

Freshly renovated, offering creative office/flex spaces  
at the gateway of South Minneapolis adjacent to I-94 & I-35W.  
Offers free onsite parking and proximity to bus service.

[www.thewatkinsmpls.com](http://www.thewatkinsmpls.com)

# THE WATKINS BLDG.

For information regarding leasing or renovations at  
Watkins, please contact:

**Charlie Nestor 612-623-2475**  
CharlieN@hillcrestdevelopment.com

**Emily Claridge 612-623-2485**  
EmilyC@hillcrestdevelopment.com

**Joe Klein 612-623-2470**  
JoeK@hillcrestdevelopment.com



**The Watkins Building**

1936 Lyndale Ave S  
Minneapolis, MN 55403

**1936 Lyndale Ave. S - The Watkins Bldg. - First Floor**

Freshly renovated, offering creative office/flex spaces  
at the gateway of South Minneapolis adjacent to I-94 & I-35W.  
Offers free onsite parking and proximity to bus service.

[www.thewatkinsmpls.com](http://www.thewatkinsmpls.com)

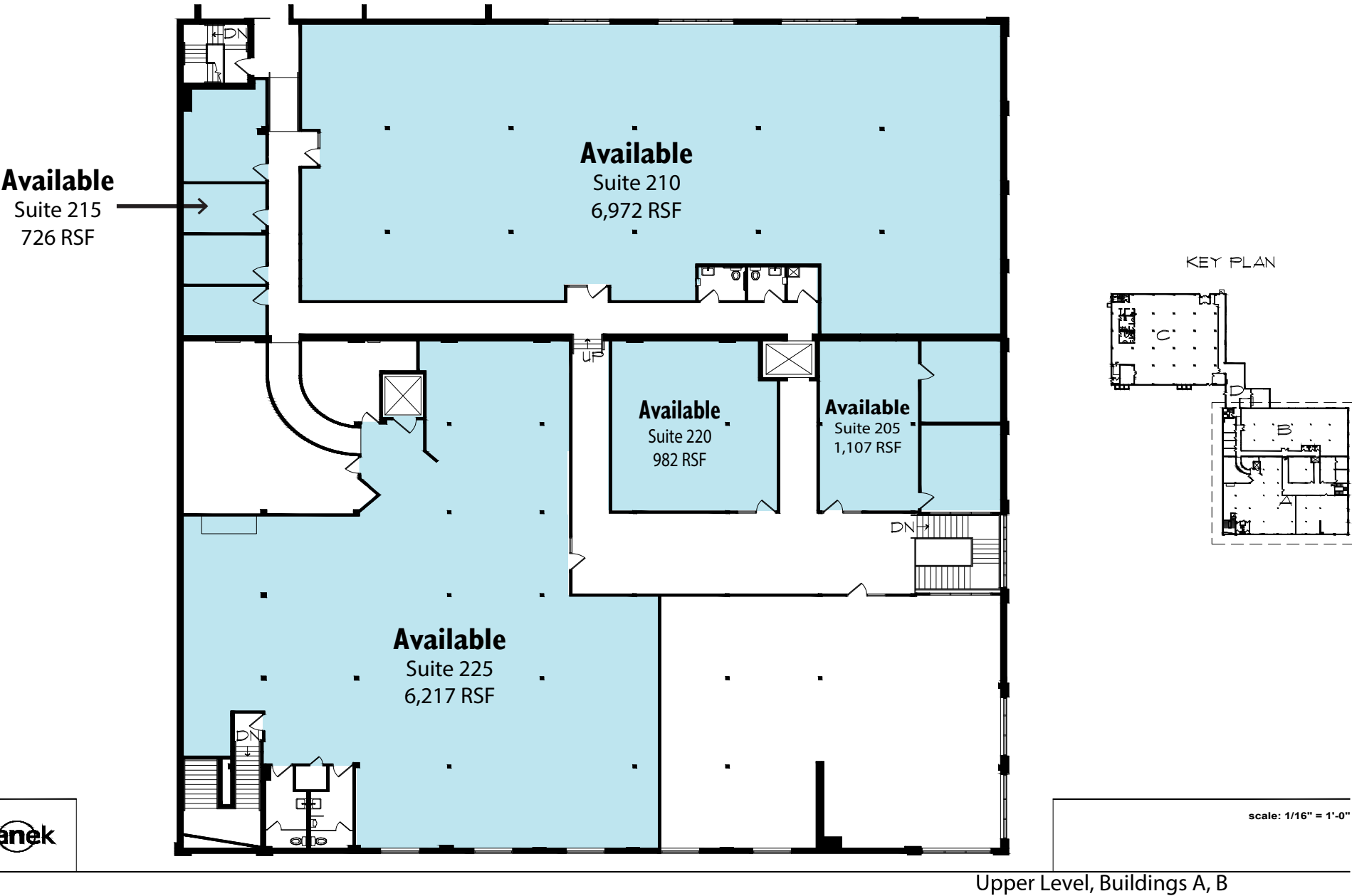
# THE WATKINS BLDG.

