



## CONTACT

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**FOR LEASE**

## RETAIL & OFFICE SPACE

1600-1616 West Lake Street,  
Minneapolis, MN 55408

**Negotiable**  
Lease Rates

## PROPERTY HIGHLIGHTS

- ▶ Charming building located adjacent to the Chain of Lakes in trendy Uptown location
- ▶ Amenity rich with fine dining, fast casual restaurants, long-term retailers, apartment residents and offices
- ▶ Well-lit dedicated parking and ample metered parking available
- ▶ Professionally maintained building by renown, local uptown developer
- ▶ Flexible lease terms, including NNN and Gross Leases

7401 Bush Lake Rd Edina, MN 55439

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# LEASE & PROPERTY INFORMATION

1600-1616 West Lake Street  
Minneapolis, MN 55408

## LEASE INFORMATION

|                         |  |
|-------------------------|--|
| For Lease               | Retail and Office  |
| Lease Type              | NNN & Modified Gross   |
| Asking Rent             | Negotiable   |
| CAM/Tax                 | \$11.73 PSF  |
| Suite #                 | Multiple   |
| Available SF            | 6,578 SF   |
| Minimum SF              | 664 SF   |
| Max SF                  | 3,075 SF contiguous space with an additional 1,000 SF in lower level for a total of 4,075 SF |
| Availability Date       | Immediately  |
| Traffic Count           | 19,270 VPD   |
| 3 Mile Demographic Data | Median income - \$102,008 annually<br>Population - 237,625 people                            |

## PROPERTY INFORMATION

|                |  |
|----------------|--|
| Property Type  | Mixed Use: Retail, Office, Apartments  |
| Property ID    | 33-029-24-34-0038  |
| Co-tenants     | Barbette Restaurant, Spot Spa, Barbette Corporate Office, James Irving   |
| Total SF       | 19,307 SF  |
| Total Floors   | 1-4  |
| Year Built     | 1939   |
| Tenancy Type   | Multi  |
| Class          | B  |
| Sprinklers     | No   |
| Parking Spaces | 28 dedicated stalls and additional metered parking spaces available in front of the building. Additional free street parking available in surround streets, Lagoon Ave., Irving & James Ave. |
| Land Area      | 10,959 SF  |
| Zoning         | C-1  |
| Cross Street   | West Lake Street and Irving Avenue   |

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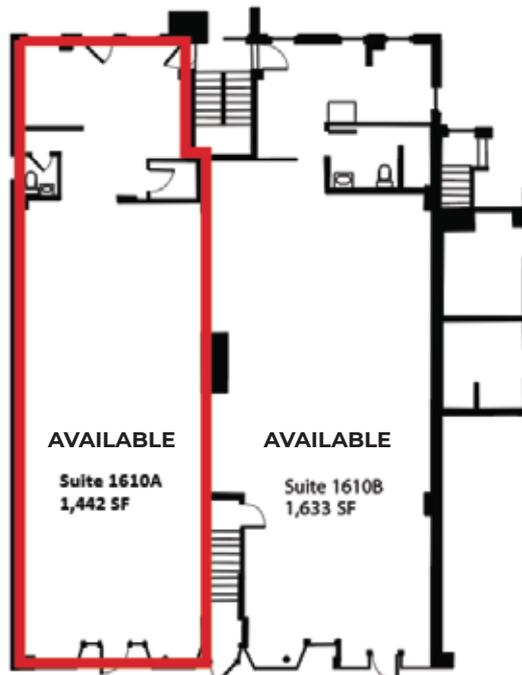
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**SUITE 1610A (1,442 - 3,075 SF AVAILABLE)**  
**PHOTOS & FLOOR PLAN**

1600-1616 West Lake Street  
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*Additional 400-1,000 SF of storage available in lower level*

