

## **822 West Lake Street**

Coffee shop opportunity at the west end of the "Bryant Lake Bowl Building" near the intersection of Lake and Bryant. The Bryant Lake Bowl (BLB), a neighborhood fixture for many years, generates a significant amount of traffic to the property which continues to benefit the other tenants within the building. The 822 space was converted from a video store to a coffee and gelato shop approximately 15 years ago. The current tenant, Wuollet Coffee/Bakery, has occupied the space for the previous 5 years.

The MPLS public works has recently completed the Bryant Ave reconstruction which includes a new dedicated bike corridor and wider pedestrian sidewalk beginning in front of the building on Bryant.

Date of availability - Negotiable

Included fixtures, equipment, furniture - Negotiable

Rentable SF - 1,850sf

Base Rent Rate - \$26.00 Per Square Foot

Property Tax 2024 - \$3.84 psf

Total Monthly Rent - \$4,600.00

Terms - Modified Gross

**Base Rent to include:**

Water/Sewer/Trash

Exterior Building Maintenance

Parking lot maintenance including snow removal

**Tenant is responsible for:**

All interior maintenance within Tenant's space

Mechanical systems exclusively serving Tenant's space.

Electricity/Internet/Gas (heat)/Phone/Janitorial/ etc.

Tenant Improvement Allowance - Landlord shall provide 60 days rent free to start at the beginning of the Lease Term.

Signage - Tenant to be allowed to install signage over or above windows. Existing Signage can be utilized by changing out the existing graphics.

Parking - 8 shared parking spaces provided behind the building.

Term - 3 to 5 Year Lease