GREATLAND

REAL ESTATE SERVICES

DOWNTOWN HOPKINS OFFICE/RETAIL FOR LEASE

1011 1st Street S, Hopkins, MN 55343

Andrei Bortnov

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Hannah Larrabee

Senior Associate

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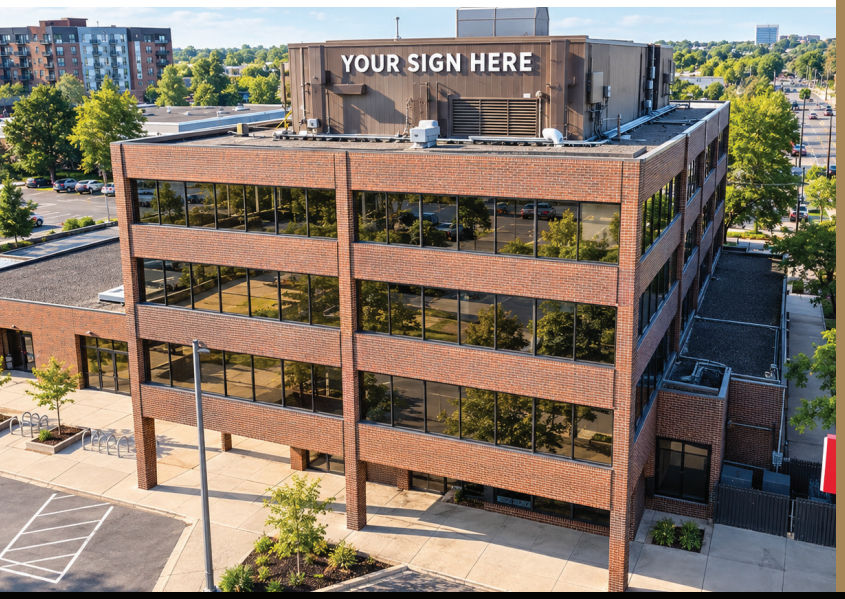
7401 Bush Lake Rd Edina, MN 55439



PROPERTY FEATURES

- Easy access to major roadways (Hwy 169, 494, 7)
- Renovated as recently as 2023
- Fully Sprinklered (wet system)
- Availability: Q4, 2026
- Fully heated and air conditioned
- Surface parking and paid ramp parking
- Ideal for small to mid-sized businesses
- Bank branch and drive-through available



AVAILABLE SIZES
332 SF - 54,883 SF

LEASE RATE AND TYPE
$10-25/SF per year Gross

TOTAL BUILDING SIZE
58,714 SF

AVAILABILITY
October 1st 2026

YEAR BUILT
1955

YEAR RENOVATED
2023

COMMON AREAS
Two elevators, conference rooms, covered paid parking

ZONING
RX-TOD (Office Mix)

PERMITTED USES
Professional and clinical office, wellness and service providers, financial institutions, retail and shops, assembly









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FORMER BANK BRANCH

RENTABLE SQUARE FOOTAGE
4,133 - 14,027 SF

NNN LEASE RATE
14.00/SF

AVAILABLITY
1/1/2027

SPACE TYPE
Drive-through branch

LANES
5 Drive-through lanes

ATM
Capabilities to add

HIGHLIGHTS

Turnkey retail banking space with exsisting infrastructure designed for a financial service users, with the flexiblity to accommodate a variety of retail and service uses.

- Existing teller line & vault infrastructure
- Drive-up lane / night depository in place
- Ground-floor, walk-in access
- Surface & ramp parking