RETAIL SPACE



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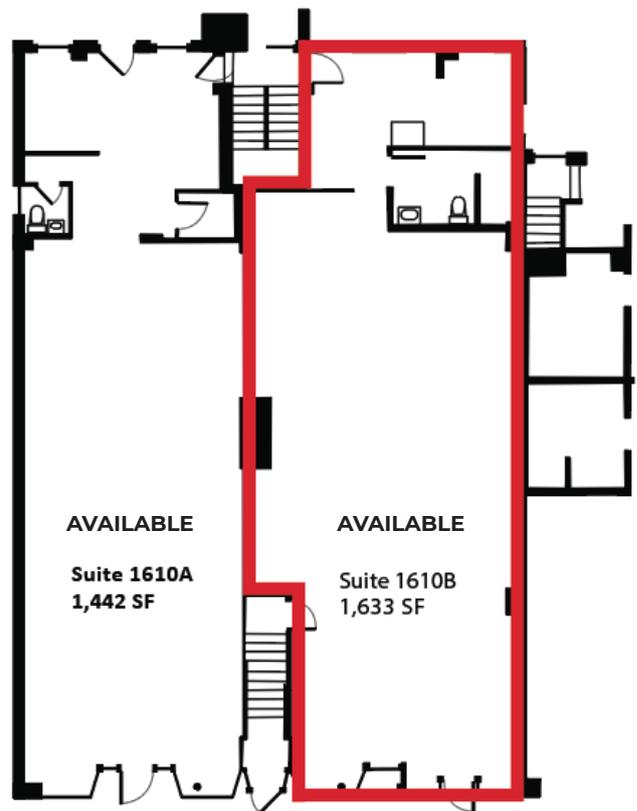
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**SUITE 1610B (1,633 - 3,075 SF AVAILABLE)**  
**PHOTOS & FLOOR PLAN**

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*Additional 400-1,000 SF of storage available in lower level*

RETAIL SPACE



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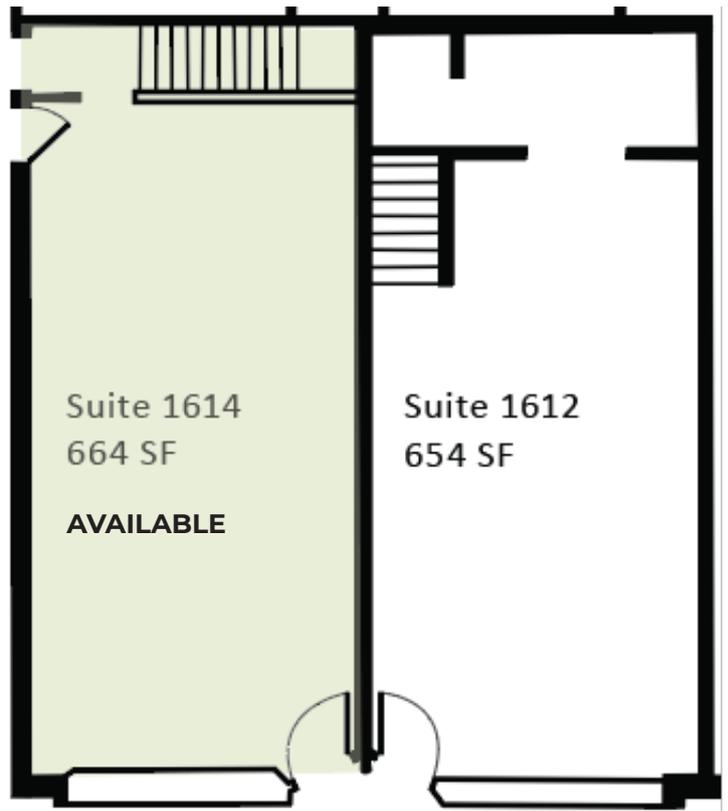
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**SUITE 1614 (664 SF)**  
**FLOOR PLAN**

