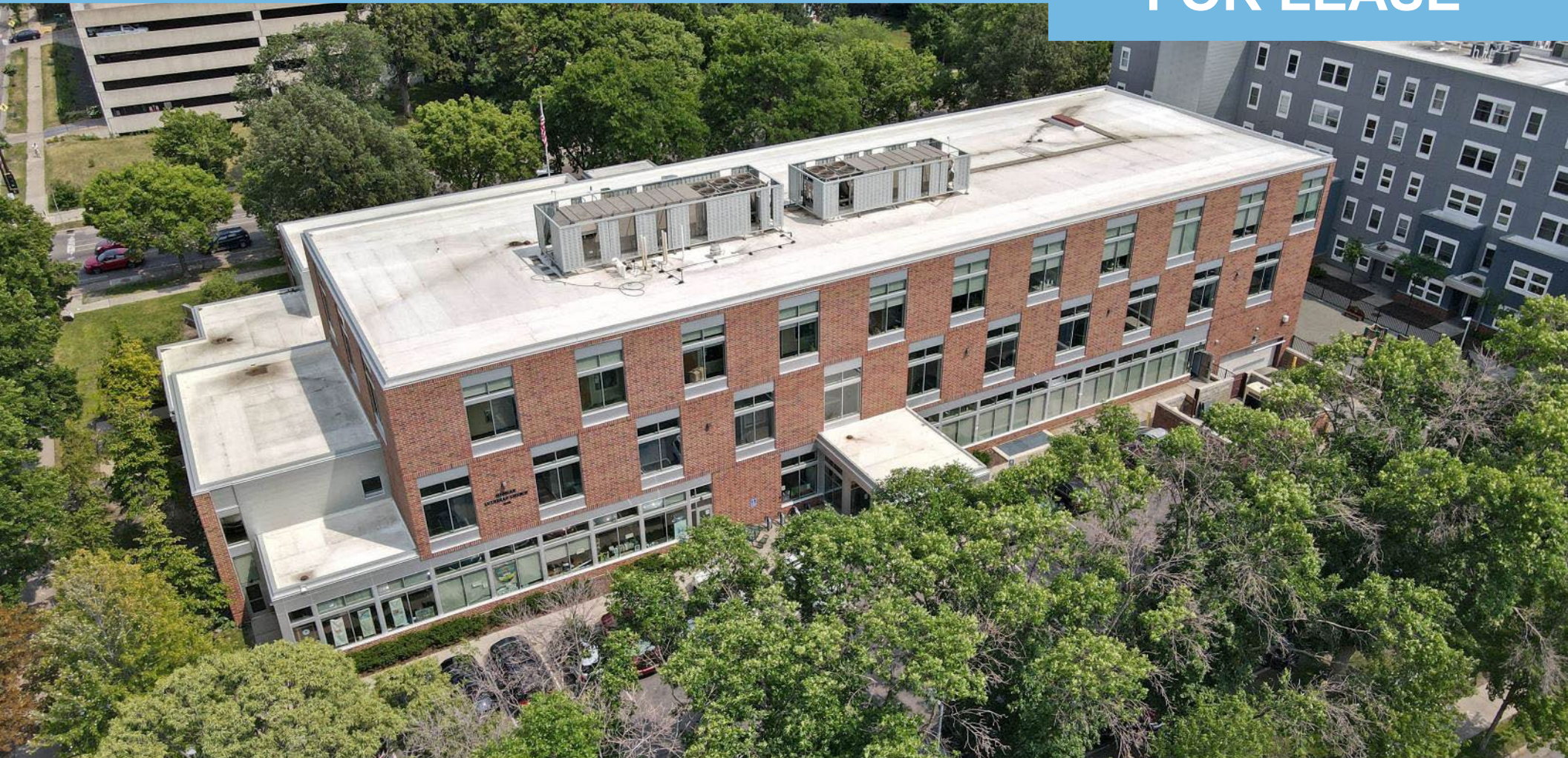


CENTER FOR CHANGING LIVES

2400 Park Avenue S • Minneapolis

OFFICE SPACE
FOR LEASE



AVAILABLE NOW!



