

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)

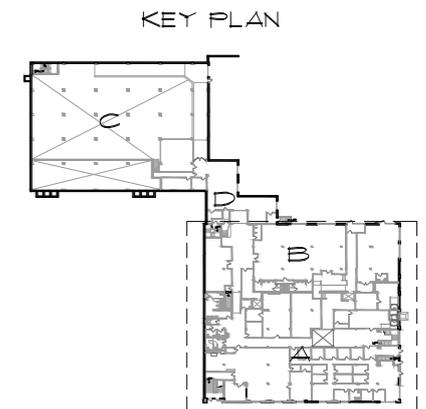
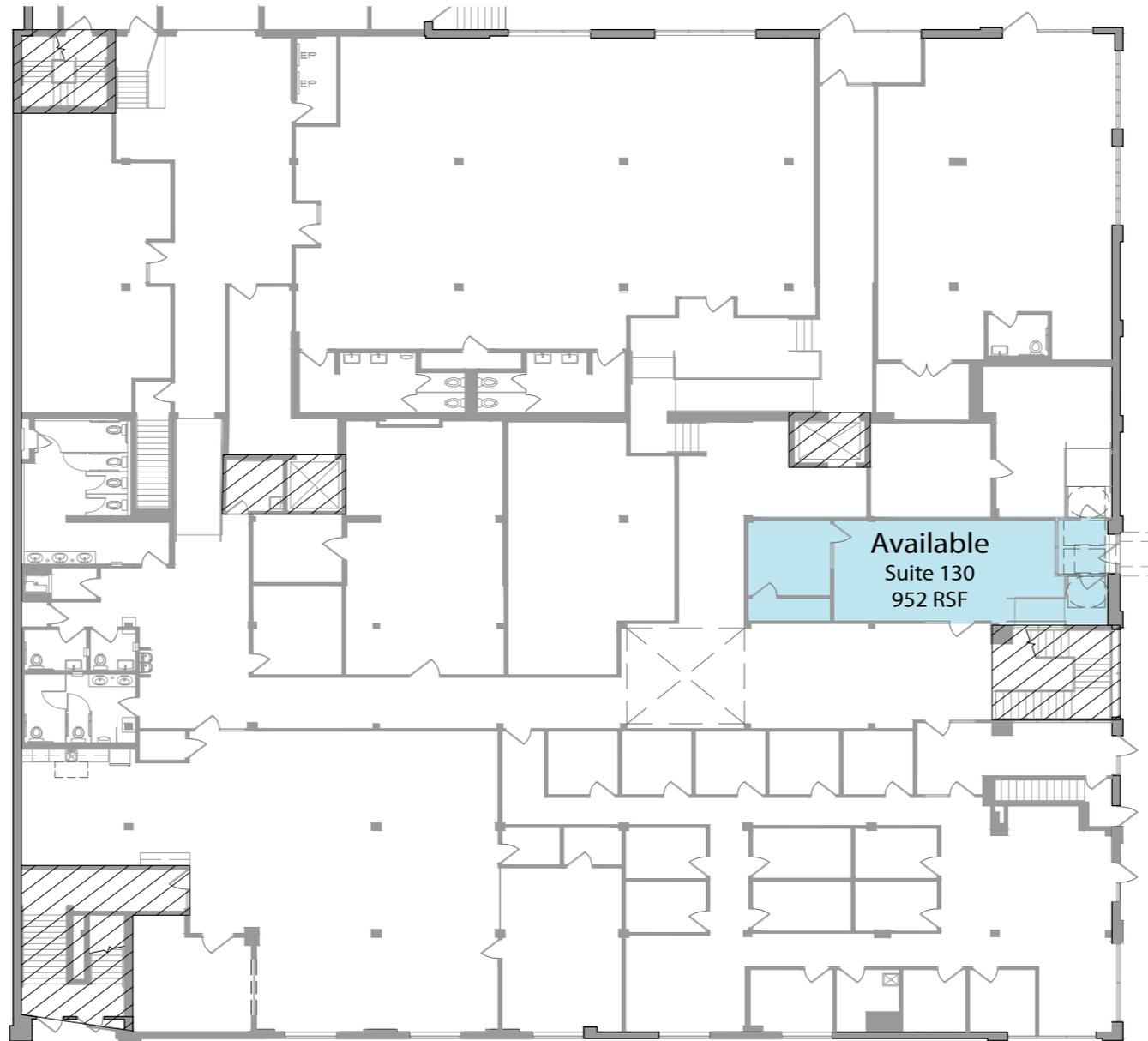
# THE WATKINS BLDG.

