

# FOR LEASE

| 1201-1203 Lagoon Ave • Minneapolis



## PRIME CANNABIS OPPORTUNITY

Landlord, City, and  
Association Approved Site

CONTACT BROKER FOR INFORMATION & TOUR

Ted LaFave • 612.875.3858 • [tlafave@grandrea.com](mailto:tlafave@grandrea.com) • [www.grandrea.com](http://www.grandrea.com)

**GRAND**  
REAL ESTATE ADVISORS

# FOR LEASE | 1201-1203 Lagoon Ave • Minneapolis, MN 55408

Street level storefront opportunity located in the Lumen Building, a luxury mixed use development featuring street level retail and four floors of residential condos. Excellent Minneapolis Cannabis location.

- Spaces can be combined for a total of 3,130 SF
- 2025 Tax/CAM @ \$10.10 per SF
- Base rent negotiable
- Competitive TI packages and free rent available
- Parking available in covered ramp across the street. Ample stalls available/negotiable cost
- Dense urban population
- Affluent demographics
- Minutes away from Minneapolis CBD



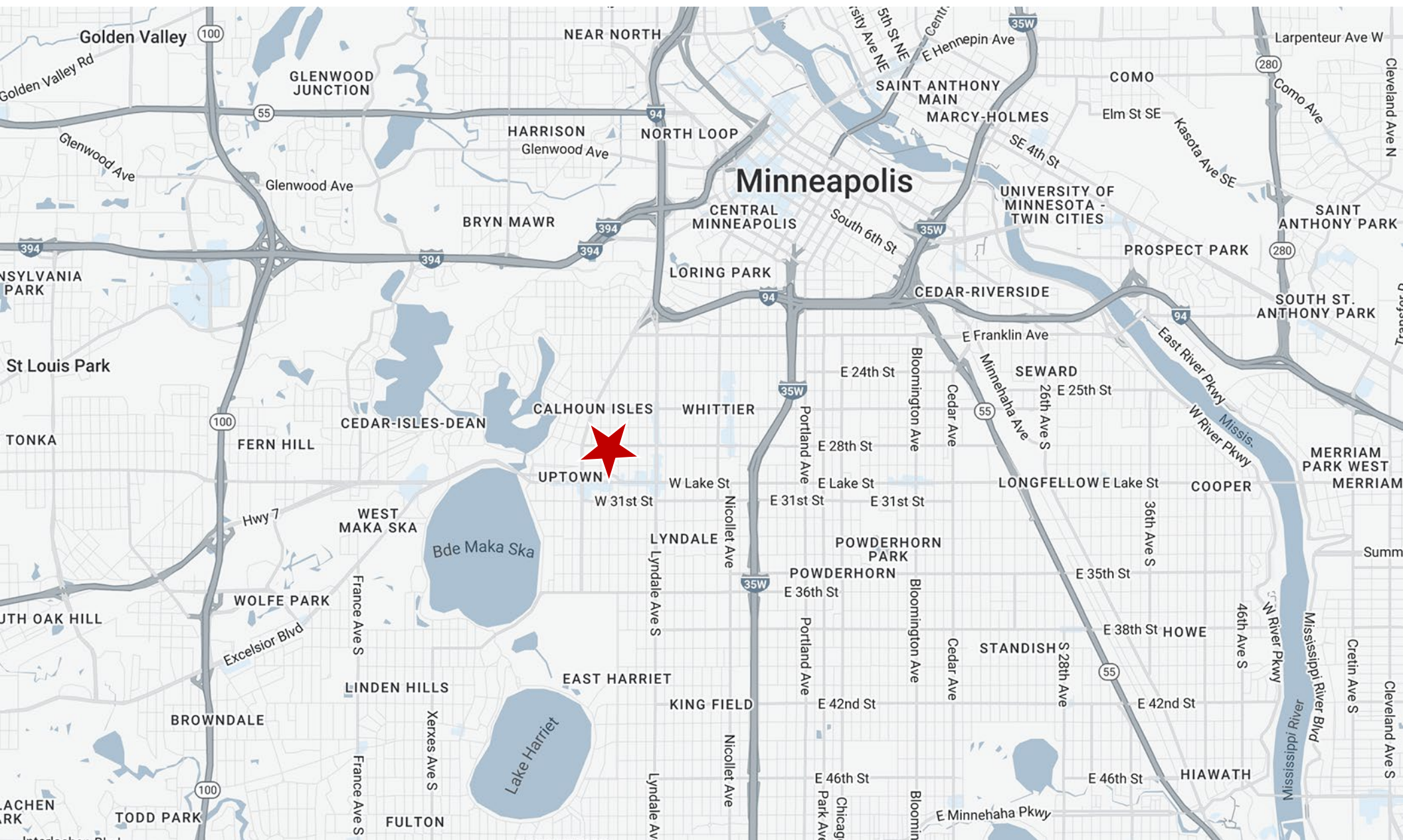
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