

**3,000 RSF
Available**

1000
PARKERS LAKE



Jones Lang LaSalle Americas, Inc. License #: CO508577000

The Opportunity

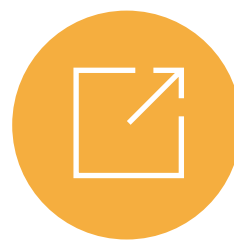
1000 Parkers Lakes is a unique leasing opportunity in the West Metro. Conveniently located just two miles from the I-394/I-494 interchange and Downtown Wayzata. The last remaining vacancy is built-out and furnished for an office space with high-end finishes and open ceilings. Set in a serene environment surrounded by trees and with ample on-site parking.



Land Size
2.3 acres



Building Size
18,053 SF



Availability Size
3,000 SF



Current Use
Office



Parking ratio
3.5/1000 SF



Year renovated
2022

Floor plan

3,000 SF Total

Move-in ready space with
high quality furniture in place

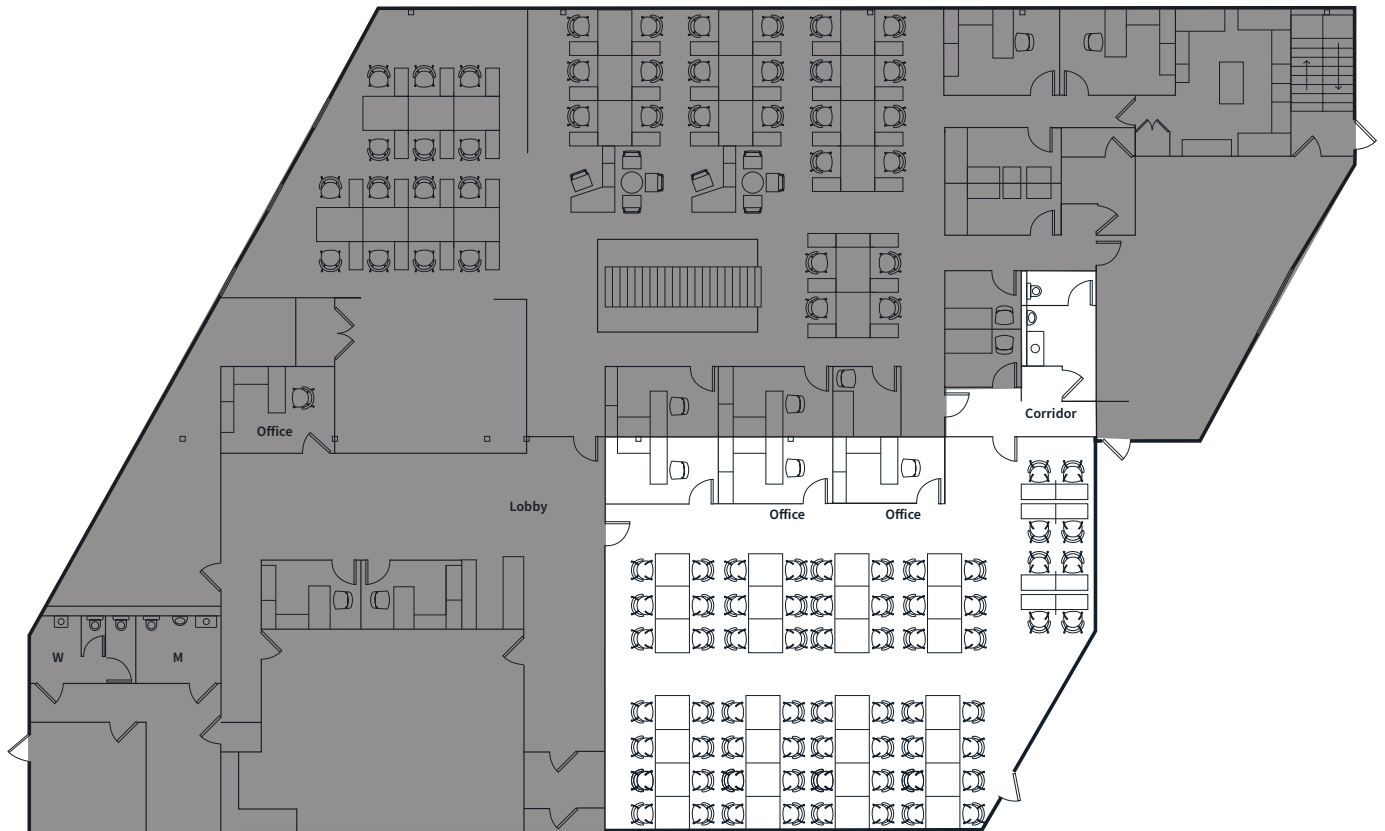
Office count **3**

Cube count **48**



First Floor

Existing condition



1000
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PARKERS LAKE ROAD

CARLSON PARKWAY



Carlson Parkway



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Conveniently surrounded by restaurants and retail, the building is a 5 minute drive to 30+ restaurants in Wayzata and Ridgedale Mall



Located 2 miles from the highly desirable Lake Minnetonka



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



Positioned 10 miles west of Downtown Minneapolis and a quick 2 minute drive to the I-494/I-394 interchange

