



SUMMERHILL
Commercial Real Estate, LLC

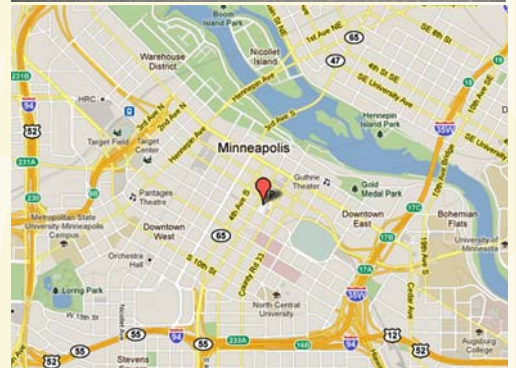
FOR LEASE
501 4th Avenue South
Minneapolis, MN 55415



Square Footage: 2,535 SF (100% Useable SF)

Modified Gross Rental Rate: \$15.00 PSF (Plus Utilities)

- Excellent downtown Minneapolis location on the hard corner of 4th Avenue South and 6th Street South.
- Street level suite in a parking garage on a busy corner.
- Originally a bank branch location with drive through service.
- Flexible layout for retail or office uses.
- Improvements available.
- Interior skyway system access on the second floor directly above the suite.
- Located next to excellent downtown area amenities.
- Permit parking available upon request.
- Very easy access from the parking ramp directly to the suite.
- Convenient freeway access.



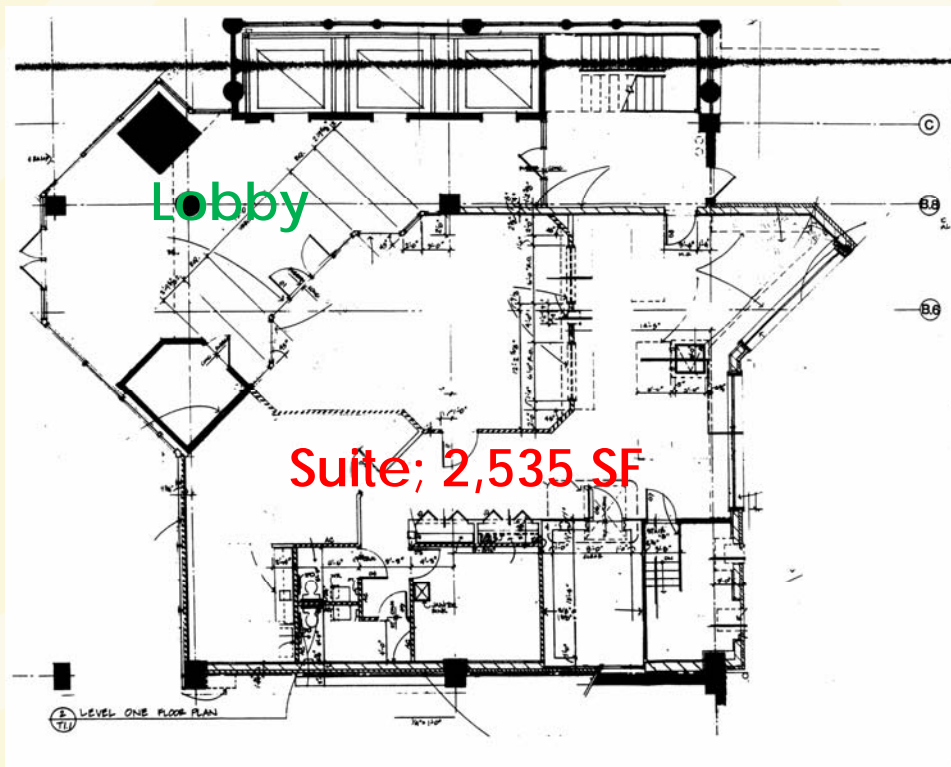
For more information call:
Peter Kordonowy, CCIM
952.556.5151

or visit our website at:
www.summerhillcommercial.com



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