

WEST RIDGE



1000 SHELARD PKWY
St. Louis Park, MN





PROPERTY HIGHLIGHTS



Convenient Location
between *West End* and
Ridgedale Center



**Superior Accessibility
& high visibility from**
I-394, HWY 55 and HWY 169



Amenities
Unparalleled area and
building amenities



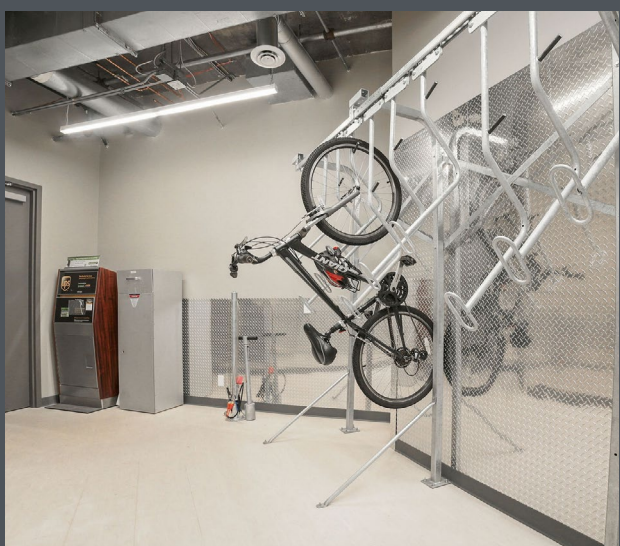
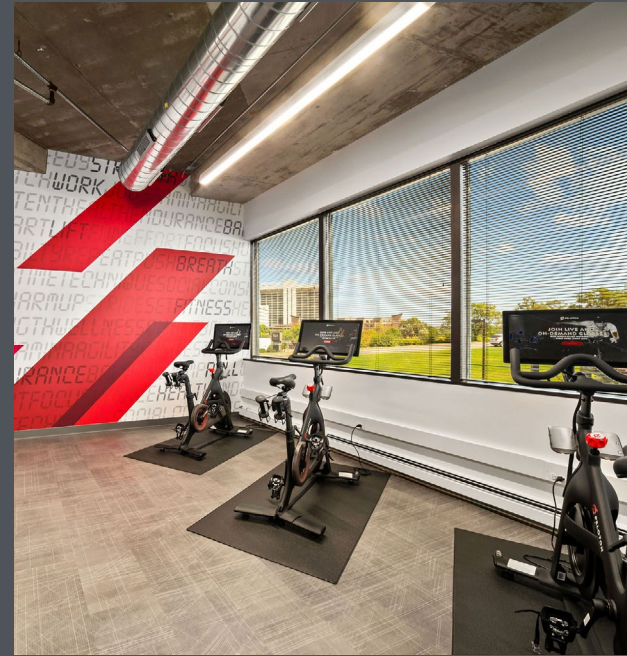
Top Talent
recruitment
and retention



Close Proximity
to nearby hotels
and restaurants



Skyline Views
Remarkable views of
Minneapolis



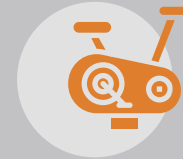
ON-SITE AMENITIES



Fully renovated building



Food delivery service by Foodsby



Fitness studio with Peloton bikes & shower facilities



Building Conference Center



Convenient front door, visitor & covered ramp parking with an above market 4.2 per 1,000 parking ratio