HIGH VISIBILITY CORNER ON EXCELSIOR BLVD & MAINSTREET



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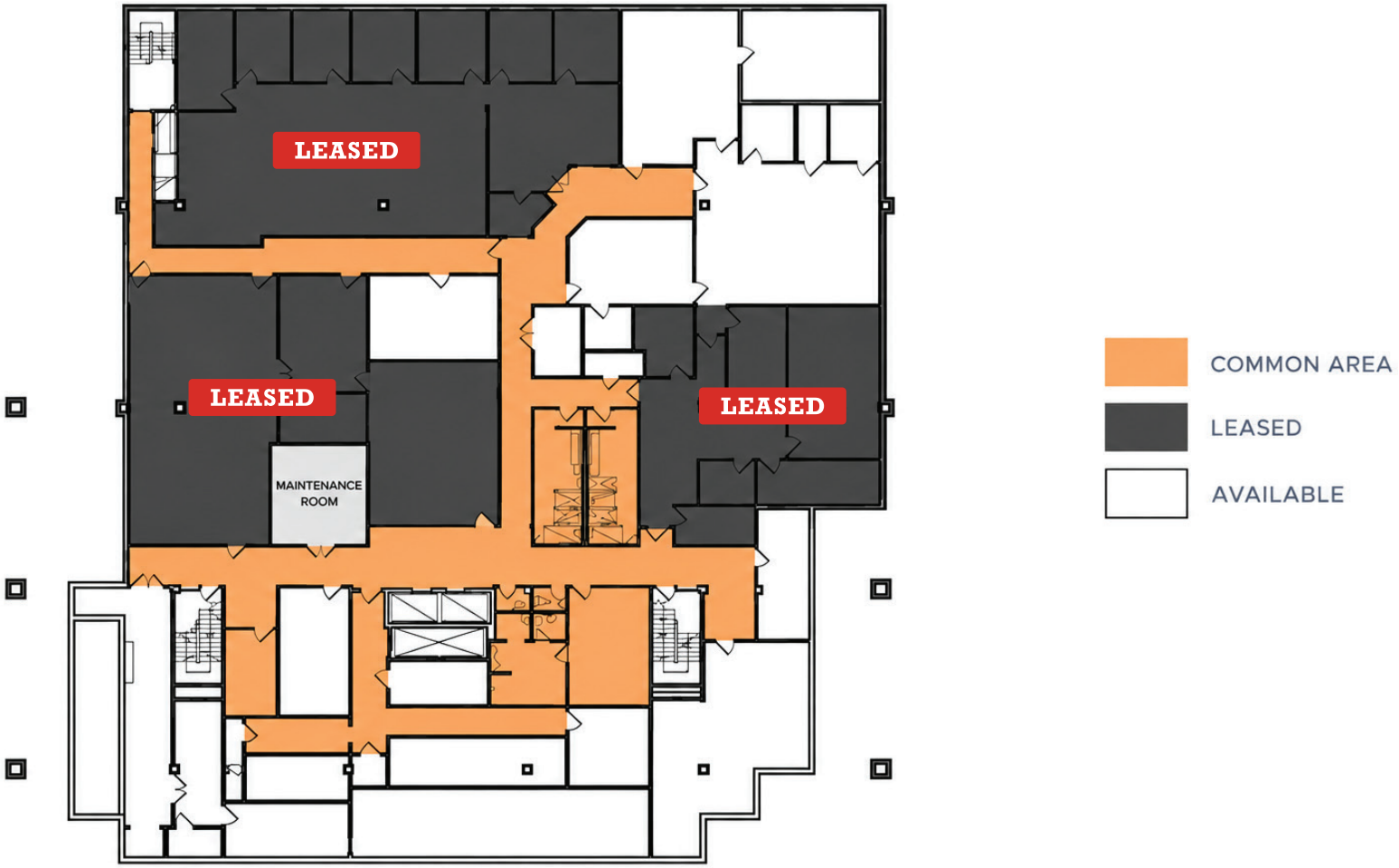
FLOOR PLAN



LOWER LEVEL: UP TO 10,830 SF (DEMISABLE)

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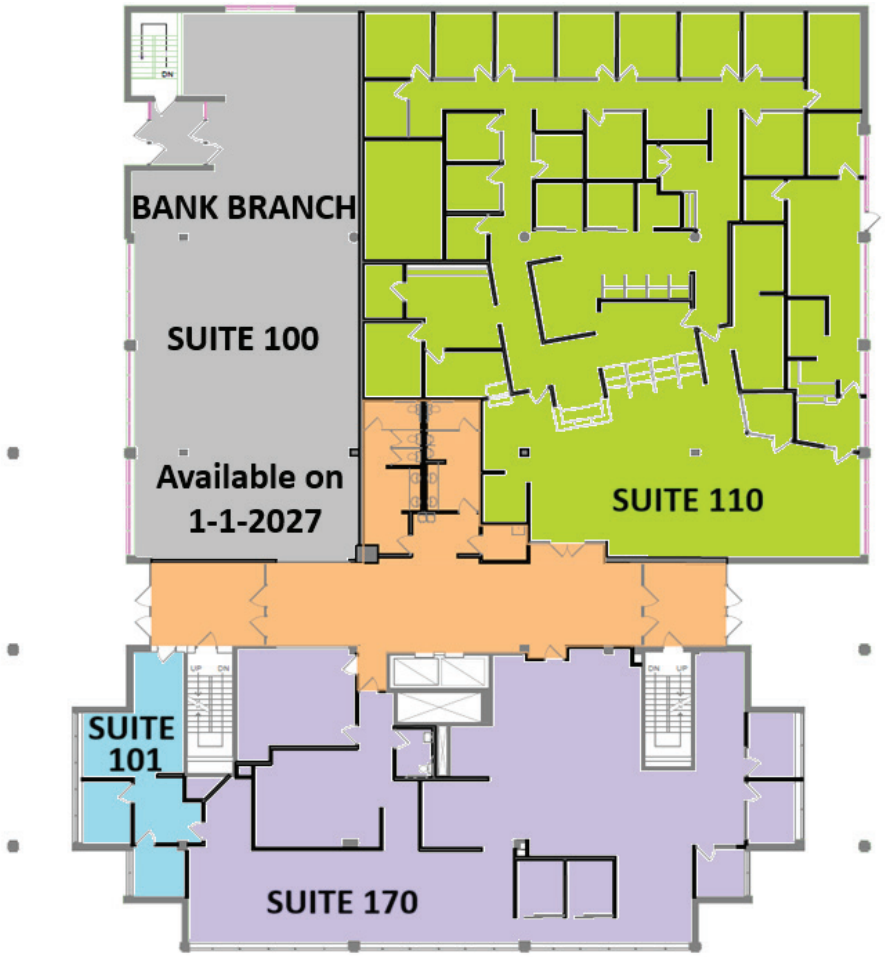

