



FOR LEASE

Commerce at the Crossings
Skyway Connected Retail/Office
1,400 SF
Minneapolis, MN 55401



HIGHLIGHTS

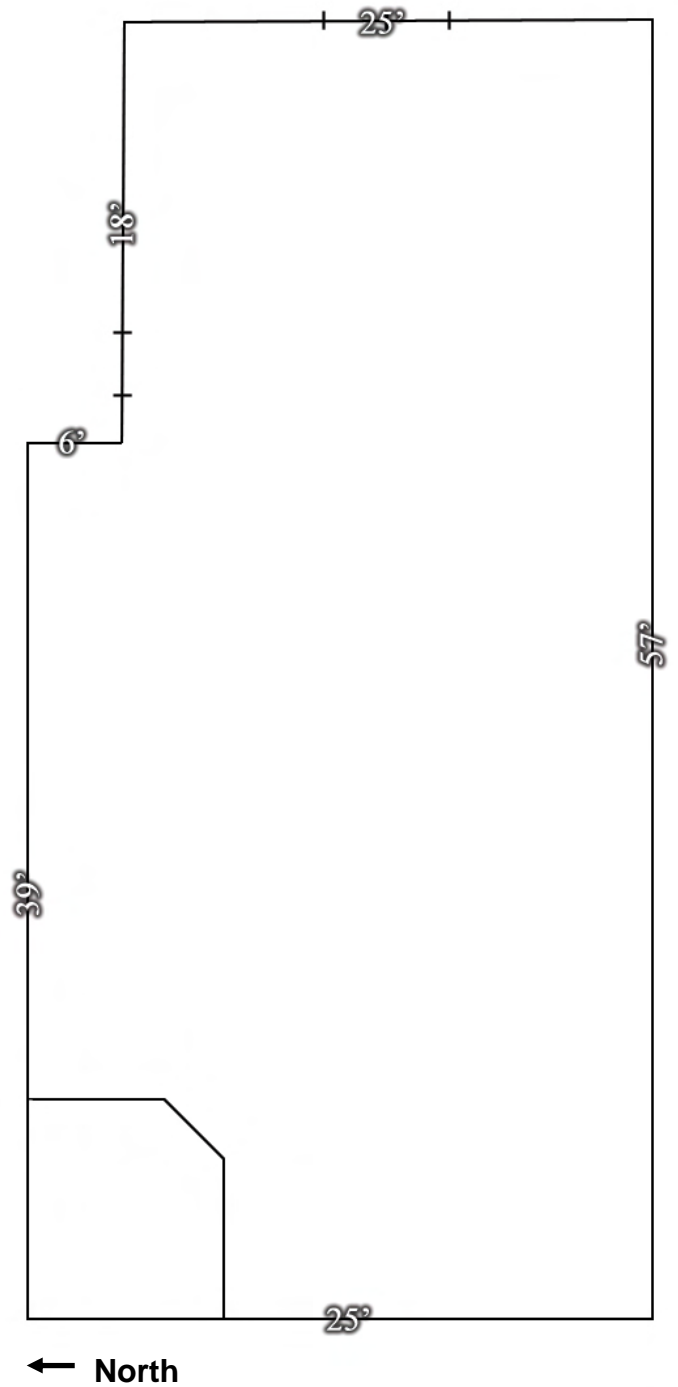
- Intersection: Second Avenue South and Washington Avenue
- Available SF: 1,400 SF
- Operating Expenses: \$4.59
- Taxes: \$2.89
- Total Tax OE/CAM: \$7.48
- Tax Year: 2007
- Rate..... \$10.00 - \$14.00 NET
- New developments:..... Midland hotel renovations close by, ING. Buildings under Hines ownership

Building Tenants: Snap Fitness, Dagwood’s sandwich shop, Skyway Dental, Fraser-Morris Electric, Skyway Wok, Sammy’s Pizza, Bean Counter Coffee Co., Schilling Travel, Popcorn Box, Professional offices (attorneys, real estate)

Surrounding Area: Located two blocks from Light Rail Transit, easy access to Washington Avenue, direct skyway traffic from neighboring buildings (Wells Fargo Data Center, 100 Washington Square, ING Reliastar III and 330 2nd Ave South). The Crossings is 1 of 3 owner-occupied residential buildings located directly on the downtown Minneapolis Skyway system.

MORE POWER ON YOUR SIDE.

For more information, contact:
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Greg McDonald, CCIM – 612-338-0444
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