

FOR LEASE  
SPORTS BAR/NIGHT CLUB

**Address:** 400 – 404 Third Avenue North  
Minneapolis, MN

**Zoning:** B4-S2, Downtown Service District

**Size:**  
West Side: 3,812 SF  
East Side: 6,510 SF  
*Total:* 10,320 SF

**Toilets:**  
West Side: One men's; one women's  
East Side: One men's; one women's

**HVAC:** 1 – 20 ton heating/cooling unit  
2 – 25 ton heating/cooling units

**Electrical:** Two 400 amp, 208/120 volts, panels serving leased premises.  
Separate electrical panel serving the three HVAC units.

**Ceiling Heights:** 13' 9" to beams

**Kitchen:** Located in West Side

**Utility Costs (8/01/08 – 7/31/09)**  
Electricity: \$9,576.00  
Gas: \$3,672.00  
Sewer/water: \$2,191.00

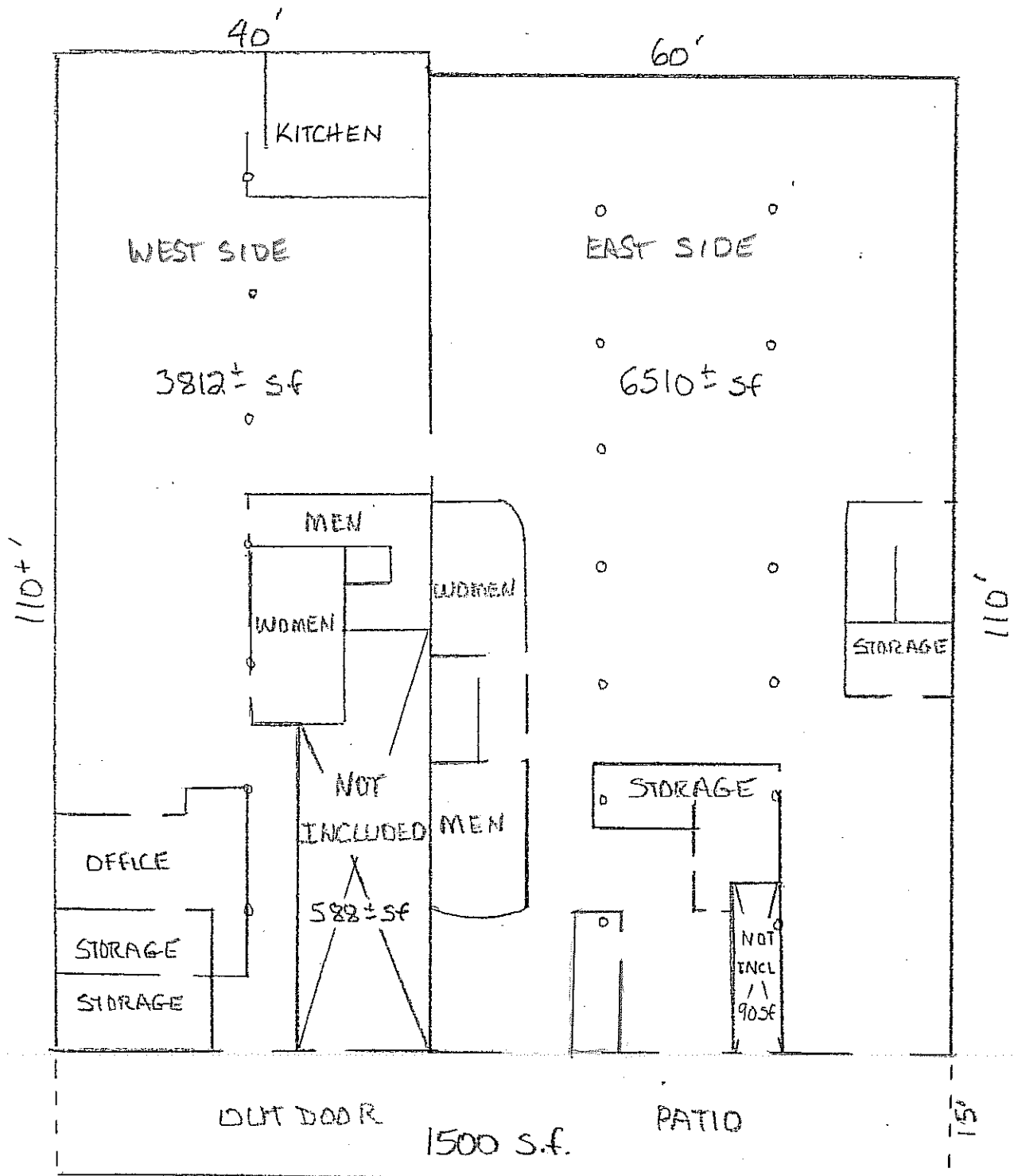
<b>Monthly Rent:</b>	<u>West &amp; East Side</u>	<u>West Side Only</u>	<u>East Side Only</u>
Base Rent:	\$16,000.00	\$6,600.00	\$10,000.00
Real Estate Taxes:	2,924.00	1,069.00	1,855.00
Building Insurance:	313.00	116.00	197.00
Fire Sprinkler:	<u>83.00</u>	<u>30.00</u>	<u>52.00</u>
<i>Total:</i>	<i>\$19,380.00</i>	<i>\$7,815.00</i>	<i>\$12,104.00</i>

For further information:

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