For information regarding leasing or renovations at  
Watkins, please contact:

**Charlie Nestor 612-623-2475**  
[CharlieN@hillcrestdevelopment.com](mailto:CharlieN@hillcrestdevelopment.com)

**Emily Claridge 612-623-2485**  
[EmilyC@hillcrestdevelopment.com](mailto:EmilyC@hillcrestdevelopment.com)

**Joe Klein 612-623-2470**  
[JoeK@hillcrestdevelopment.com](mailto:JoeK@hillcrestdevelopment.com)



The Watkins Building  
1936 Lyndale Ave S  
Minneapolis, MN 55403  
**tanek**

1936 Lyndale Ave. S - The Watkins Bldg. - Second Floor

Freshly renovated, offering creative office/flex spaces  
at the gateway of South Minneapolis adjacent to I-94 & I-35W.  
Offers free onsite parking and proximity to bus service.

[www.thewatkinsmpls.com](http://www.thewatkinsmpls.com)

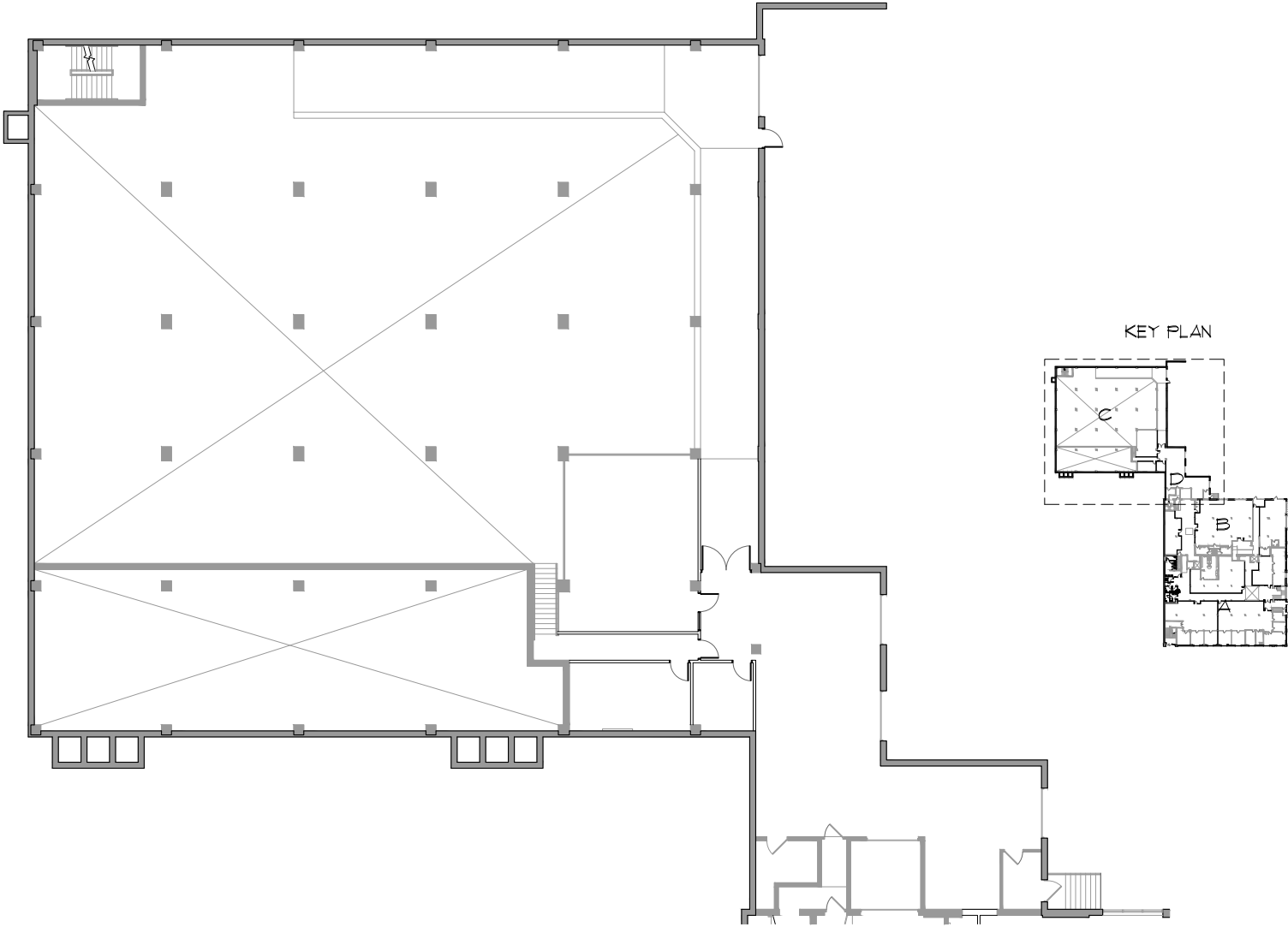
# THE WATKINS BLDG.

For information regarding leasing or renovations at  
Watkins, please contact:

**Charlie Nestor 612-623-2475**  
CharlieN@hillcrestdevelopment.com

**Emily Claridge 612-623-2485**  
EmilyC@hillcrestdevelopment.com

**Joe Klein 612-623-2470**  
JoeK@hillcrestdevelopment.com



Main Level, Buildings C, D

**1936 Lyndale Ave. S - The Watkins Bldg. - First Floor**

Freshly renovated, offering creative office/flex spaces  
at the gateway of South Minneapolis adjacent to I-94 & I-35W.  
Offers free onsite parking and proximity to bus service.

[www.thewatkinsmpls.com](http://www.thewatkinsmpls.com)

