

3701 Wayzata Boulevard
Minneapolis, MN



Greenway
CORPORATE CENTER

Your Office.
Your Oasis.



Discover Greenway Corporate Center

Cultivating Success in a Park Setting Within the City

Greenway Corporate Center, Minneapolis's best office opportunity, offers Class A office space in the West End, blending downtown accessibility with a tranquil, park-like setting that sets it apart from typical urban office buildings. This distinctive environment provides the perfect balance of convenience and serenity that modern businesses seek.



- 308,681 SF, 9-story Class A office building
- 3+ acres of private outdoor space to enjoy
- Contemporary renovation
- 252 spot, 3-story parking garage and 1,000+ surface parking spaces
- West End neighborhood with convenient downtown access
- More local outdoor recreation and park-like amenities than any other urban office
- Five miles west of downtown Minneapolis
- Easy access to I-394 and Highway 100

Amenities Rooted in Excellence



Tenant Lounge & Full-service Cafe with Grab-Go Market

Fitness Center & Locker Rooms

Golf Simulator

Indoor Bike Storage & Repair Area

Conference & Board Rooms Equipped with Latest Tech

Outdoor Gathering Space

Bikes for Exploring

Lake Access with Canoes

Basketball Court

Pickleball Court & Bocce Ball

Rooftop Patio with Seating

8th Floor Tenant Lounge Perfect for Entertaining

Parking Garage with EV Charging

S Wayzata Blvd



While most city offices confine employees to concrete surroundings, Greenway Corporate Center distinguishes itself by offering an exceptional range of amenities – including significantly more greenspace and outdoor features than typical office environments, walking and bike trails, on-site property management and downtown Minneapolis views - that transform the workday experience.



