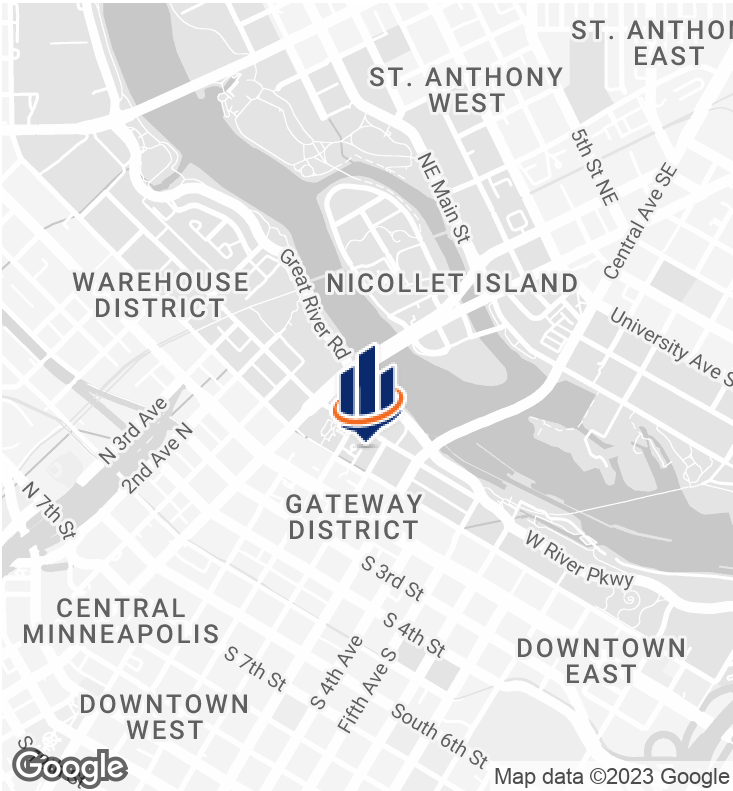


CHURCHILL OFFICE/RETAIL SPACE FOR LEASE



OFFERING SUMMARY

LEASE RATE:	\$995.00 per month (Gross)
AVAILABLE SF:	375 - 775 SF

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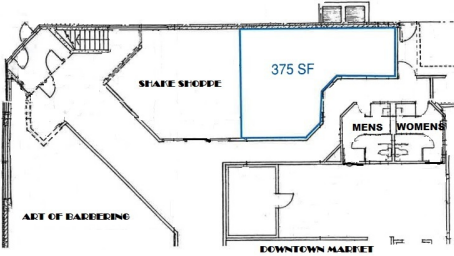
PROPERTY OVERVIEW

The Churchill is conveniently located in Downtown Minneapolis' Mill District and is connected to the Minneapolis Skyway System. It is less than one mile away from US Bank Stadium and just blocks away from the trending North Loop neighborhood. Five retail/office spaces - 1) Bottle House Wine & Spirits [LEASED], 2) The Downtown Market [LEASED], Art of Barbering [LEASED], Shake Shoppe [LEASED], 375 SF Retail/Office [AVAILABLE]. Some spaces can be configured to create a larger contiguous space.

PROPERTY HIGHLIGHTS

- Lease includes Utilities
- Lease includes One (1) Inside Employee Parking Spot
- New carpet available - see carpet tile photo - to be installed if wanted
- Connected to The Churchill Apartments [360 units, 98% Occupied]
- Rivergate apartments nearby [270 units, 99% Occupied]
- Hard corner of 2nd St & 2nd Ave - providing great visibility
- Connected to Minneapolis skyway system

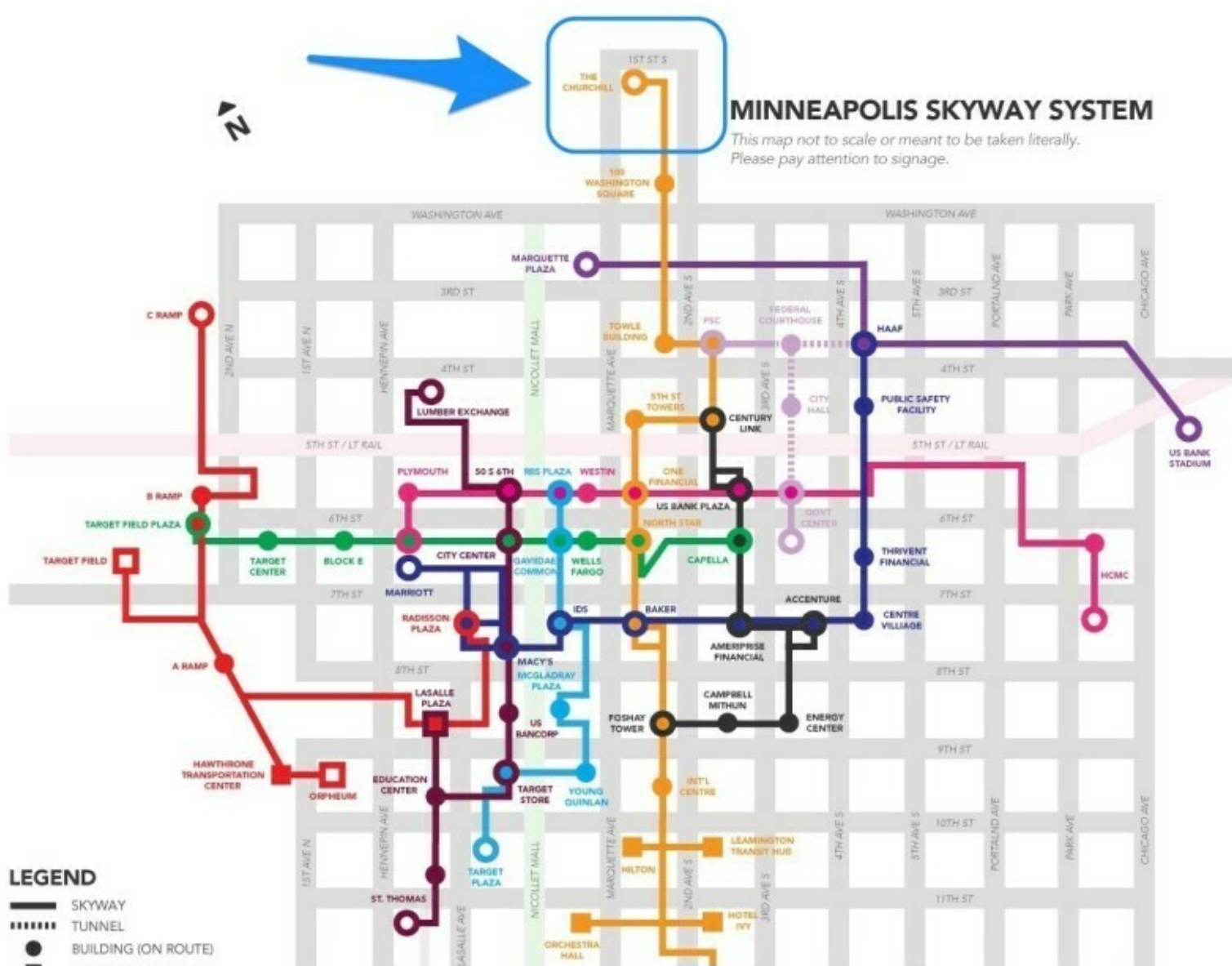
SPACE PHOTOS



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## MPLS SKYWAY MAP - CONNECTED



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