



2100 Lyndale Ave S Suite B,
Minneapolis, MN 55405

FOR LEASE



Overview

This versatile space is located on bustling Lyndale Avenue, which sees over 19,000 vehicles passing daily and offers easy access to major highways I-94 W, I-35 W, and 394 W. Free street parking is readily available for clients and staff alike. Across the street from the well-known Wedge Co-Op, the location is ideal for attracting both pedestrian and vehicle traffic. Only 5 minutes from the Walker Art Center and Downtown Minneapolis, this suite is perfect for a range of uses. Formerly an event center and cross-fit gym, the space is well-suited for fitness studios, event spaces, and other businesses looking to leverage the neighborhood's vibrant energy. Take advantage of this prime spot and make it the new home for your business!



For Lease

- Asking Rent: Inquire with Broker
- Lease Type: NNN



Key Highlights:

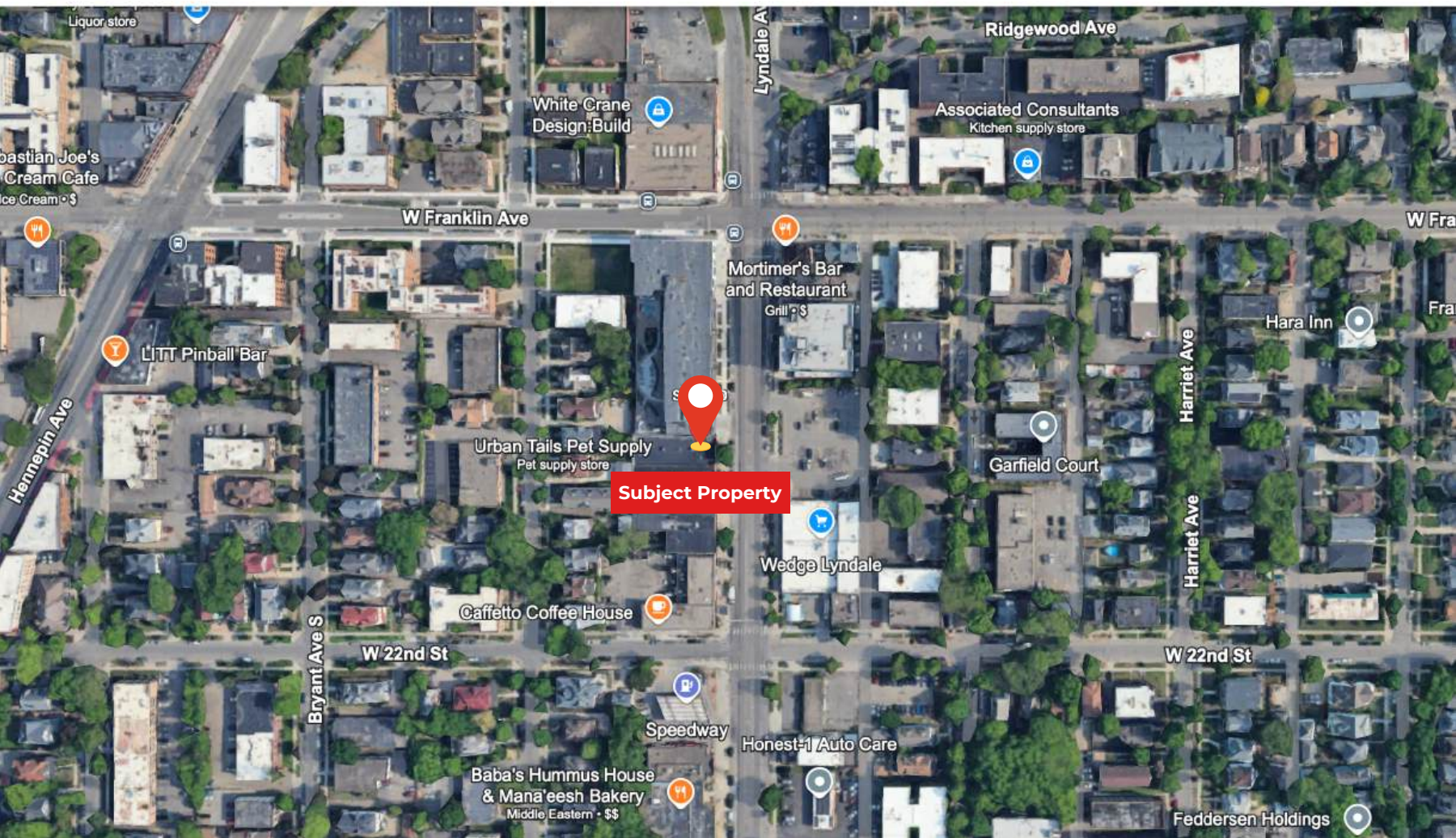
- Amenity rich with fast casual dining, retailers, residents and offices.
- Ample Free street parking available.
- High density retailer nearby.
- Within minutes away from 94 W, 394 W, and 35W freeways



