



1477 W Lake St,
Minneapolis, MN 55408

FOR LEASE



Overview

Explore unparalleled business opportunities in Uptown, a unique hub in the Twin Cities metro area. The historic stucco building, boasting Spanish red tile roofing, offers flexible leases, well-lit parking, and is surrounded by vibrant amenities. Located within walking distance of the Chain of Lakes, the property provides access to scenic trails, dog parks, and more. Lunds & Bryerly's diverse restaurants, and a thriving community are all nearby. Uptown's neighborhood parks, like the Chain of Lakes, benefit from increased maintenance and security through funding from the 20-Year Neighborhood Park Plan (NPP20), promoting equity and revitalization. Offering flexible leases and terms, including NNN or Gross leases and generous tenant improvement (TI) packages, the center also provides well-lit dedicated parking to its tenants. This property is located within walking distance to our City's most prized tourist destination, the Chain of Lakes; Bde Maka Ska and Lake of the Isles, located just west of the building. The Chain of Lakes provide pedestrian walking trails, dog parks, cleared ice skating rinks, boat docks, soccer and volleyball courts, beaches and countless other amenities.



For Lease

- Asking Rent: Inquire with Broker
- Flexible Lease Terms
- CAM/TAX \$8.00 PSF
- Suite # 1461-201

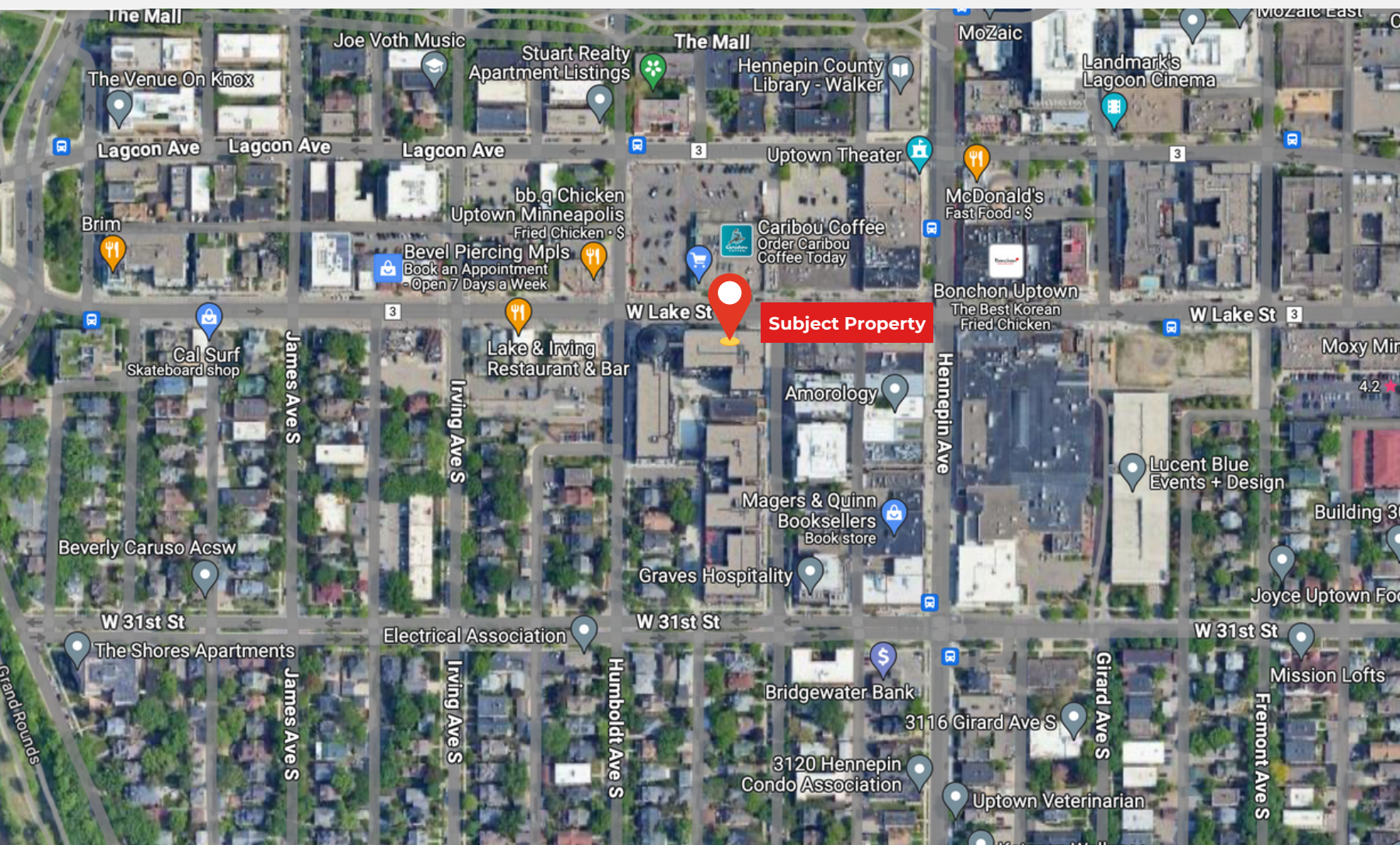


- 2,579 Square Feet
- Total Floors: 1
- 40 FT Clear Height



Key Highlights:

- Brand New Construction
- Prime Location
- Shell space to build for your business
- Stunning 2 levels of windows
- Class A, Retail & Office



Area



Area Tenants:

- Co-tenants with Yoga Flt & Duet Coffee
- Brazil Law Group, Wilson Law Office, Clinic Femina, Aurora Spa, Spot Spa, Italian Ristorante, Puustelli, Lake Irving Restaurant and Bar, Lunds & Byerly's, Jersey Mikes, Crisp and Green, Combine, Elinis Tailoring, Envy Nails, Andy's, AT&T



Traffic:

- Traffic Count: 19,270 VPD
- Cross Street: 2,044 VPD



Interior





Interior





Contact Us

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Information is deemed reliable, but pricing and sizes are approximate and are subject to negotiation, change and verification. No warranty is given.