394

26 acre site directly off of I-394

9-Story Office 308,681 SF

3-Story Parking 252 Stalls

1,000+ Surface Parking Stalls



8th floor Tenant Lounge perfect for entertaining



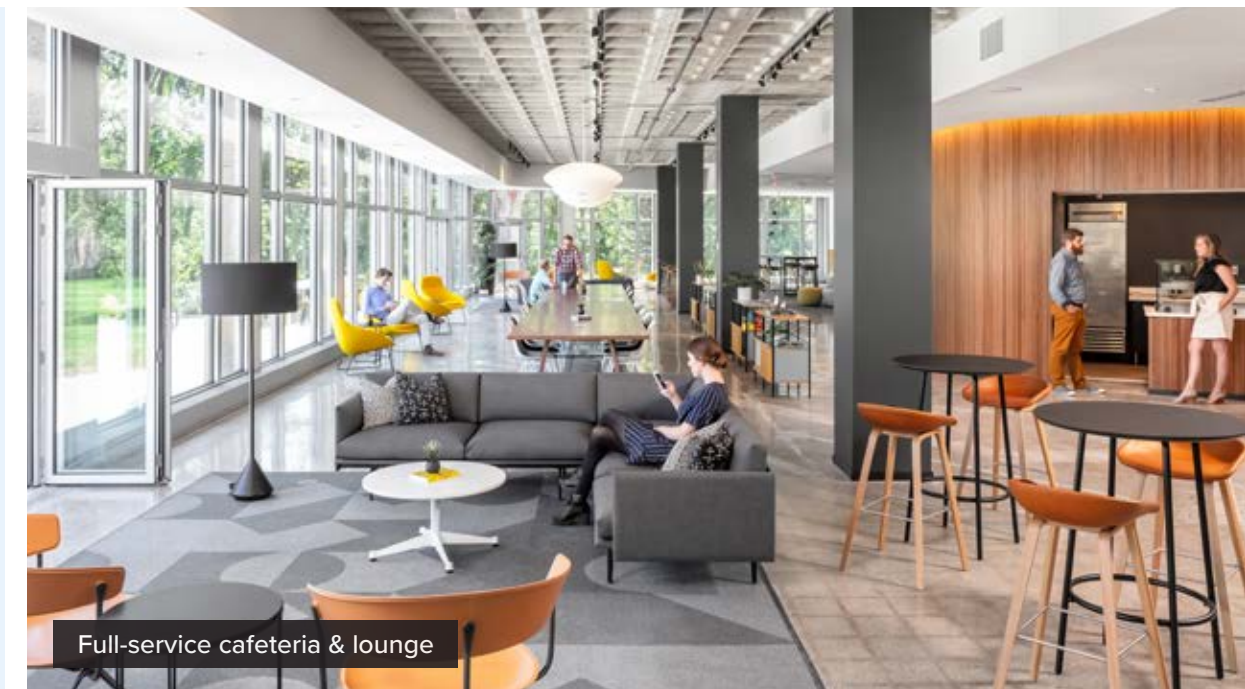
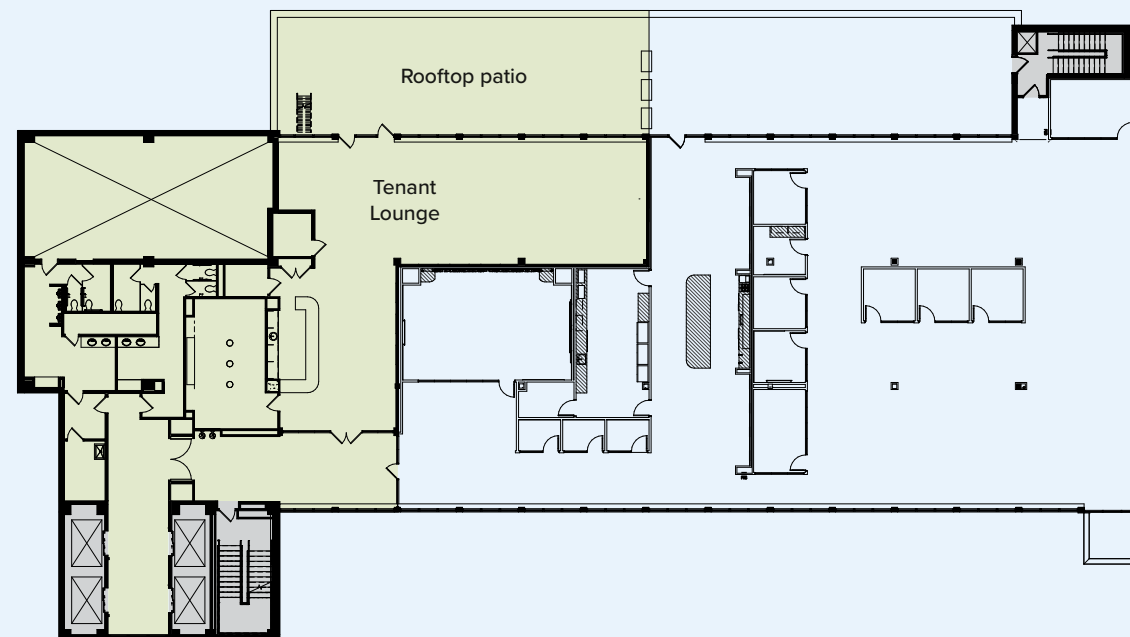
Rooftop patio