All within a 5 minute drive



RIDGEDALE CENTER

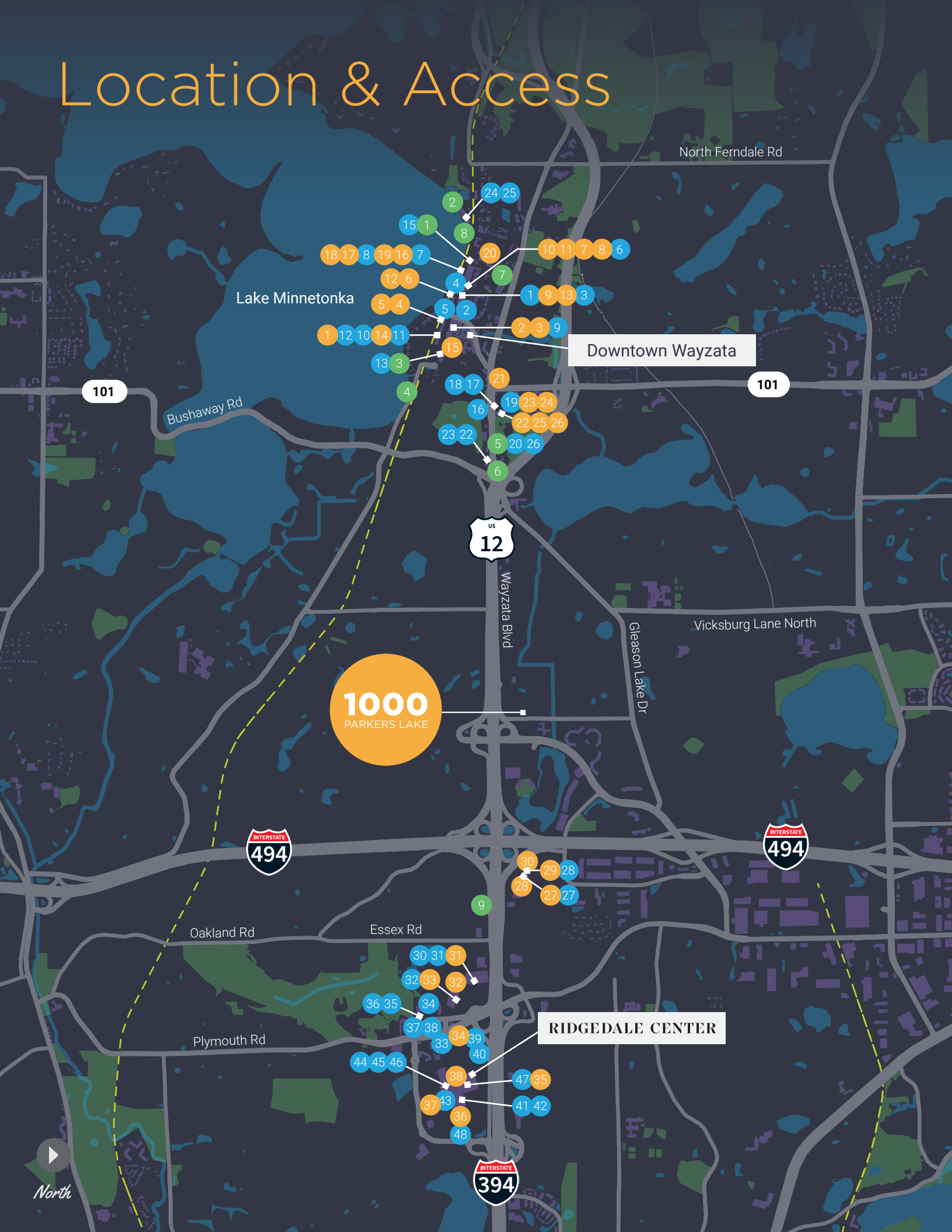


NORDSTROM





Location & Access



Eat & Drink

1. CRISP & GREEN
2. Wayzata Bar & Grill
3. Josefina
4. COV Wayzata
5. STALK & SPADE
6. The Grocer's Table
7. McCormick's Pub and Restaurant
8. Gianni's Steakhouse
9. Benedict's
10. Maggie's Restaurant
11. Sushi Fix
12. Baja Haus
13. ninetyfive
14. Wuollet Bakery
15. Ben & Jerry,Âs
16. Jimmy John's
17. Noodles and Company
18. Bruegger's Bagels
19. Caribou Coffee
20. Punch Pizza Wayzata
21. My Burger
22. McDonald's
23. Starbucks
24. Macanda

25. 6Smith
26. Chipotle Mexican Grill
27. Jimmy John's
28. Ham's Sandwich Shop
29. Northern Taphouse- Plymouth
30. Starbucks
31. Crumbl - Ridgehaven
32. Caribou Coffee
33. Dave's Hot Chicken
34. Rush Bowls
35. Nothing Bundt Cakes
36. Toma Mojo Grill
37. Breadsmith
38. Taco Teresa's
39. Bacio
40. Cafe Zupas
41. Redstone American Grill
42. Kona Grill - Minnetonka
43. The Cheesecake Factory
44. Chipotle Mexican Grill
45. The Tavern Grill
46. Big Bowl Ridgedale
47. The Social Kitchen & Libations (Macy's Ridgedale)
48. Ruscello

Shops

1. Pacifier Kids Baby Boutique - Wayzata
2. Gunderson's Jewelers
3. Anthropologie
4. Fashion Avenue 2