FIRST LEVEL: SUITE 100 (4,133 SF) SUITE 101 (612 SF) SUITE 110 (9,914 SF) SUITE 170 (4,974 SF)

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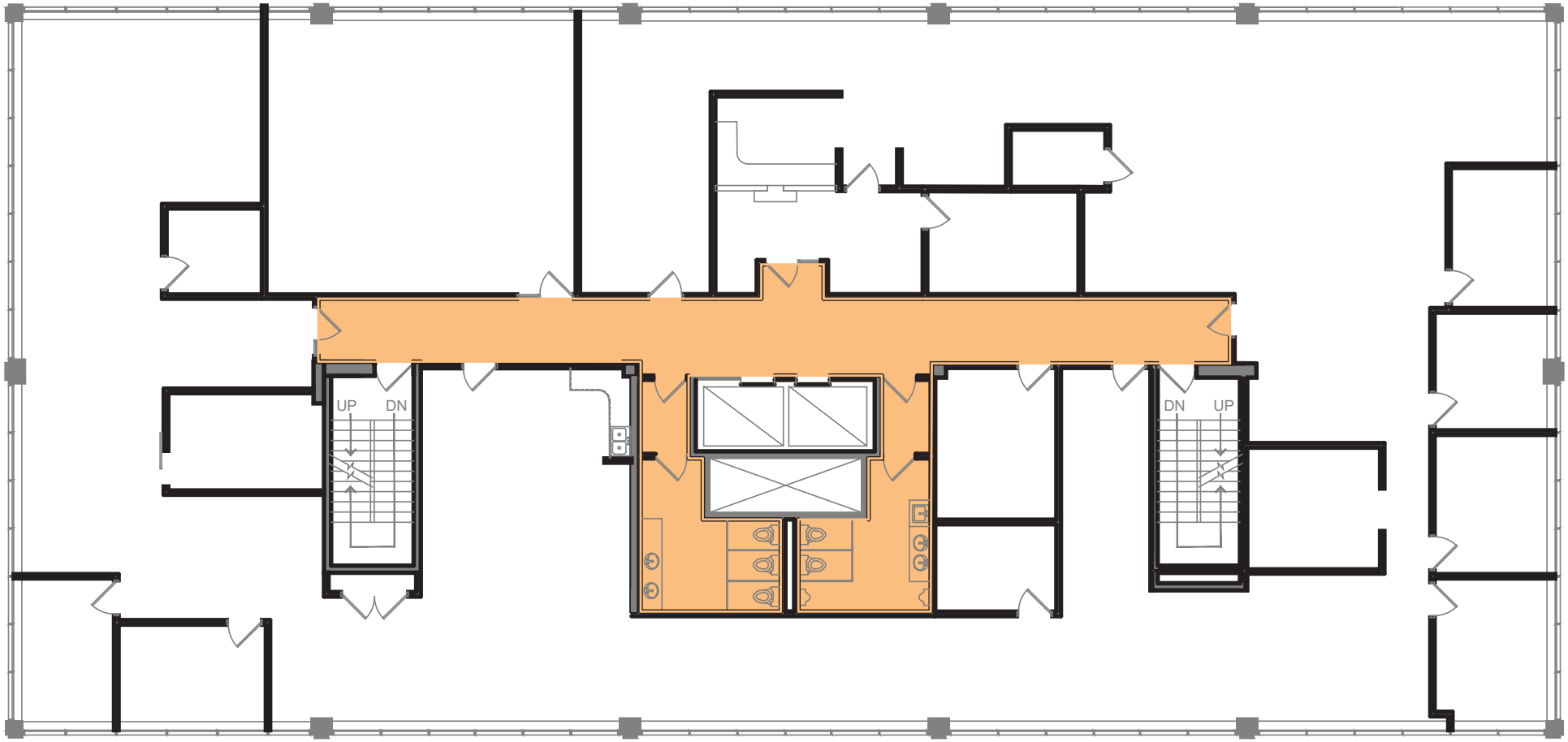