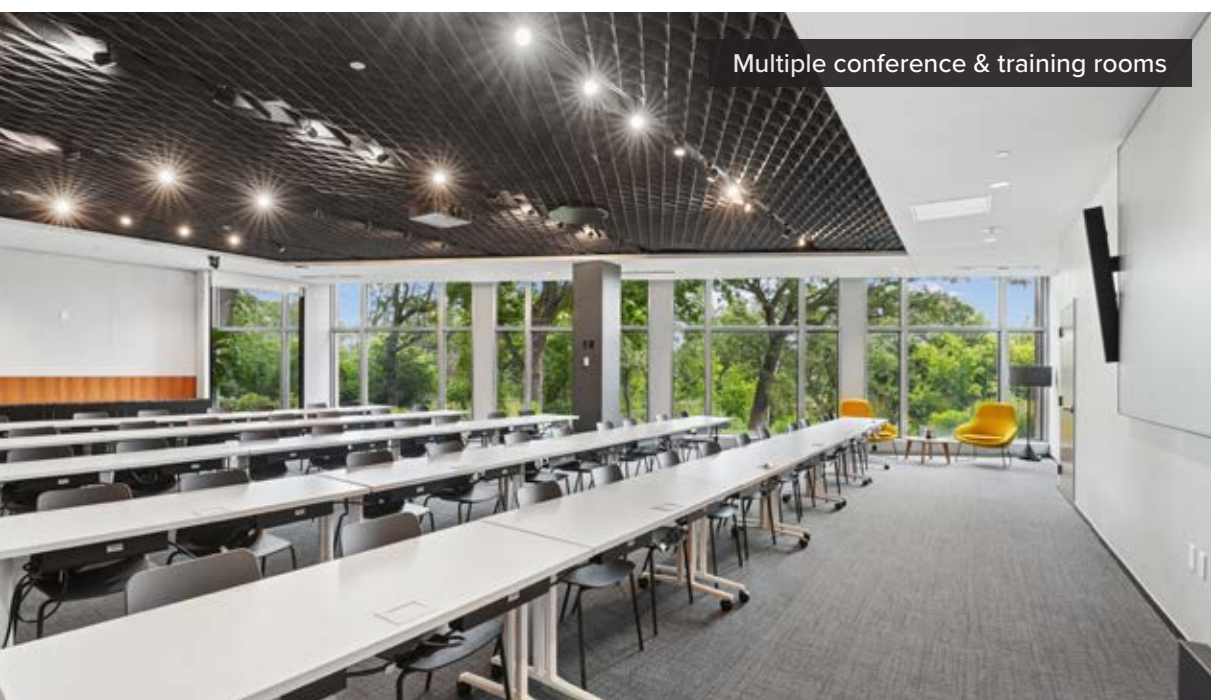
Golf simulator

8th Floor Tenant Lounge

- Reservable penthouse event space for up to 200 people with sweeping views of the Minneapolis skyline and natural landmarks
- Incredible indoor/outdoor exclusive space
- Savor sunsets over the city
- Retreat to the rooftop lounge for a drink and relaxation after a bike ride or paddle session