1600-1616 West Lake Street  
Minneapolis, MN 55408

*Additional 600 SF of storage available in lower level*

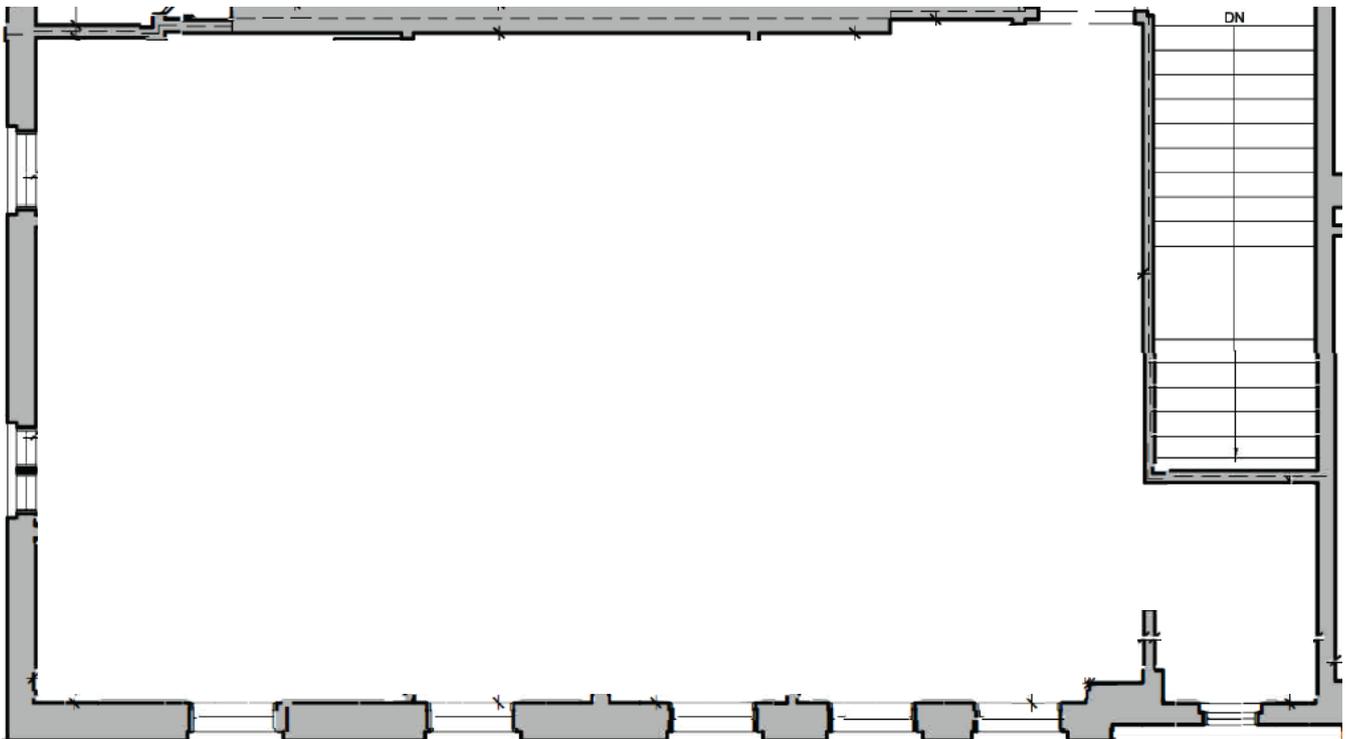
**RETAIL SPACE**



**SUITE 100 (1,149 SF)**  
**PHOTOS & FLOOR PLAN**

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OFFICE SPACE



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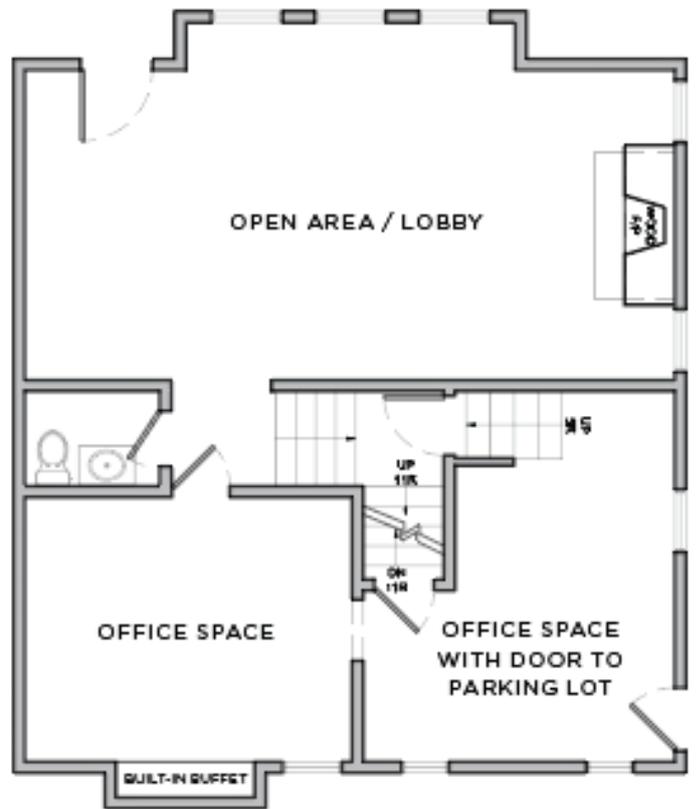
# SUITE 1612.5 (1,690 SF) PHOTOS & FLOOR PLAN