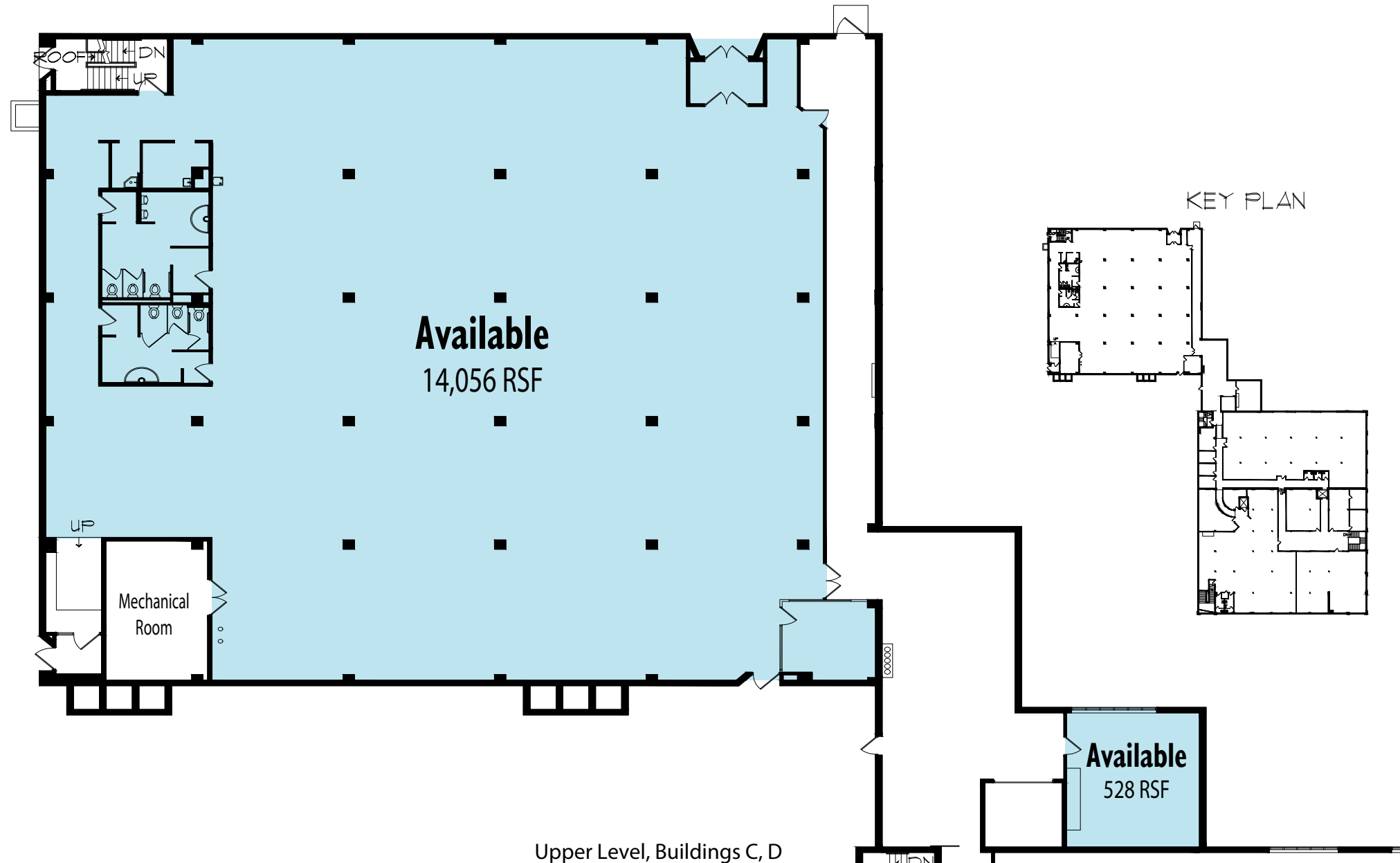
# THE WATKINS BLDG.

For information regarding leasing or renovations at  
Watkins, please contact:

**Charlie Nestor 612-623-2475**  
CharlieN@hillcrestdevelopment.com

**Emily Claridge 612-623-2485**  
EmilyC@hillcrestdevelopment.com

**Joe Klein 612-623-2470**  
JoeK@hillcrestdevelopment.com



**1936 Lyndale Ave. S - The Watkins Bldg. - Second Floor**

Freshly renovated, offering creative office/flex spaces  
at the gateway of South Minneapolis adjacent to I-94 & I-35W.  
Offers free onsite parking and proximity to bus service.