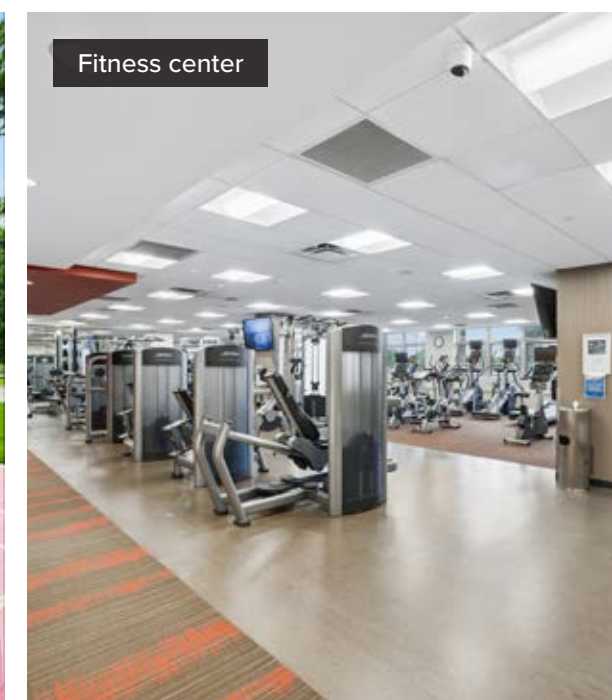
Full-service cafeteria & lounge



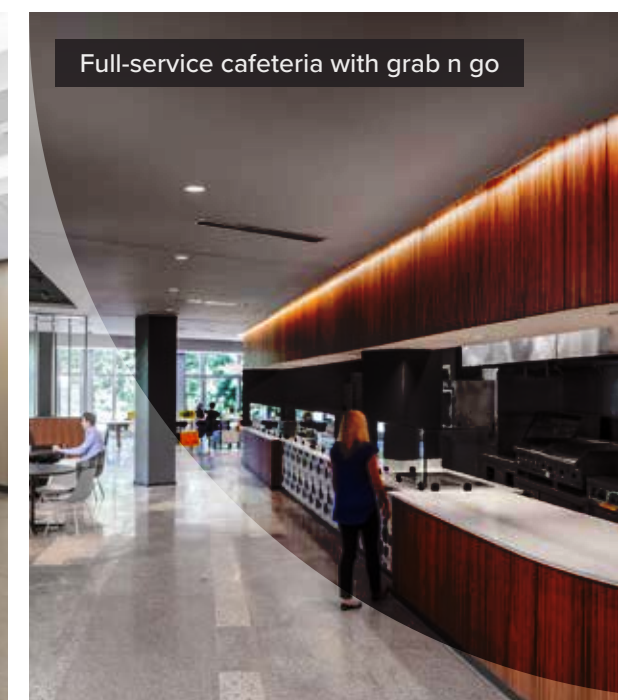
Multiple conference & training rooms



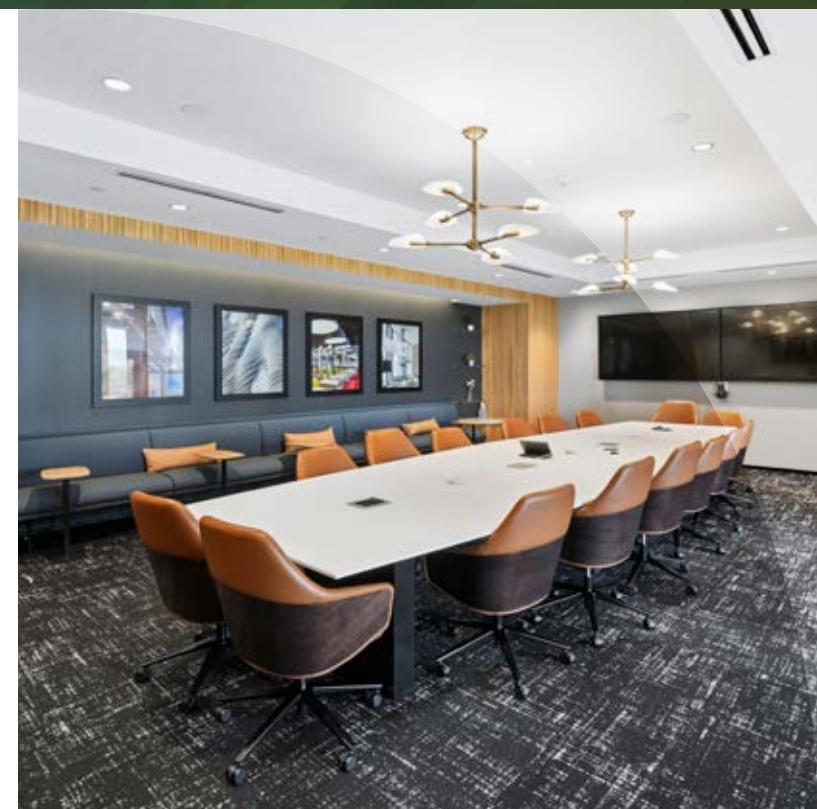
Basketball, bocce ball & pickleball courts



Fitness center



Full-service cafeteria with grab n go



Step Inside: Spaces Where Success Blooms

Where Every Route Leads to Growth

3rd

Largest Metropolitan in the Midwest

#4

Best-Run State (Education, health care, & opportunity) – USNews, 2025

#4

Most Livable Metro Area in the U.S. – RentCafe, 2025

#5

Labor Force Participation – USNews, 2025

#5

Most Accessible Metro Area in the U.S. – Forbes, 2024

#5

State with the Best Job Market – Nasdaq, 2025

#6

Top State for Business – CNBC, 2024

8

Forbes Largest Private Companies headquarters in Minnesota

17

Fortune 500 Headquarters

52%

Growth rate in tech jobs over the past 5 years

3.8M

13-county MSA population



Drive Times:

5

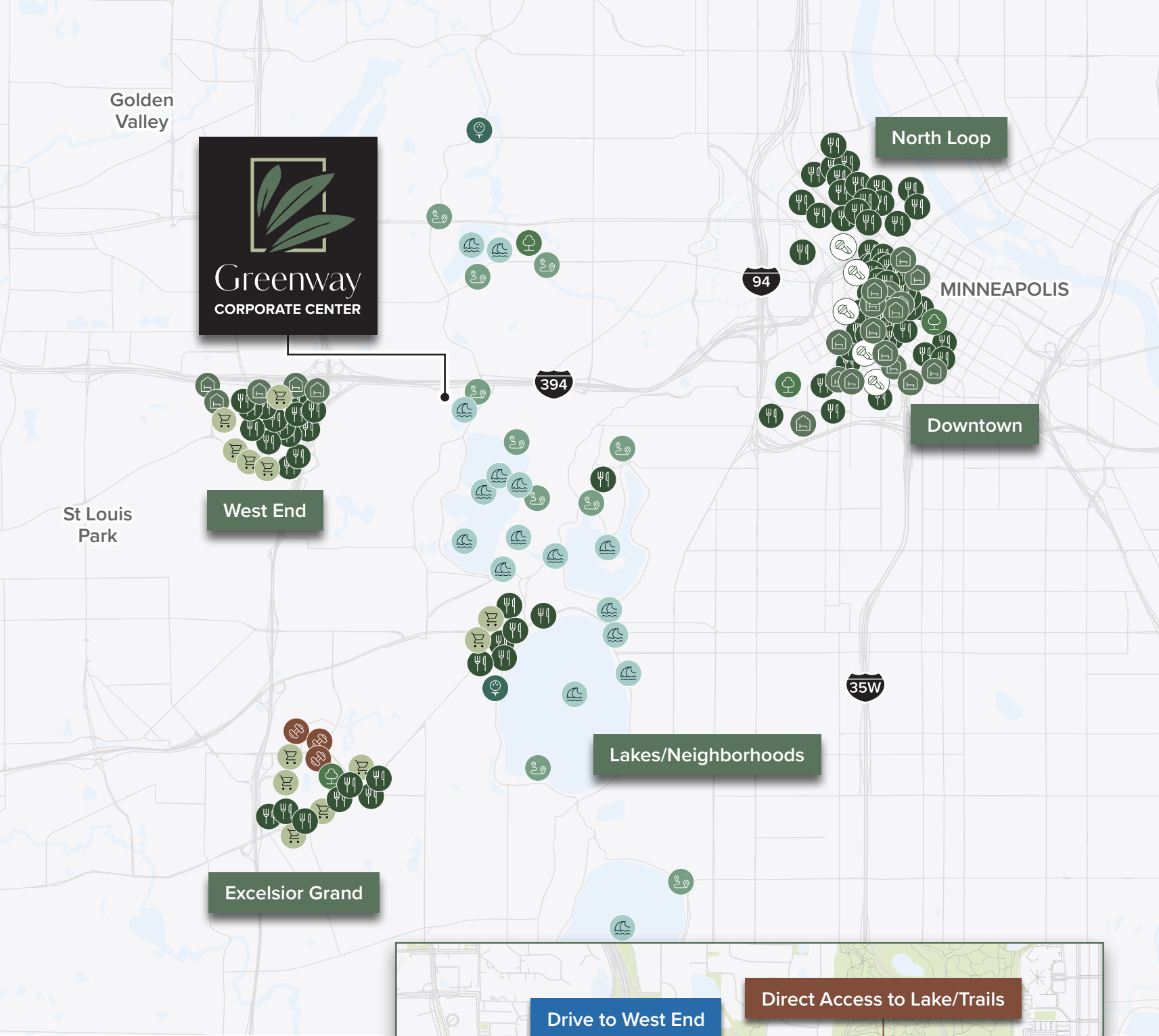
West End

10

Minutes to Minneapolis
CBD

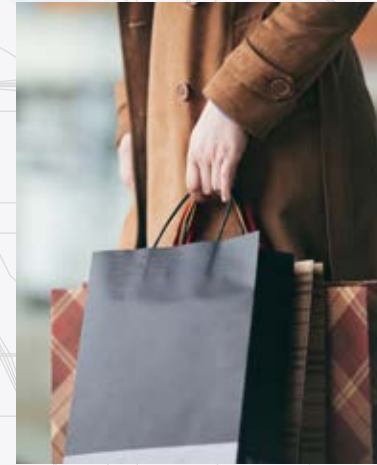
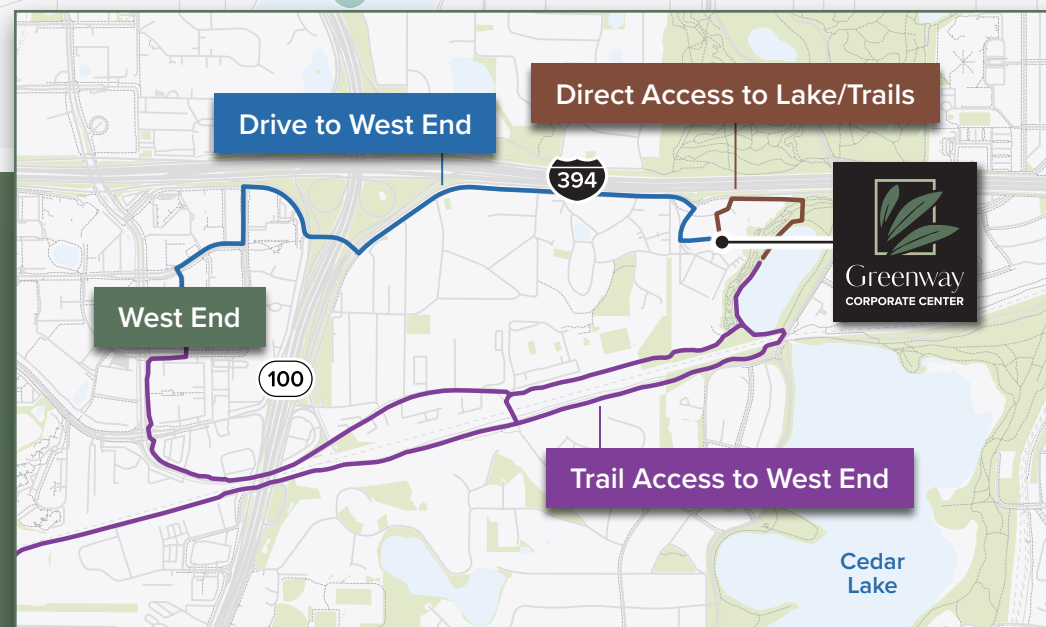
25

Minutes to Minneapolis-Saint Paul
International Airport



Legend

- | | |
|------------|---------------|
| Park | Entertainment |
| Restaurant | Lake/Beach |
| Hotel | Trail |
| Retail | Golf |
| Fitness | |



Cultivating the Perfect Workday

3701 Wayzata is located at the eastern gateway to the dynamic West End neighborhood, placing Minneapolis's most sought-after dining and shopping destinations at your doorstep. With immediate access to the city's premier restaurants, top retailers, diverse housing options, and seamless public transportation, the West End delivers an unmatched urban experience that keeps employees engaged and businesses thriving.

DINE

- Punch Bowl Social
- Raku Sushi & Lounge
- Roti Mediterranean
- The Local
- The Loop West End
- Urban Wok
- Yangtze Restaurant
- Yard House
- Boketto
- Caribou Coffee
- Dover Restaurant & Bar
- Green + The Grain