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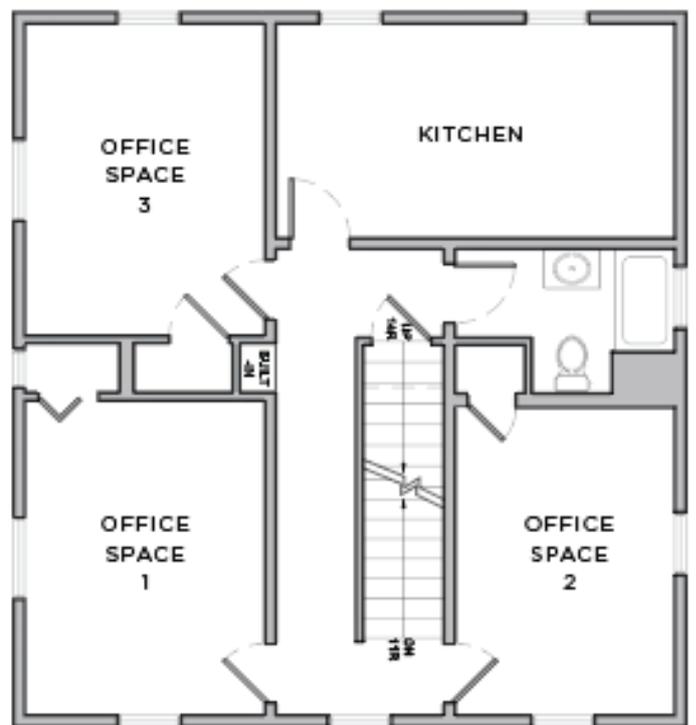
OFFICE OR RETAIL