[www.thewatkinsmpls.com](http://www.thewatkinsmpls.com)

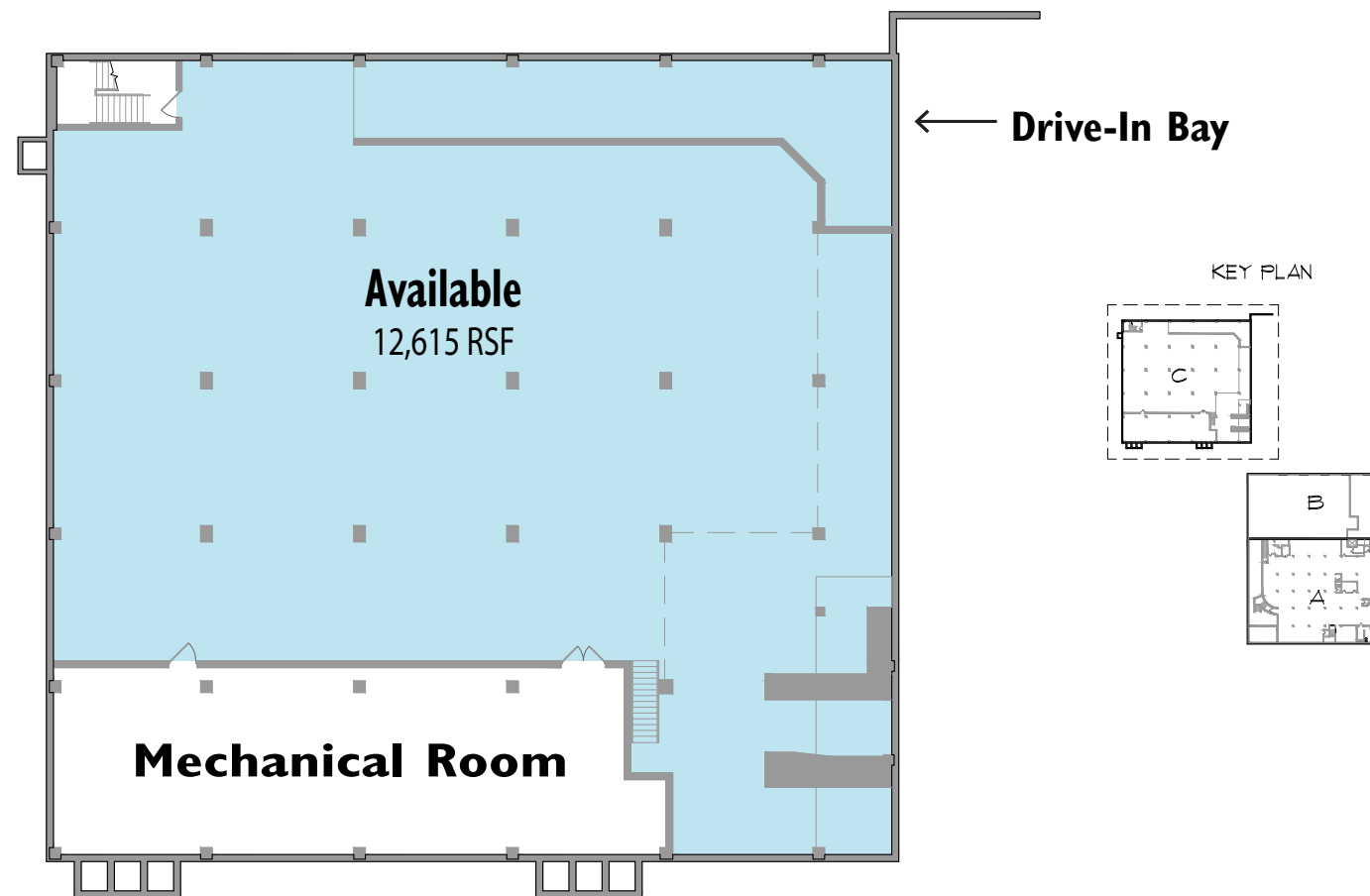
# THE WATKINS BLDG.

For information regarding leasing or renovations at  
Watkins, please contact:

**Charlie Nestor 612-623-2475**  
CharlieN@hillcrestdevelopment.com

**Emily Claridge 612-623-2485**  
EmilyC@hillcrestdevelopment.com

**Joe Klein 612-623-2470**  
JoeK@hillcrestdevelopment.com



Lower Level, Building C

**1936 Lyndale Ave. S - The Watkins Bldg. - Drive-In Bay**