- Leeann Chin
- Panera Bread
- Punch Pizza
- Rojo Mexican Grill
- Song Tea and Poke
- Taste of India
- Arby's
- Bruegger's Bagels
- Crave
- Crumbl
- Five Guys
- Hope's Breakfast Bar
- JC's Sub
- Jersey Mike's Subs
- Jimmy John's

SHOP

- Continental Diamond
- Costco Food Court
- Cub
- Home Depot
- Kiddywampus
- Liquor Boy Wine and Spirits
- Lost in the Forrest
- Love, ab
- Office Depot
- PetSmart

REJUVENATE

- Flight
- Glamour Nail
- Hotwork
- Life Time Fitness
- Orangetheory Fitness
- Roosters MGC
- Sola Salon Studios
- Solidcore

STAY

- AC Hotel by Marriott
- Double Tree by Hilton
- Homewood Suites by Hilton
- TownPlace Suites by Hilton

PLAY

- Game Show Battle Room
- ShowPlace ICON Theater

Branch Out . . .



& Rejuvenate in Style

The Scenic Route to Work

Greenway Corporate Center puts you at the heart of an extensive trail network, where scenic walking and biking paths connect you to vibrant neighborhoods, beautiful parks, and popular destinations—transforming your daily commute and lunch breaks into energizing outdoor adventures.

