

# Available

For Sale or Lease

13,569 Square Foot  
Office/Retail Space

2937 Lyndale Avenue South  
Minneapolis, MN

## Property Highlights:

- 888 SF office for lease
- 13,569 SF for sale
- Great Lyn-Lake location
- Newly renovated
- Well maintained
- City parking
- Great exposure
- Available immediately



## Exclusively Marketed by:

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**The C. Chase Company**

*Real Estate Brokerage & Consulting*

**FOR SALE OR LEASE**  
**Minneapolis Office/Retail Building**

<b>Address:</b>	2937 Lyndale Avenue South Minneapolis, MN 55408
<b>PID Number:</b>	34-029-24-33-0111
<b>Building Size:</b>	13,569 SF
<b>Lot Size:</b>	40' x 119'
<b>Parking:</b>	City parking lot adjacent to property
<b>Taxes (2010):</b>	\$69,316.02
<b>Zoning:</b>	Commercial
<b>Available Space For Lease:</b>	888 Rentable Square Feet (Office)
<b>Lease Rates:</b>	\$18.50 PSF Net
<b>CAM &amp; Taxes:</b>	\$13.56 PSF
<b>Sale Price:</b>	\$2,200,000.00
<b>Remarks:</b>	<ul style="list-style-type: none"><li>• Exceptional remodel completed in 2002</li><li>• Great Uptown Lyn-Lake location</li><li>• Lots of parking</li><li>• High traffic counts</li><li>• Great exposure</li><li>• Large open restaurant/bar</li><li>• Available immediately</li><li>• Lease space above The Lyndale Tap &amp; Pit</li></ul>

For further information, contact:

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**Hennepin County Oblique Aerials**  
Images courtesy of: Microsoft® Virtual Earth™ 2008  
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