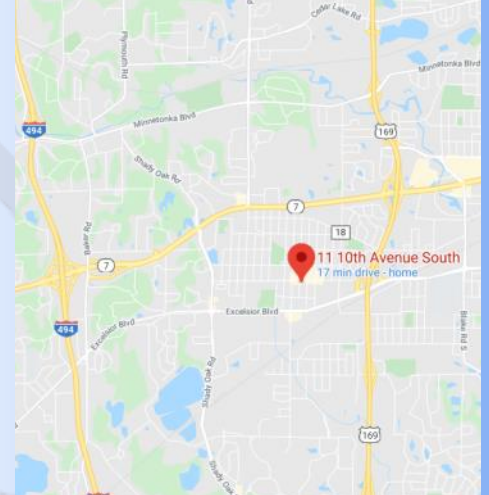


OFFICE/RETAIL FOR LEASE

THE FOWLER BUILDING
11 Tenth Avenue South
Downtown Hopkins, MN 55343



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

11 Tenth Avenue South: Suite B - 1,670 SF*

Modified Gross Monthly Rent: Suite B - \$2,890/\$20.77 PSF**

FEATURES:

- Common areas consist of nicely finished foyer, mail receptacles per suite, dedicated staircase and two spacious shared restrooms with newer finishes.
- Former Yoga Studio with many beautiful finishes within the space.
- In the heart of Downtown Hopkins, just off of Mainstreet.
- Restaurants and pubs, banking, post office, medical, dental, City Hall, all within blocks.
- Near bike trail that connects Downtown Minneapolis to western suburbs.
- Close proximity to the new light rail.
- Potential improvements available on a term deal.
- Potential for additional space in the Building.

* Rentable SF, usable SF is 1,413 SF.

** Includes janitorial of common area and shared common area restrooms.

CONTACT:

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952-475-5122

6495 City West Parkway

Eden Prairie, MN 55344

www.summerhillcommercial.com

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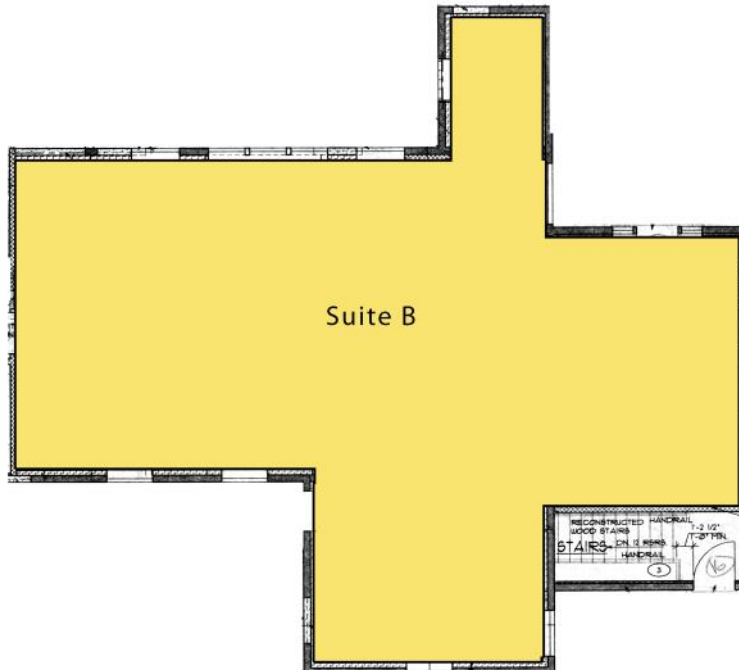


SUMMERHILL
Commercial Real Estate, LLC

**SUITE B: OFFICE, STUDIO, RETAIL: 1,413 SF USEABLE
1,670 SF RENTABLE**

FEATURES:

- Welcoming reception area from private entry, open floor area, small office, private restroom and kitchette.
- Many attractive improvements, with abundant natural light.
- Vaulted ceilings, hardwood floors and unique lighting.



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