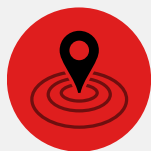
- 2,975 Square Feet
- Total Floors: 1

Co-Tenants:

- Walgreens Community Pharmacy
- Hums Liquour
- Bebe Zito Ice Cream
- Nutrition City
- Urban Tails Pet Supply
- Caffeto



Area



Area Tenants:

- The Wedge Co-Op
- Speedway Gas Station
- Baba's Hummus House
- LITT Pinball Bar



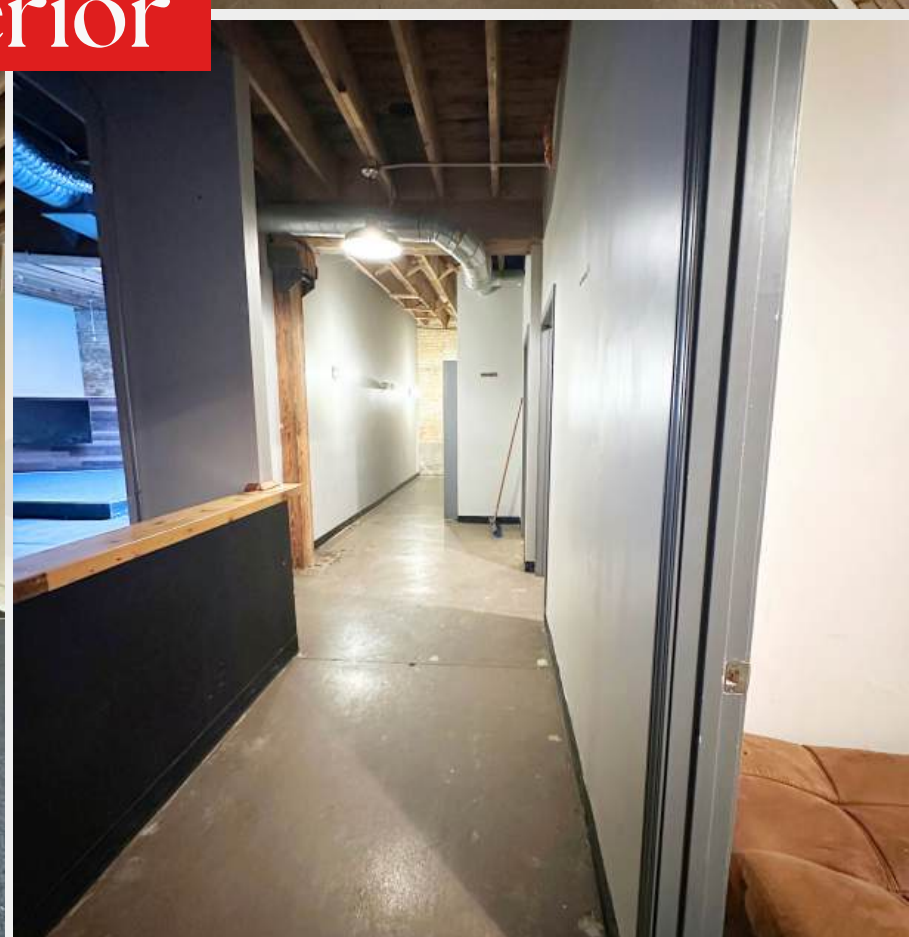
Traffic Count: 19,991 VPD

Cross Streets: Lyndale Ave & Franklin Ave

Cross Street VPD: 19,991 VPD



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.