1st Floor



2nd Floor



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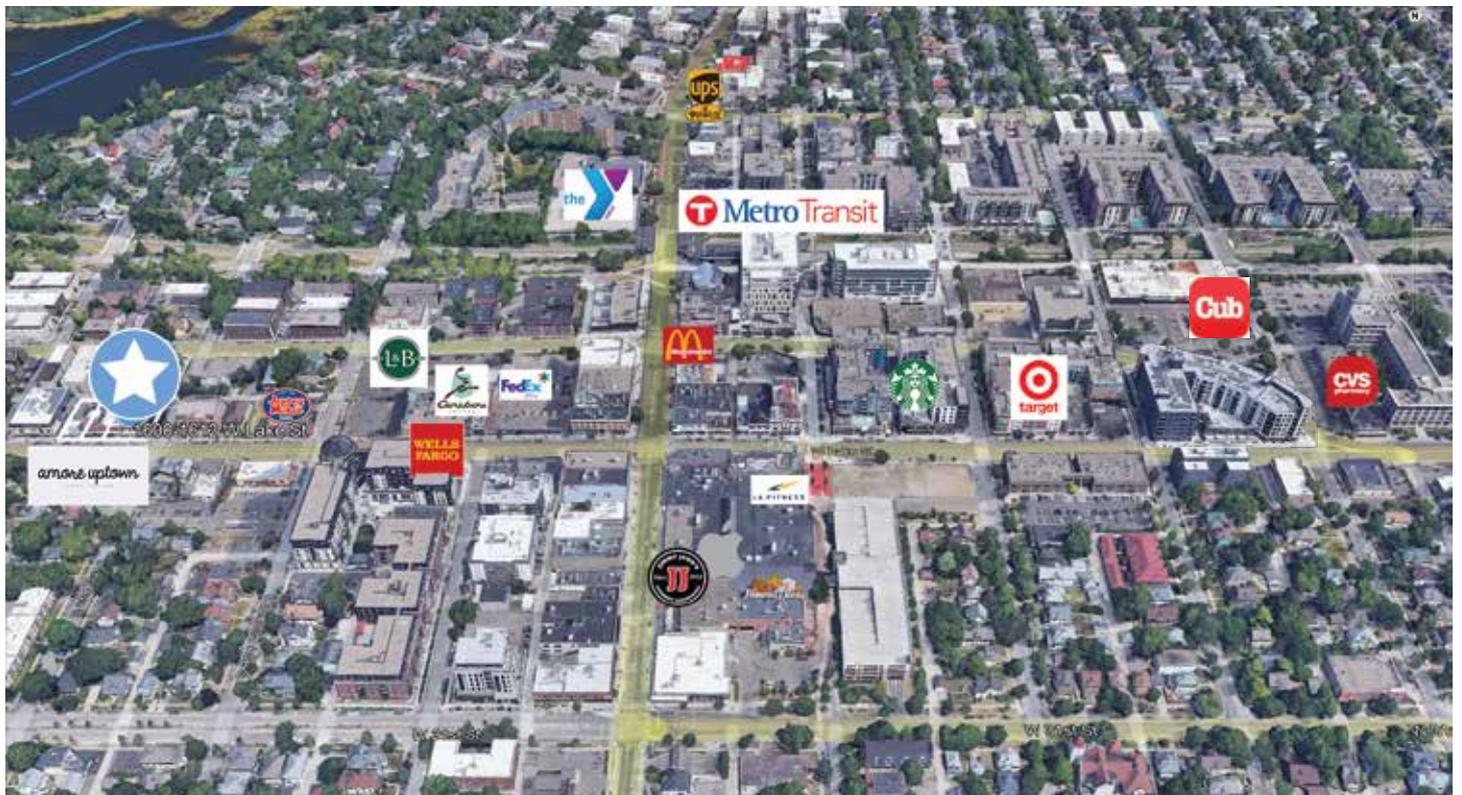
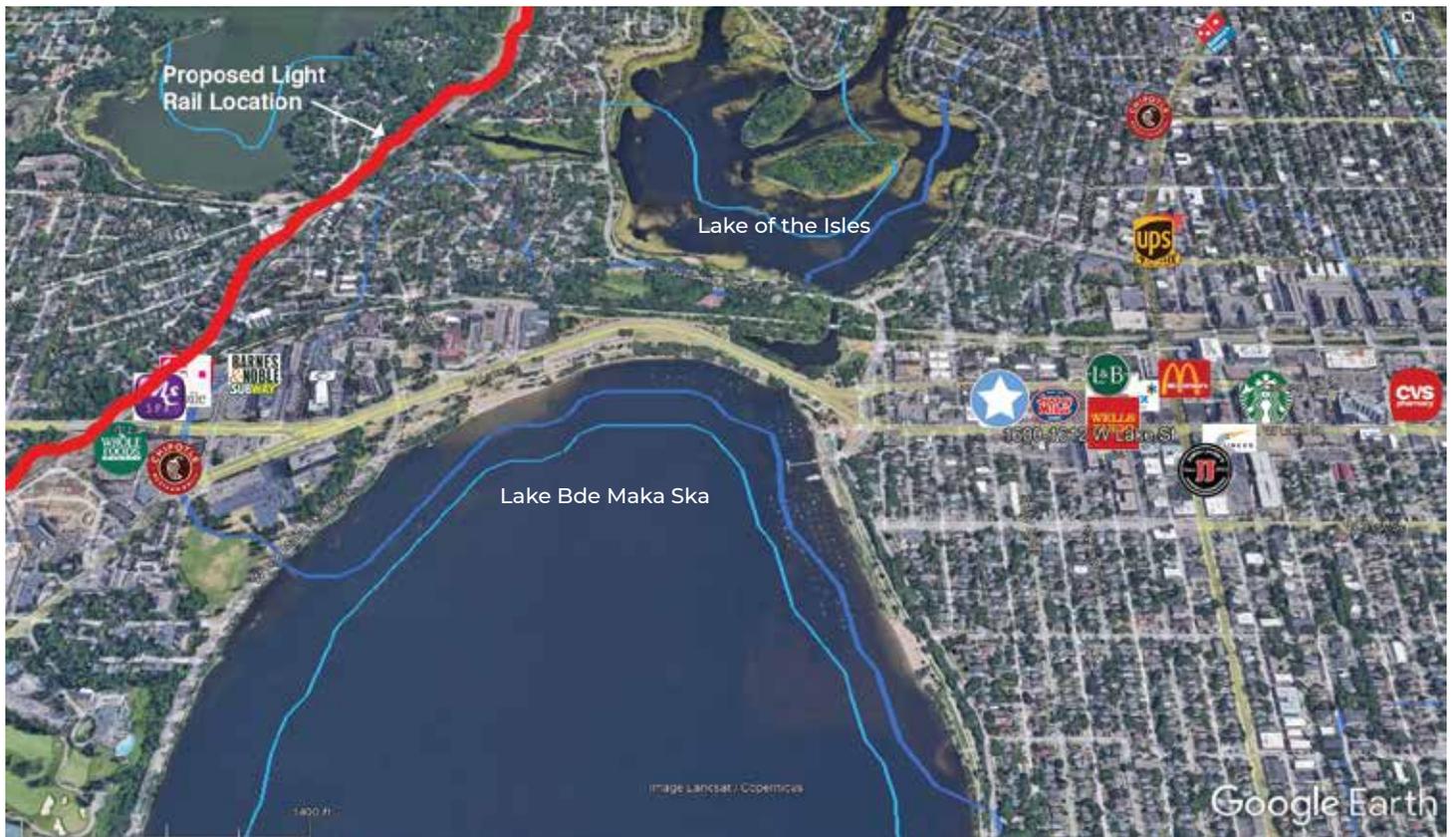
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# PROPERTY LOCATION