Lutheran
Social Service
of Minnesota

A Lutheran Social Services Property

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REAL ESTATE ADVISORS

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- **EXCELLENT OPPORTUNITY** for non-profits & other professional services
- Up to **11,494 SF** available on the 2nd floor—divisible to **2,884 SF, 3,597 SF, & 5,013 SF** Units (see plan)
- **\$24.00-26.00/SF** Gross Rent
- Loads of **NATURAL LIGHT**
- **MOVE IN** ready
- Many existing **WORKSTATIONS** available
- **TENANT IMPROVEMENT** packages available to qualified tenants
- 1 underground **PARKING SPACE** included with lease (*others \$75/month based on availability*)
- **5 MINUTES** from downtown Minneapolis
- **EASY ACCESS** to 35W



CENTER FOR CHANGING LIVES MINNEAPOLIS

- **BUILT** in 2008
- Building-wide **AIR PURIFICATION** system
- Multiple **BUILDING CONFERENCE/MEETINGS** rooms available, including the large Centrum Room for 100 people
- Fully **SECURE BUILDING** with guard and keycard access for all tenants
- Surface **PARKING** + large parking lot across the street



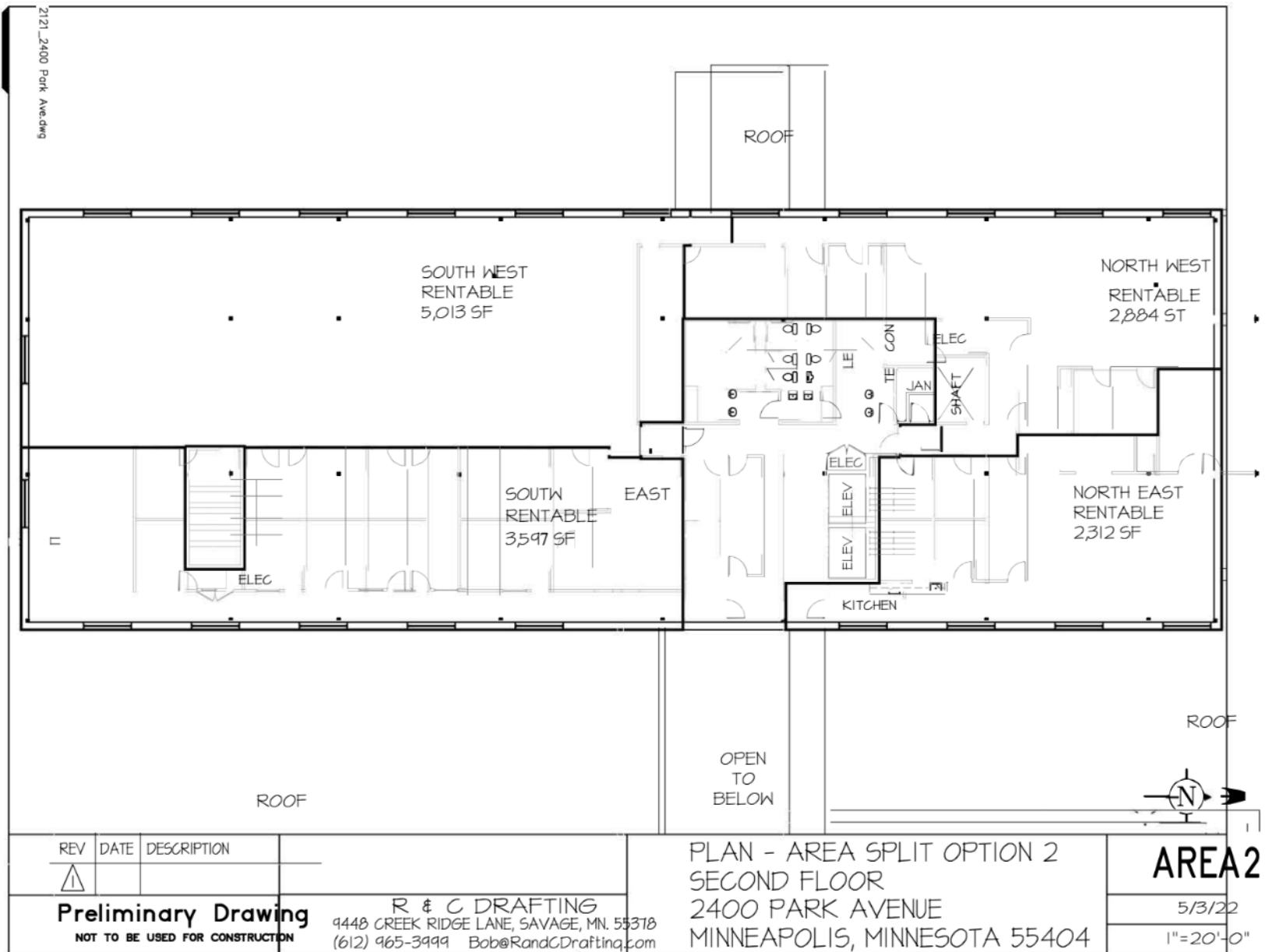
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Floor Plan