Part of the Grand Rounds Scenic Byway
55 miles
of paved trails along Cedar Lake Parkway connecting 7 parkways



#2
Most Bikeable U.S. City
momentum-biking.com, 2025

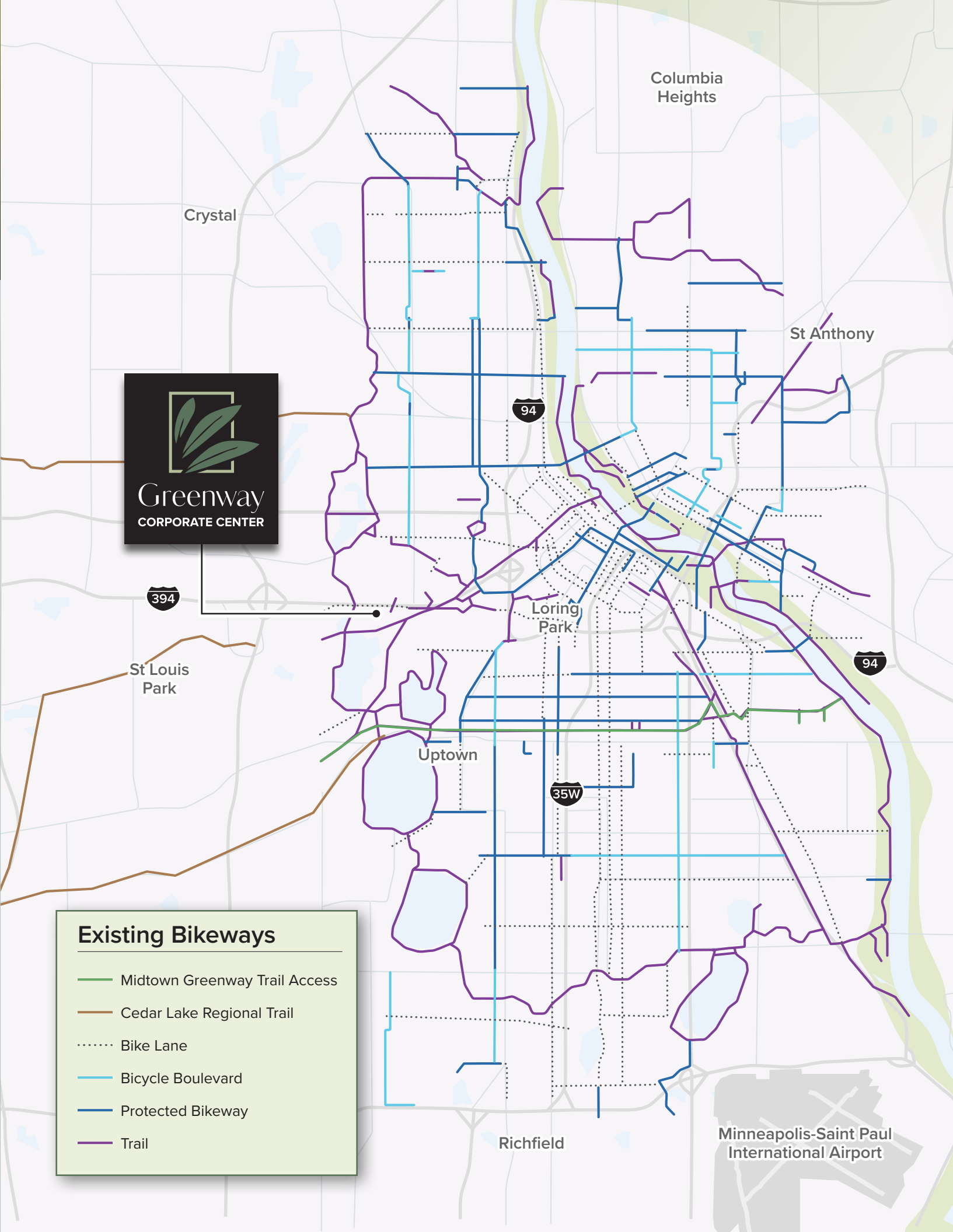
90 miles
of interconnected trails



Adjacent to the
3.6 mile
Cedar Lake Trail linking The West End, downtown Minneapolis and western suburbs