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Whether you are looking to buy, lease, sell or rent, our agents will work hard to find you what you need. Our team becomes your team when you choose to do business with us, because our business wouldn't work without you.

At Caspian, we strive to provide the best service possible, and our group of talented brokers are enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business. Through consistent communication and updates, we ensure that our clients are always aware of what is going on and are in front of the transaction.

**There is no other location around the Twin Cities metro area quite like Uptown, and perhaps no other area with the same amount of opportunity for business owners who are seeking to pivot and find outstanding opportunities.**

**This stucco building with Spanish red tile roofing; is a mixed use development with boutique street front retail and restaurants, charming upper unit offices and recently renovated apartments. Offering flexible leases and terms, including NNN or Gross leases. The center also provides dedicated parking, optional basement storage space and bicycle racks & building signage opportunities.**

**This property is located within walking distance to our City's most prized tourist destination, the Chain of Lakes Bde Maka Ska, Lake Harriet, and Lake of the Isles are located west of the building. The Chain of Lakes provide pedestrian walking trails, dog parks, cleared ice skating rinks, boat docks, soccer and volleyball courts, beaches and countless other amenities. Within walking distance to the building is Byerlys & Lunds and an array of vibrant restaurants, retailers, office tenants and a dense population of residents.**

**Maintenance and security are increasing at all neighborhood parks, thanks to additional annual funding from the 20-Year Neighborhood Park Plan (NPP20). This initiative funds ongoing rehabilitation and major projects to restore neighborhood parks while helping address racial and economic equity.**

#### **CONFIDENTIALITY & DISCLAIMER STATEMENT**

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 1600-1616 West Lake Street, Minneapolis, MN. It has been prepared by Caspian Group. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective tenant may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective tenant of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of the Owner and Caspian Group. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

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