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BUILDING LOBBY



BUILDING CONFERENCE ROOM



ELEVATOR LOBBY

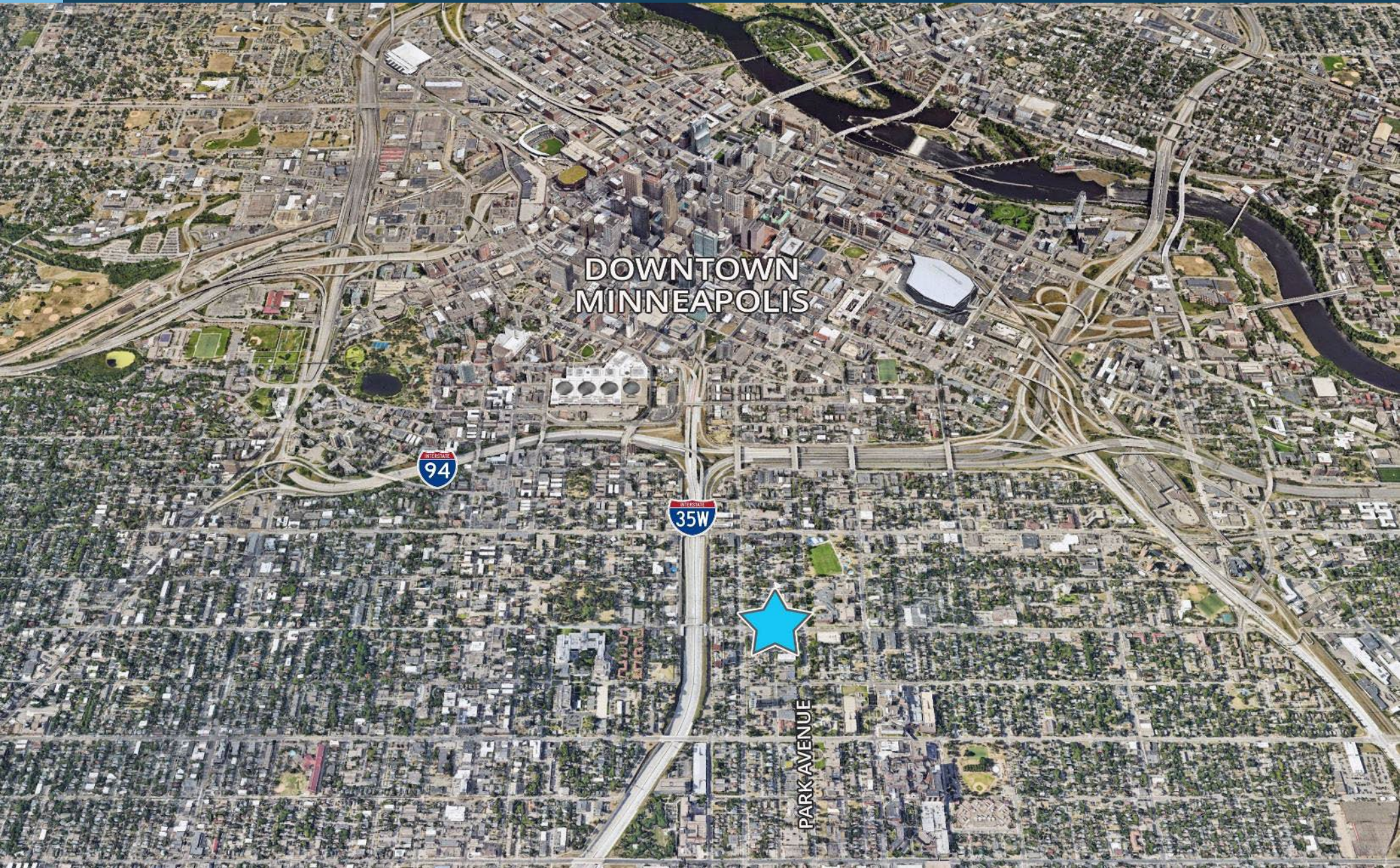


WORKSTATIONS AVAILABLE



