

Edina Realty

LEARNING POWER
ACADEMICS TUTORING

For Lease

Space Available

- Suite 300: 708 SF (mtm)
- Suite 500: 895 SF (vacant)
- Suite 300 & 500: 1,603 SF contiguous
- 2026 CAM: \$6.75 PSF and Tax: \$3.79 PSF
- Lease Rate: Negotiable

Contact us:

Laura Gill

Vice President

+1 612 310 5399

laura.gill@colliers.com

Colliers

1600 Utica Avenue S, Suite 300

St. Louis Park, MN 55416

P: +1 952 897 7700

colliers.com/msp

Northlake Center

14198 Commerce Avenue NE | Prior Lake, MN 55372

Highlights & Features

- Anchored by Edina Realty
- Ideal for professional services, medical, financial, or insurance users
- ADA-friendly access
- Part of a well-maintained, multi-tenant, single-story retail/office building
- Located in the central Savage/Prior Lake commercial hub at Highways 42 & 13
- Under 3 miles to Lower Prior Lake
- Positioned near major commuter routes, increasing daily exposure for tenants
- Burnsville Center approximately 5 miles away, plus numerous retail options within minutes
- Multiple cafés, restaurants, and fast-casual dining choices within a one-mile radius
- Several hotels within a 5-mile radius, ideal for visiting clients and business travelers
- Proximity to banking, retail, grocery, fitness, and service businesses all within minutes
- Prominent signage available for visibility along Commerce Ave
- Parking ratio of 4.56/1,000 SF with 50 surface spaces
- Professional Co-Tenants - Edina Realty, Edina Realty Mortgage, Learning Power Academics, and AB & B Insurance

Accelerating success.

Interior Photos



Location Overview

Demographics

Average Household Population

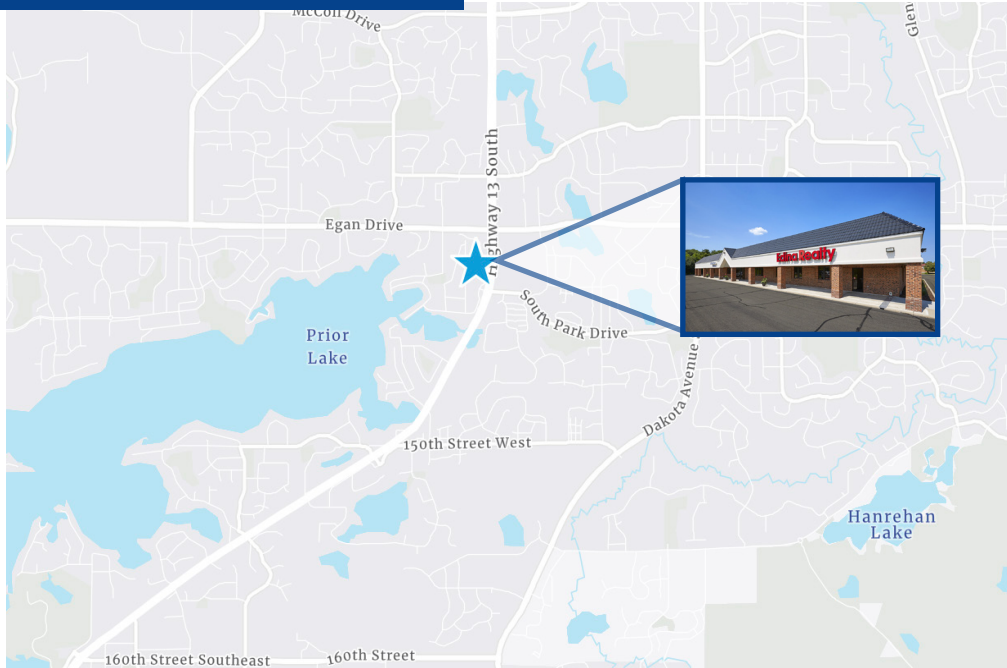
1 Mile	8,446
3 Miles	28,737
5 Miles	52,341

Average Household Income

1 Mile	\$153,826
3 Miles	\$174,562
5 Miles	\$173,002

Traffic Counts

- Hwy 13 S: 26,130 VPD
- Egan Dr: 21,020 VPD
- Commerce Ave NE: 3,065 VPD
- Boudin St NE: 7,971 VPD



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