Population	15,204	100,157	530,537
% Bachelor's degree or higher	57%	58%	54%
Average HH income	\$152,247	\$146,001	\$133,382



800 Wayzata

Eat & Drink

- | | |
|-----------------------------------|----------------------------|
| 1. Crisp and Green | 14. Wuollet Bakery |
| 2. Wayzata Bar and Grill | 15. Ben & Jerry's |
| 3. Josefina | 16. Jimmy John's |
| 4. COV Wayzata | 17. Noodles and Company |
| 5. Stalk and Spade | 18. Bruegger's Bagels |
| 6. The Grocer's Table | 19. Caribou Coffee |
| 7. McCormick's Pub and Restaurant | 20. Punch Pizza Wayzata |
| 8. Gianni's Steakhouse | 21. My Burger |
| 9. Benedict's | 22. McDonald's |
| 10. Maggie's Restaurant | 23. Starbucks |
| 11. Sushi Fix | 24. Macanda |
| 12. Baja Haus | 25. 6Smith |
| 13. Ninetwentyfive | 26. Chipotle Mexican Grill |

Shop

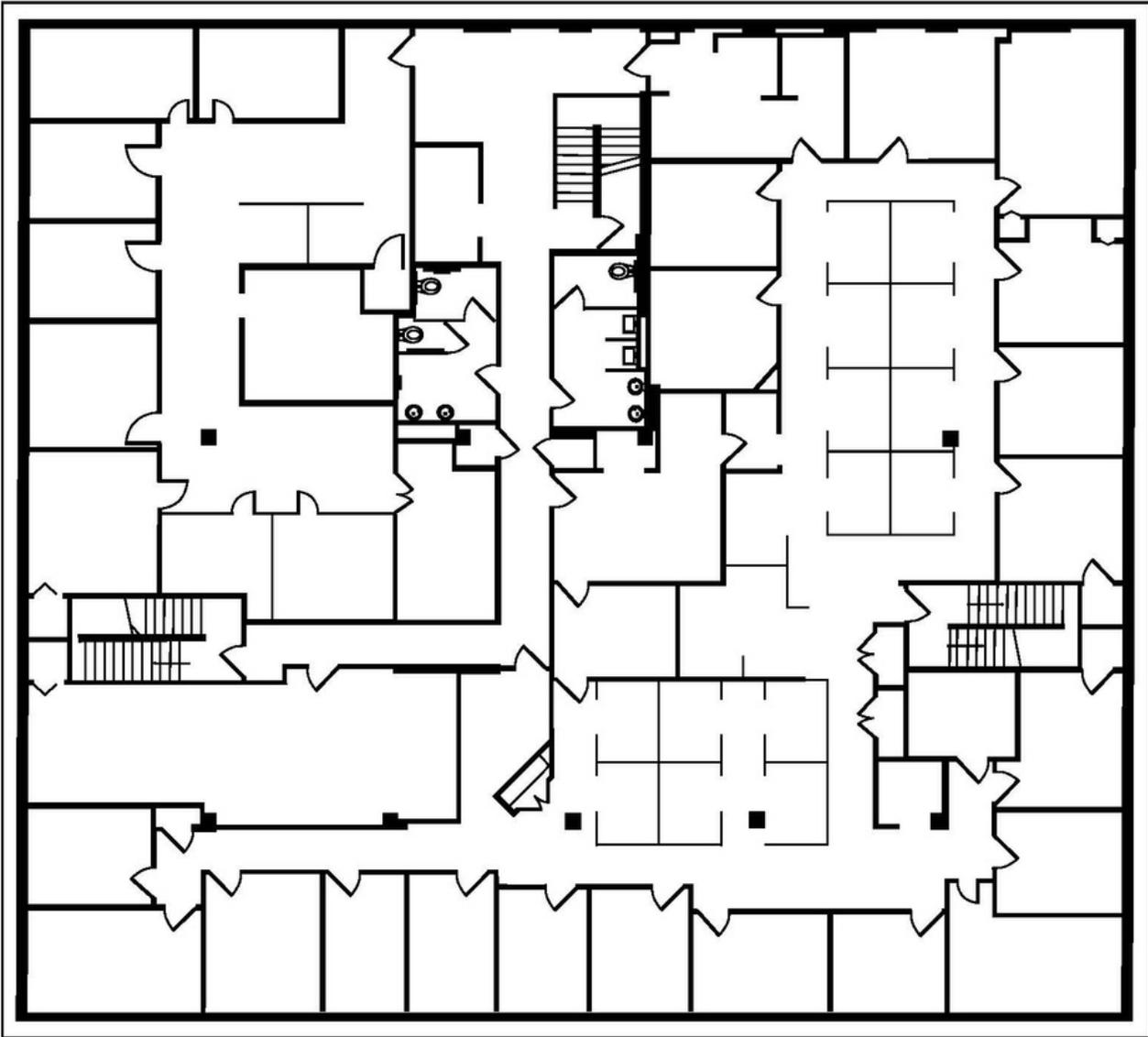
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|-------------------------------------|--|
| 1. Pacifier Kids Baby Boutique | 16. Highcroft |
| 2. Gunderson's Jewelers | 17. Candlelight Florist, Gifts and Flower Delivery |
| 3. The Soap Tree | 18. Henri Home |
| 4. Anthropologie | 19. Evereve |
| 5. Fashion Avenue 2 | 20. Judd Frost Clothiers |
| 6. Graham Jewelers | 21. Talbots |
| 7. Monique of Switzerland Jewelers | 22. Julia Moss Designs |
| 8. Lululemon | 23. Patrick Mohs Jewelry |
| 9. Chico's | 24. Walgreens |
| 10. J.McLaughlin | 25. Schuler Shoes: Wayzata |
| 11. Shop 44 North | 26. Chuck and Don's |
| 12. Sun & Slope Clothing Outfitters | 27. Lunds and Byerlys Wayzata |
| 13. NEAR + NORTH | 28. Party Safari |
| 14. Grace Hill | 29. The UPS Store |
| 15. Oh baby! | |

