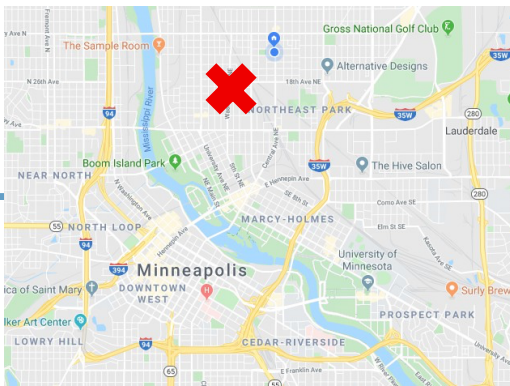


FOR LEASE

2220 Central Ave NE Mpls, MN 55418



Storefront Space Northeast Minneapolis

Building Size: 12,000 SF
Street Level Availability: 2,076 sf
Basement Availability: 2,076 sf



Space Notes -
Clear Height - 12'
Storefront - 24' linear
Original wood floors
Brick walls can be exposed
Timber beams in basement
Off Street Parking - 2/ 1,000 sf

John Higgins
612-702-3104
John@Guidedcre.com

2216 Central Ave NE
Minneapolis, MN 55418

GUIDED
Commercial Real Estate

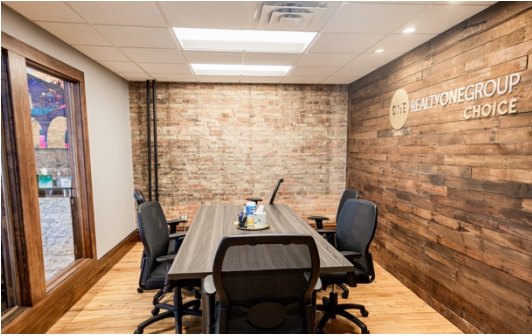
Site Plan



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Suite 2220	Street Level	Basement	Total Rent
Square Footage	2,076	2,076	
Property Taxes	\$ 9,618	\$ 7,923	
Insurance	\$ 2,076	\$ 1,710	
Gas/ Water	\$ 2,687	\$ 2,213	
Electric	Tenant	Tenant	
Base Rent	\$ 48,795	\$ 45,672	
Annual Gross Total	\$ 63,177	\$ 34,254	
PSF Gross Total	\$ 30.43	\$ 16.50	
Monthly Gross Total	\$ 5,265	\$ 2,855	\$ 8,119
Free Rent	\$ -	\$ -	
Tenant Improvement	\$ -	\$ -	

Suite 2220 – Street Level

Suite 2220 – Basement

