

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:

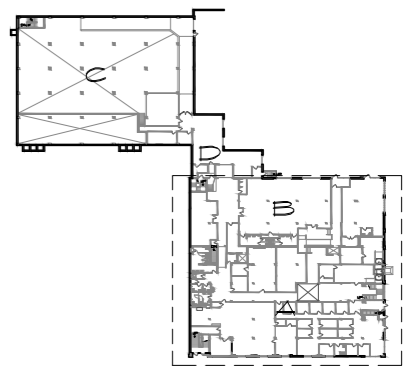
**Charlie Nestor 612-623-2475**  
CharlieN@hillcrestdevelopment.com

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

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



KEY PLAN



**The Watkins Building**

1936 Lyndale Ave S  
Minneapolis, MN 55403

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

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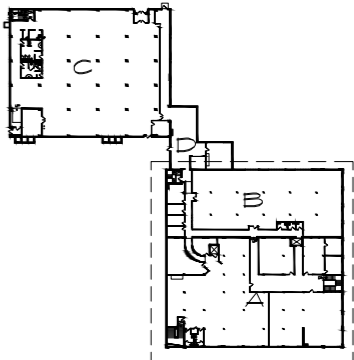
**Available**  
Suite 217  
Storage Unit  
185 RSF

**Available**  
Suite 225  
6,972 RSF

**Available**  
Suite 213  
982 RSF

**Available**  
Suite 220  
6,217 RSF

KEY PLAN



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

Upper Level, Buildings A, B

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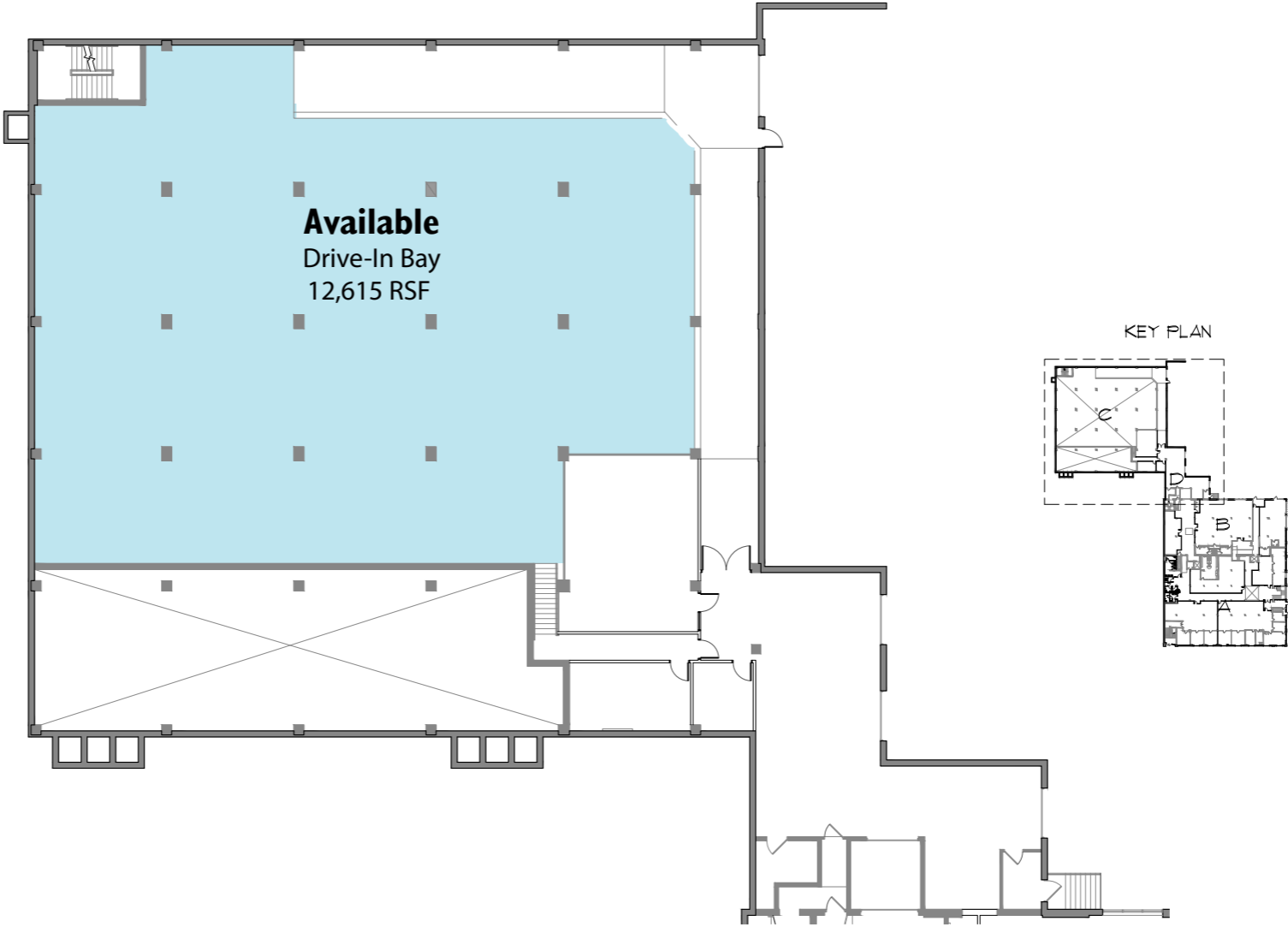
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Main Level, Buildings C, D

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