Access to the Midtown Greenway, a
5.5 mile
car-free bicycle highway



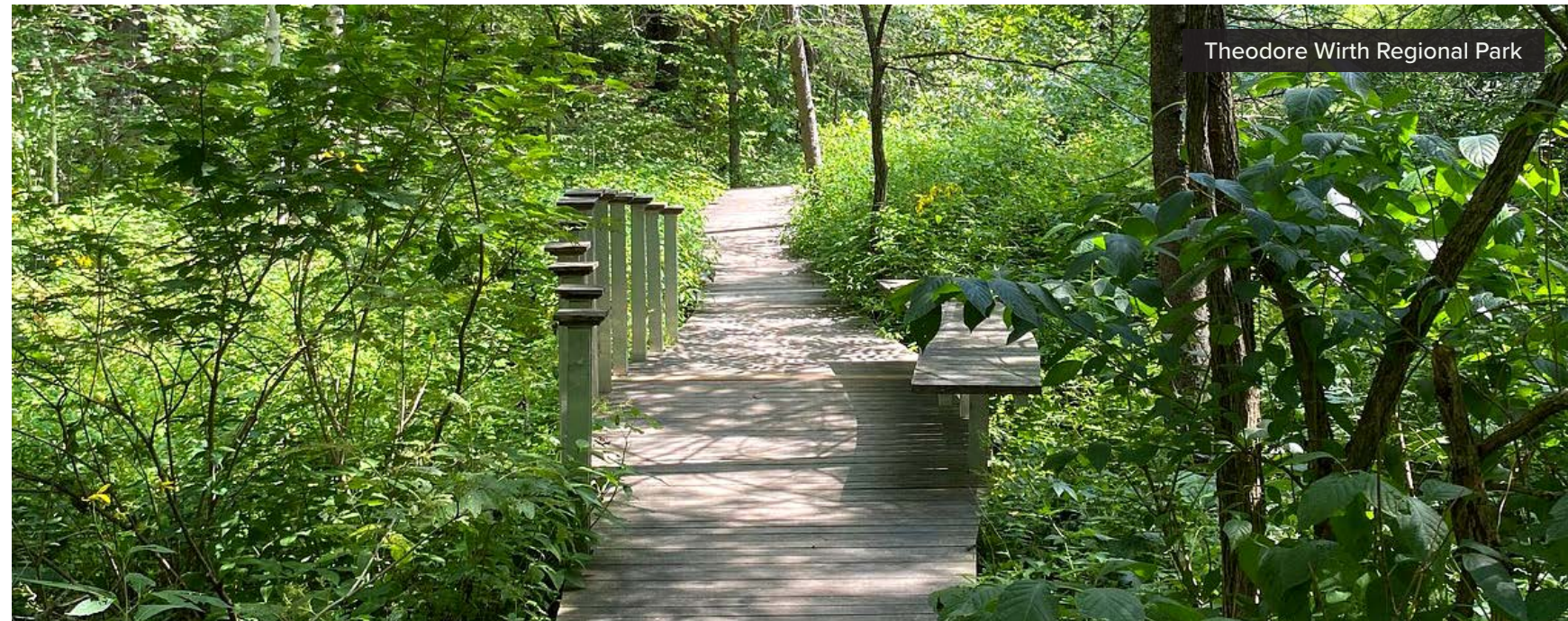
The Sweet Spot: Nature Meets City

Minneapolis boasts one of the nation's premier park systems, offering unparalleled access to outdoor recreation that draws more visitors annually than the Mall of America and consistently ranks among the top three city park systems in the country.

- 56 regional parks throughout the metro area
- #3 Best Park System in the Nation for 10 consecutive years
- The on-site Brownie Lake provides a peaceful workday retreat
- Direct connectivity to Cedar Lake with a lakeside biking path, fishing pier, picnic area, and beaches
- Immediately adjacent to the Theodore Wirth Park, the largest in the Minneapolis area, that offers over 750 acres of year-round recreation including a beach, trails for cross-country skiing, biking and walking, golf, and a snowboard park.



Cedar Lake



Theodore Wirth Regional Park



Brownie Lake



Theodore Wirth Golf Course



Greenway

CORPORATE CENTER

REAL | CAPITAL | SOLUTIONS

Time to turn over a new leaf - contact us!

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