Fitness & Entertainment

- | | |
|--------------------------------|--------------------------------------|
| 1. The Barre Wayzata | 7. Get It Done Fitness |
| 2. Wayzata Depot Museum | 8. Klapprich Park and Field |
| 3. Wayzata Beach | 9. Blue Water Theatre Company |
| 4. Hotel Landing | 10. Village of Wayzata Public Marina |
| 5. Wayzata Yacht Club | |
| 6. Discover Strength - Wayzata | |

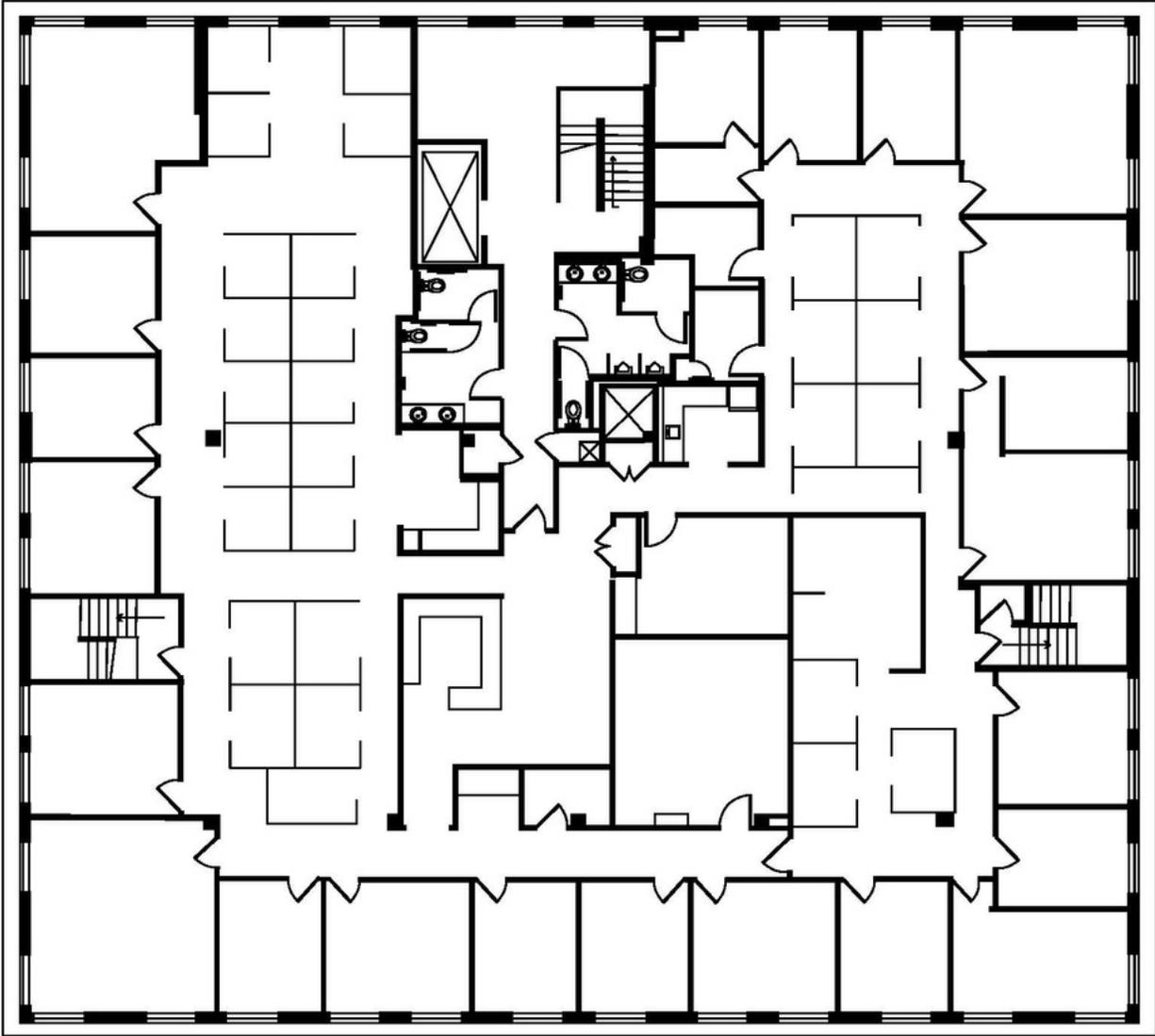
Floor 2 | 10,750 SF - Existing condition