SECOND LEVEL: UP TO 9,565 SF (DEMISABLE)

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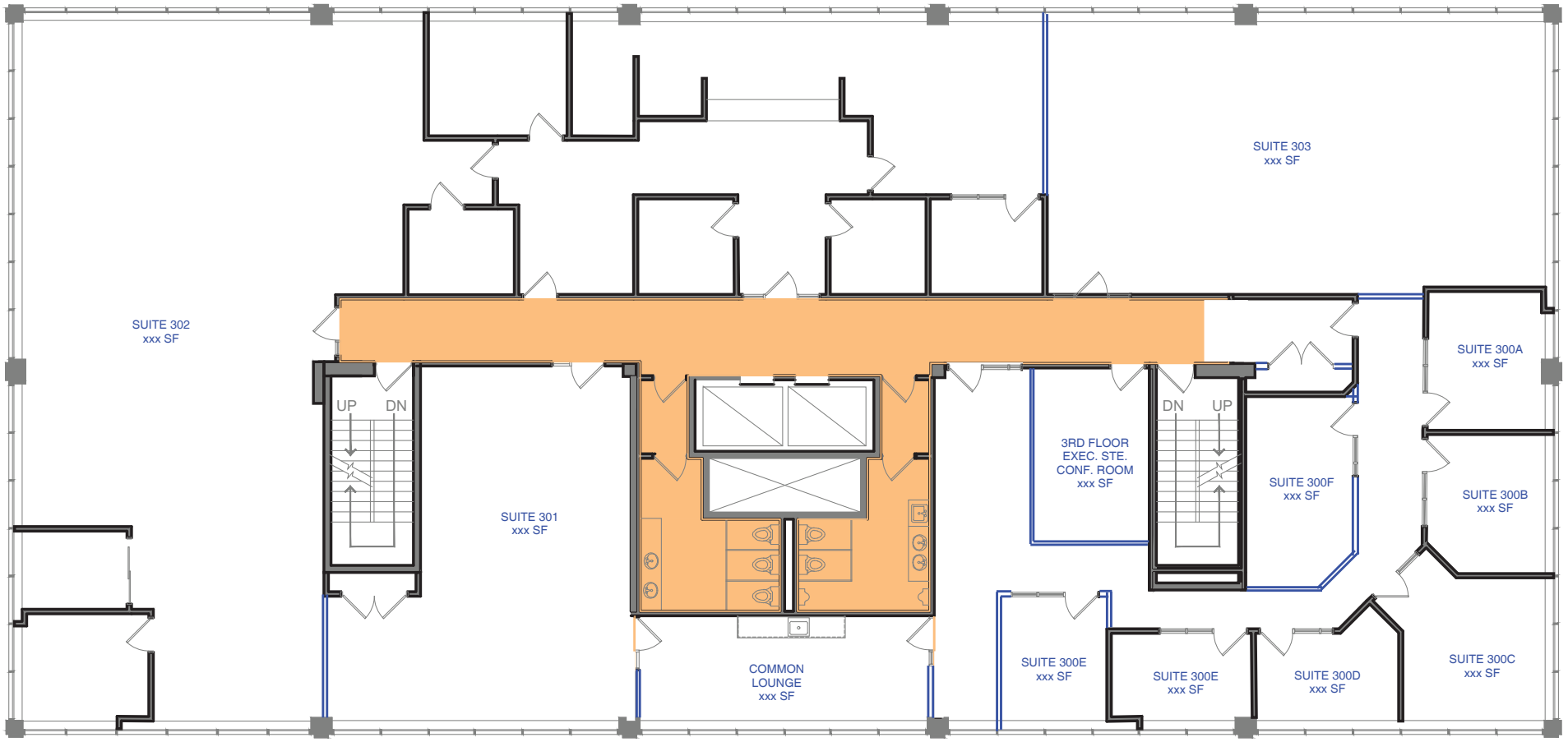