CENTRUM ROOM

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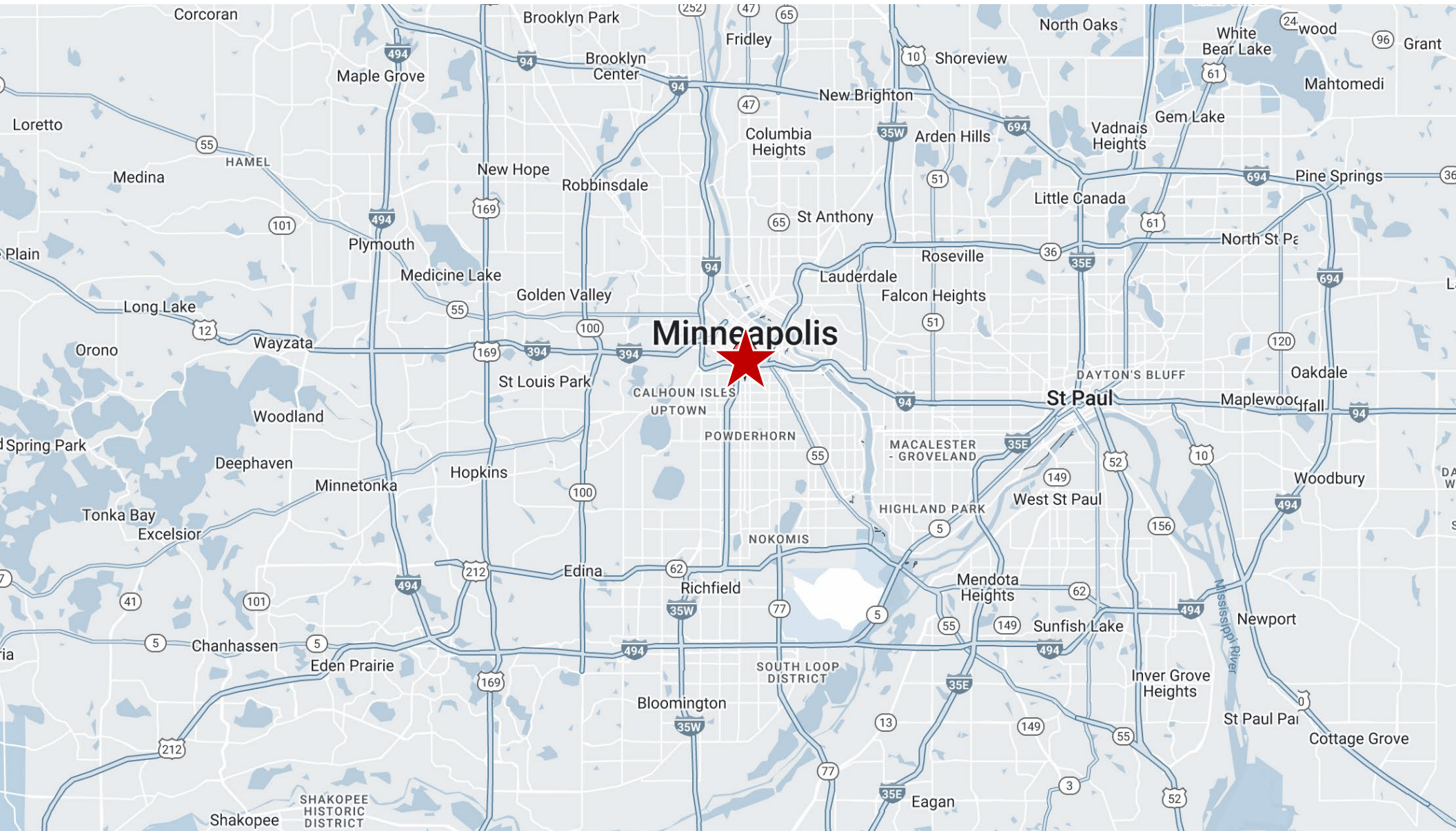


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