5. Graham Jewelers
6. Monique of Switzerland Jewelers
7. lululemon
8. Chico's
9. J.McLaughlin
10. Shop 44 North
11. Sun & Slope Clothing Outfitters
12. NEAR + NORTH
13. oh baby!
14. Candlelight Florist
15. Henri Home
16. EVEREVE
17. Judd Frost Clothiers
18. Talbots
19. Julia Moss Designs
20. Patrick Mohs Jewelry
21. Walgreens
22. Schuler Shoes: Wayzata
23. Chuck & Don's

24. Lunds & Byerlys Wayzata
25. Party Safari
26. The UPS Store
27. Total Wine & More
28. Hobby Lobby
29. Men's Wearhouse
30. Pure Hockey
31. Target
32. Barnes & Noble
33. Lunds & Byerlys Ridgedale
34. Top Ten Liquors Minnetonka
35. Macy's
36. Nordstrom
37. DICK'S House of Sport
38. Ridgedale Center

Fitness & Entertainment

1. the barre Wayzata
2. Wayzata Beach
3. Hotel Landing
4. Wayzata Yacht Club
5. Discover Strength - Wayzata
6. Get It Done Fitness
7. Blue Water Theatre Company
8. Village of Wayzata Public Marina
9. CorePower Yoga

	2 mile	5 miles	10 miles
Population	20,493	142,780	728,990
% Bachelor's degree or higher	56%	55%	51%
Average HH income	\$140,739	\$132,740	\$121,650

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Teig Hutchison

+1 612 217 5157

teig.hutchison@jll.com

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