

# Storefront Offices for Lease

4403 & 4407 EAST LAKE STREET, MINNEAPOLIS, MN 55406



## Retail Space Highlights

- Amazing mid-century architecture
- Smaller unit is currently broken into multiple units and plumbed for sinks in each. Perfect for artists, dentist, clinic, or could easily be repurposed.
- New, attentive owner lives nearby
- Possible ADA ramps to entries
- Units each have private baths and kitchens
- Located on up and coming commercial corridor

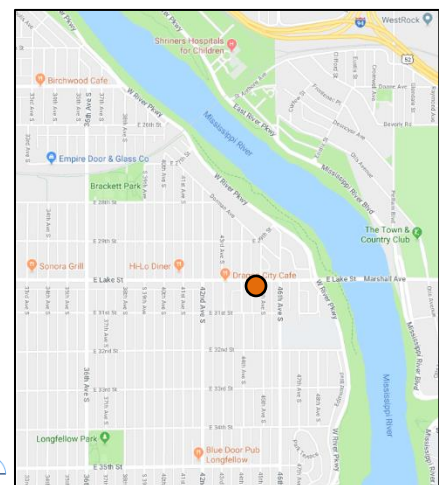
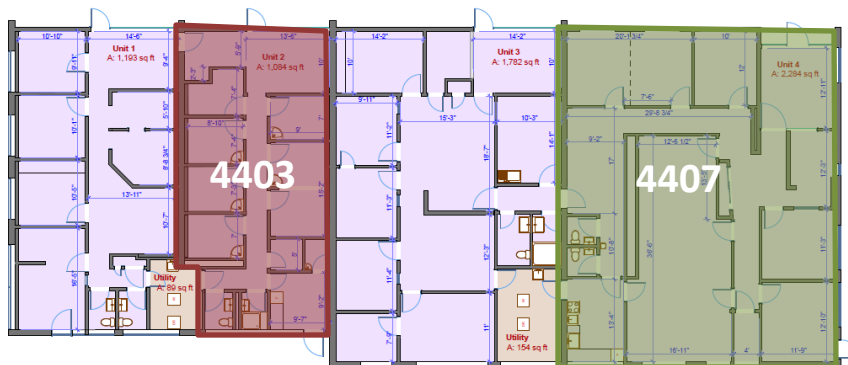
## UNIT INFORMATION

- 4403 is 1084 sf
- 4407 is 2264 sf
- Dedicated storefront
- \$14 Net Rent
- \$5.25 CAM + Taxes

## NEIGHBORHOOD

Longfellow Neighborhood  
13,000 daily vehicle volume  
Popular dining destination  
Strong business association  
Annual events such as Record Store Day, LCC Resource Fair

**Nearby Businesses:** Longfellow Grill, Dunn Brothers, Dairy Queen, Minneapolis and Saint Paul Chiropractic, River Lake Clinic, Hi-Lo Diner, blocks from Mississippi River and St Paul's Union Park



## CONTACT

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