View a virtual tour of what this space can become 



Floor 3 | 10,750 SF - Existing condition

View a virtual tour of what this space can become 



Potential Common Area Renovations



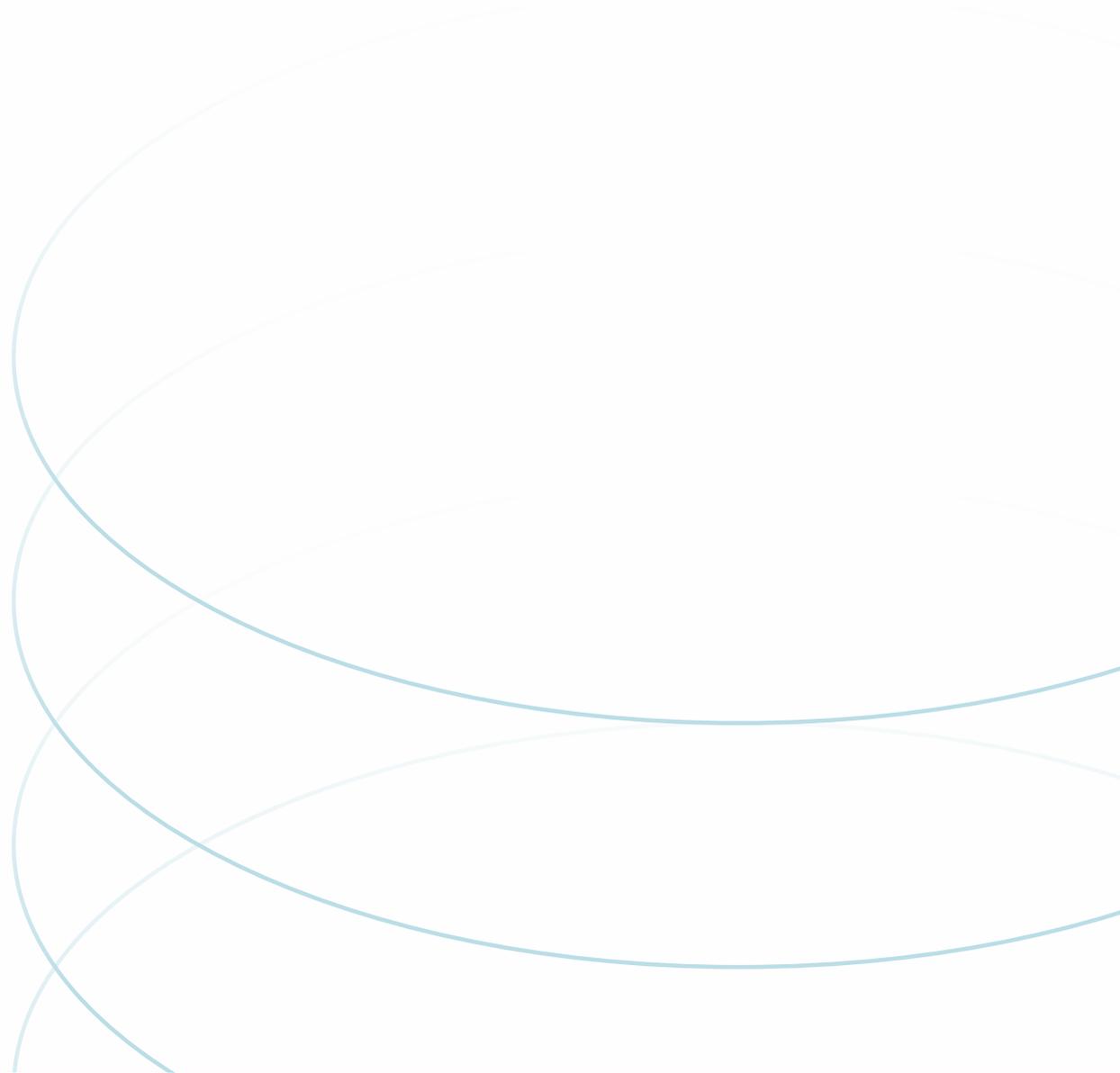
Potential Common Area Renovations



Potential Exterior Renovations







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