THIRD LEVEL: UP TO 9,627 SF (DEMISABLE)

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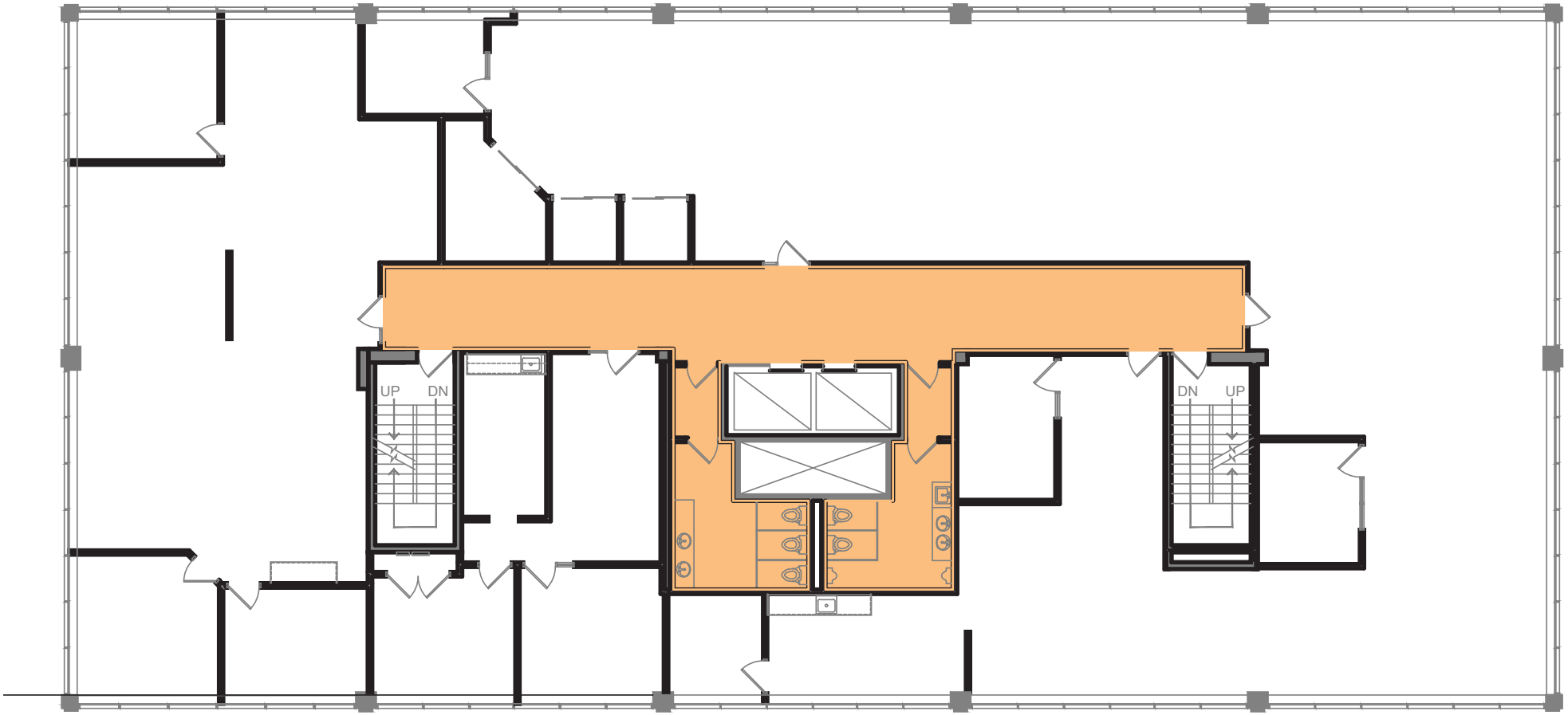

FOURTH LEVEL: UP TO 9,361 SF (DEMISABLE)

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DEMOGRAPHICS



DEMOGRAPHICS	1 Mile	3 Mile
POPULATION	7,826	44,622
POPULATION (OVER 25)	5,303	31,378
HOUSEHOLD	6,728	30,985
MEDIAN HH INCOME	$58,161	$70,732

DEMOGRAPHICS	1 Mile	3 Mile
DAYTIME EMPLOYEES	4,494	24,460
ANNUAL HH EXPENDITURES	$47,508	$52,725
EDUCATION - HIGH SCHOOL	1,477	6,391
EDUCATION - BACHELORS	1,173	8,755

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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