Free Building Wi-Fi



Tenant lounge with wine lockers



Indoor Bike storage

ACCESS & VISIBILITY



LOCATION

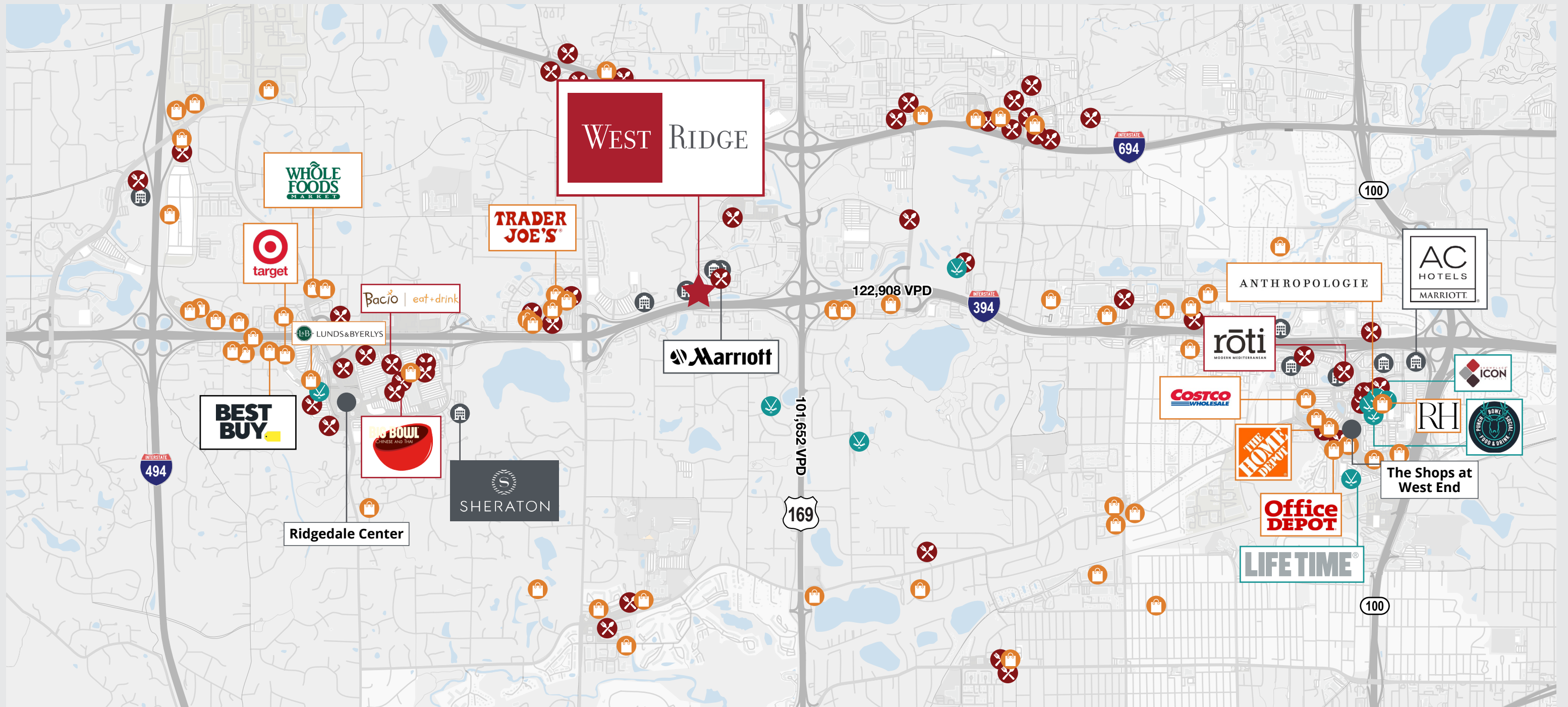
Positioned along the prestigious I-394 Corridor, West Ridge is in close proximity to West End, Ridgedale Center, and the Minneapolis CBD, providing numerous hotel, retail, restaurant and service amenities.




ACCESS

West Ridge maintains direct access to Hwy 169, Hwy 55 and I-394. In addition, the Hwy 169 and I-394 interchange is the last exit before major traffic congestion into Minneapolis begins, offering an exceptional suburban location for top employee recruiting and retention, without the headache of stop-and-go traffic.



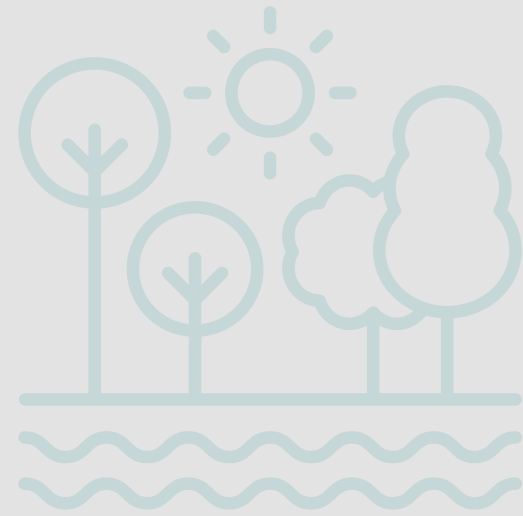


RIDGEDALE CENTER & THE SHOPS AT WEST END

-  Stay
-  Play
-  Shop
-  Eat

SHELARD PARK TRAIL




Enjoy the picturesque walking trail that weaves through Shelard Park, accessible via the paved walkway east of the property. The total trail loop is approximately 1.2 miles.



THE CITY OF ST. LOUIS PARK

Enjoy a multitude of different social and recreational activities in St. Louis Park.

The city operates 52 parks that provide recreation, community space & beauty no matter what season.

-  160-acre nature preserve
-  Year-round interpretive center
-  Outdoor recreational programs including kids' camps, family events, and environmental education courses




WESTWOOD HILLS NATURE CENTER



BROOKVIEW GOLF & LAWN BOWLING



-  Driving range plus free club rental
-  18-hole regulation course
-  Lawn bowling
-  Three-One-Six Bar + Grill

-  Hockey tournaments
-  Open skating
-  Supervised warming shelter

LIONS SKATING RINK



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FOR MORE **INFORMATION**

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