



## Fitness and Office Space For Lease In Historic Building

2110 Lyndale Avenue South is in close proximity to the Walker Art Center, Loring Park, and Sculpture Garden and is also close to the uptown and downtown areas. The building sits at the highly visible and busy intersections of Lyndale Avenue South and W Franklin Avenue. It is close to I-94 and I-394, which serves as the gateway into downtown from the west. There are excellent restaurants within walking distance.



### Highlights and Features:

- Historic brick building
- Year Built: 1917
- High traffic counts
- Updated finishes
- Easy access to I-94, I-394, and I-35W

### Space Available:

- Suite D: 260 SF (2nd floor office)
- Suite E: 1,392 SF (2nd floor office)
- Suite 2100-B: 2,975 SF (1st floor retail)
- Lease Rate: \$18.00 psf Gross



**Christianson & Company**  
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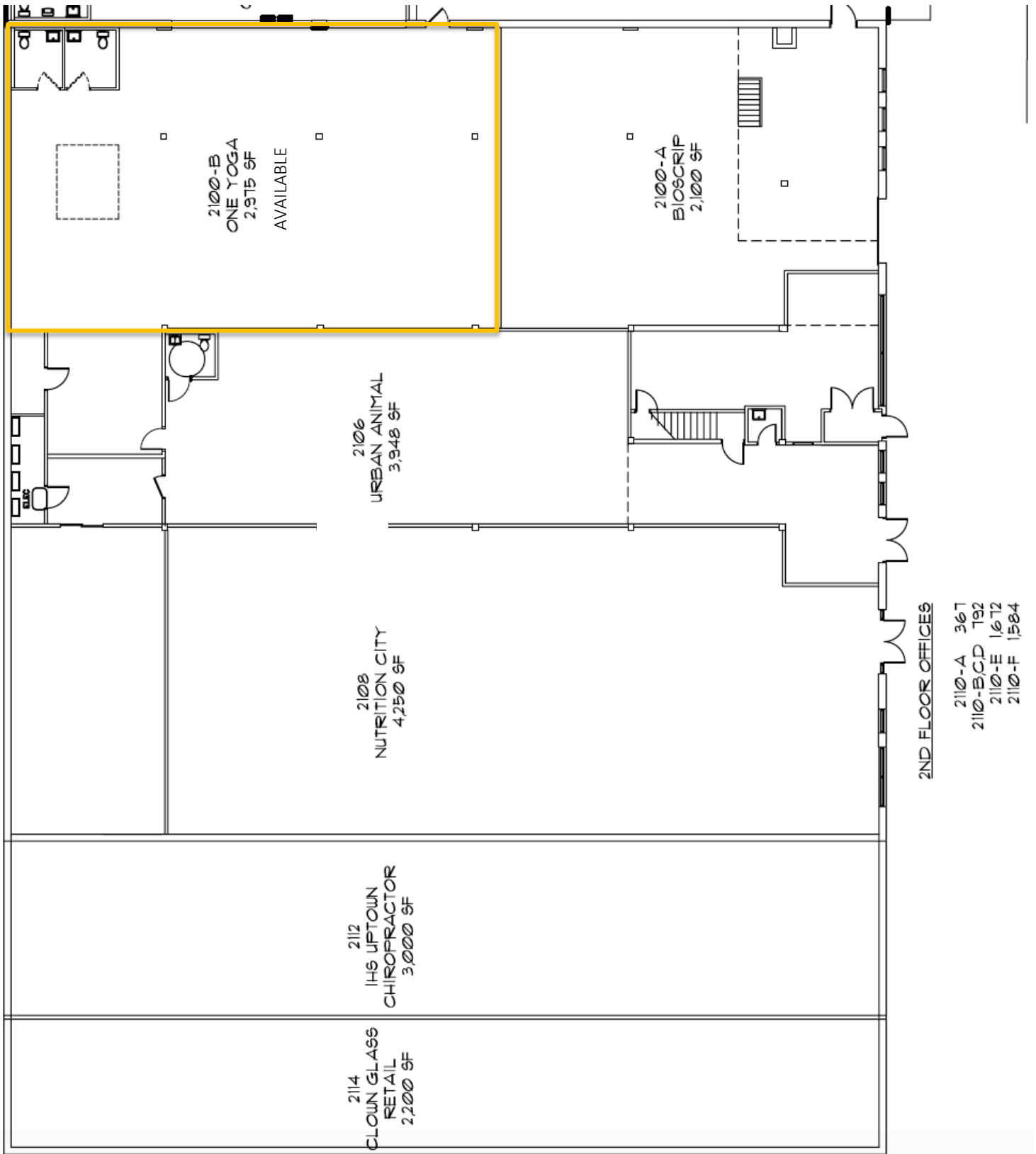
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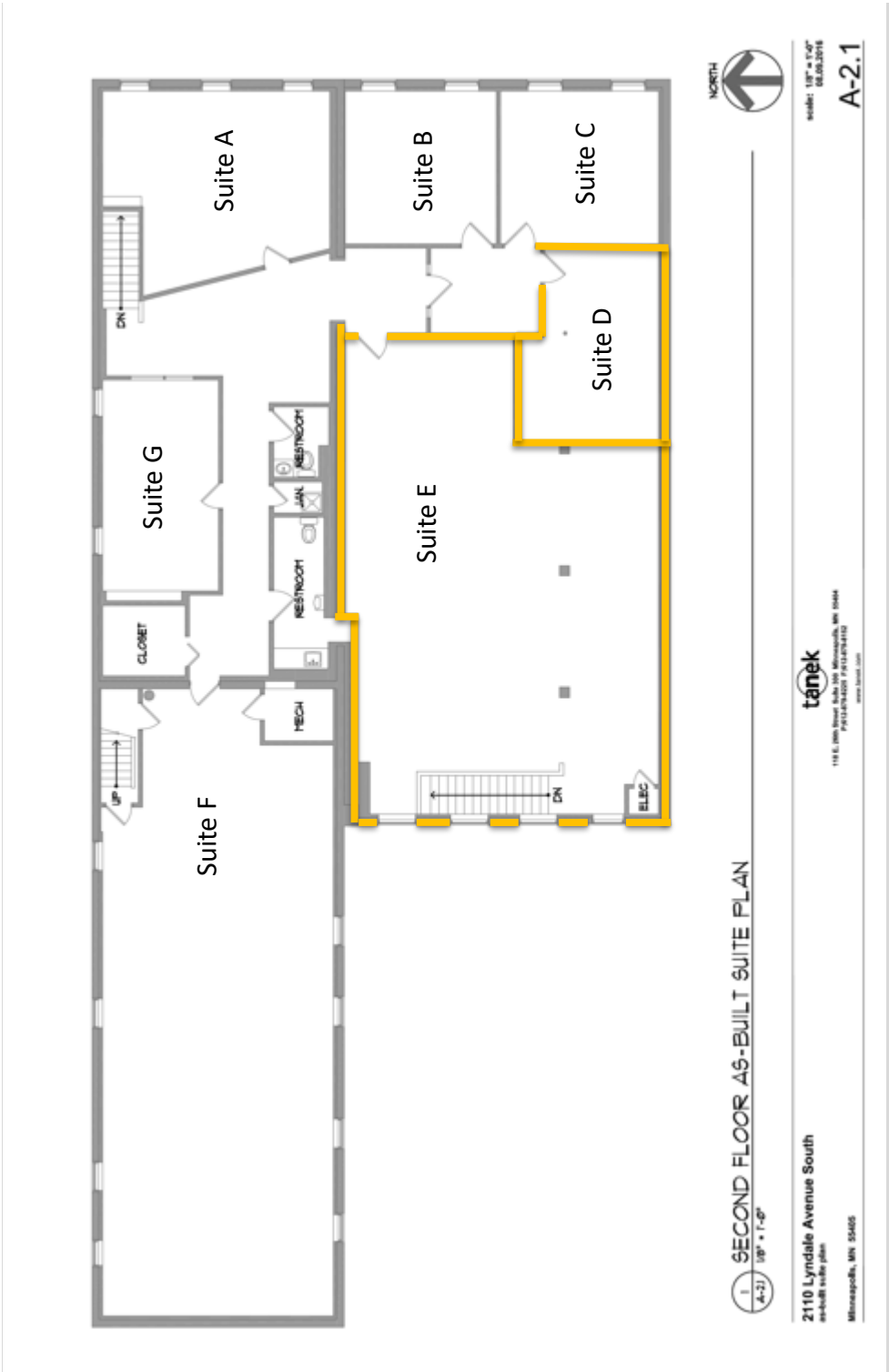
Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

## First Floor Plan



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# Second Floor Plan



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