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

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scale: 1/16" = 1'-0"

Upper Level, Buildings A, B

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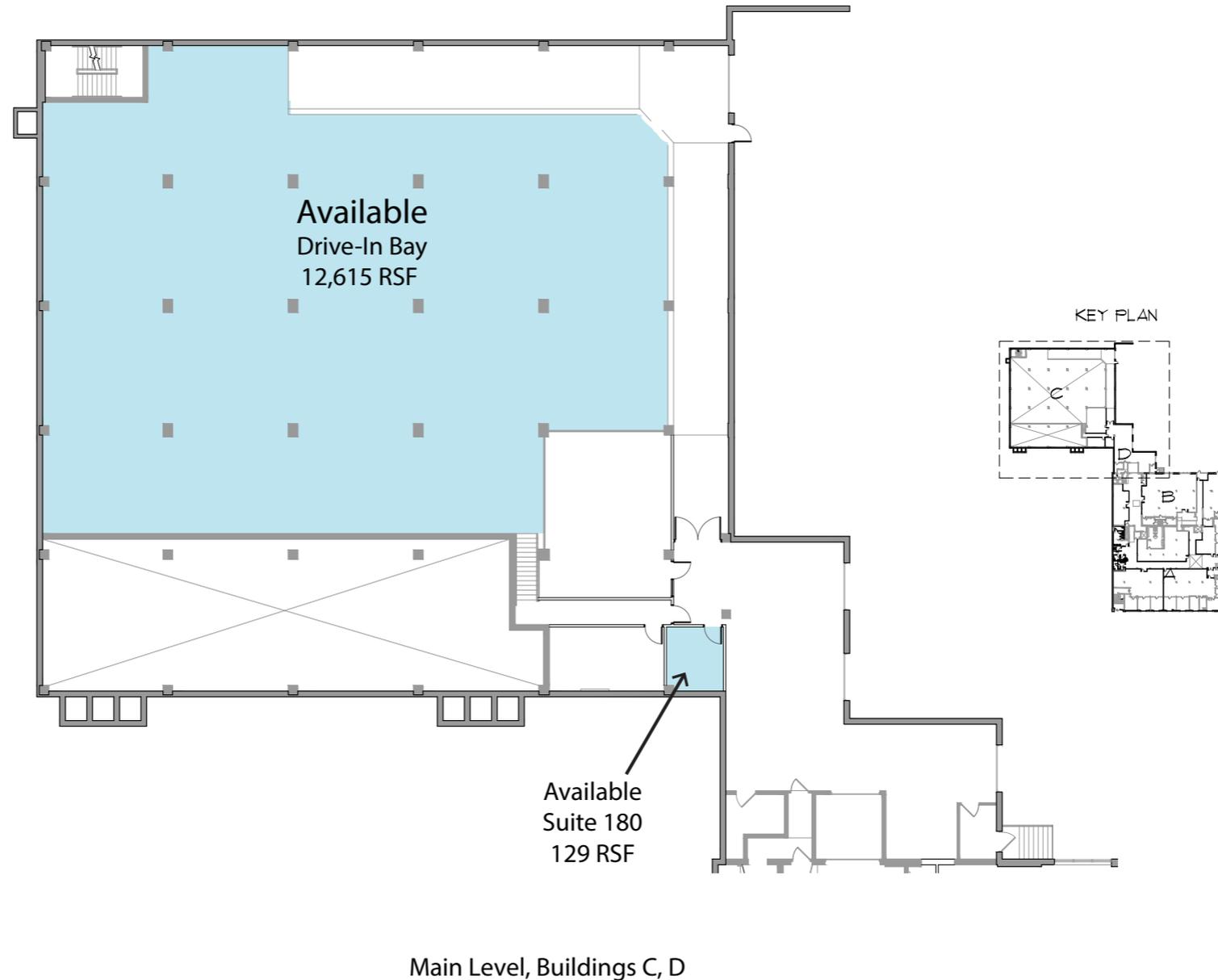
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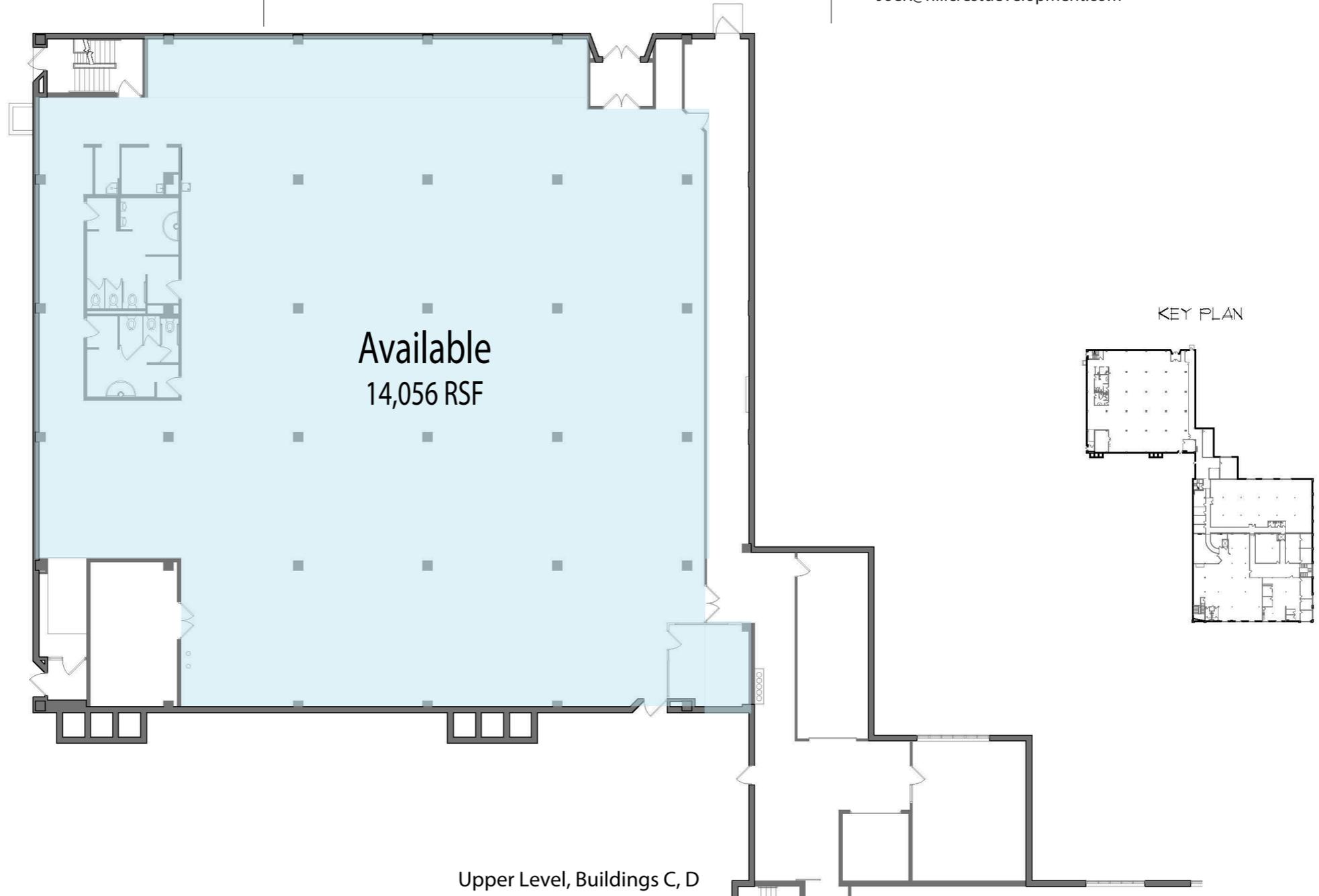
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