



818 West Lake Street

818 Lake represents a retail opportunity near 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. Previous tenants in the space include the Flanders art gallery, Rusty Quarters Arcade, and most recently Underground Printing.

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

Rentable SF - Approx. 1,158 sf

Modified Gross Rent Rate - \$30.00 Per Square Foot

Total Monthly Rent - \$2,895.00

Terms - Modified Gross

Base Rent to include:

Water/Sewer/Trash

Exterior Building Maintenance

Parking lot maintenance including snow removal

Heat

Tenant is responsible for:

All interior maintenance within Tenant's space

Electricity/Internet/Phone/Janitorial/ etc.

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

Parking - 7 shared parking spaces provided behind the building.

Term - 3 to 5 Year Lease, 3.5% annual rent increase.

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