



118 E 26TH STREET

Minneapolis, MN 55404

Creative Office Space For Lease

Beautiful 1st floor creative office space on the corner of 26th Street and Stevens Avenue in the Whittier neighborhood. Walk to Eat Street, The Minneapolis Institute of Art, or MCAD. The former gallery space has been completely updated and features 12-foot ceilings, tons of natural light, tall windows, beautiful floors, and light fixtures.



Highlights and Features:

- Updated and charming office building
- Walking distance to restaurants and retail
- Conveniently located in proximity to uptown and downtown
- Recently renovated
- Tall windows face East and South
- 12' ceilings

Demographics and Traffic Counts:

- Average Household Population: 1 mile - 31,242, 3 miles - 168,422 and 5 miles - 324,373
- Average Household Income: 1 mile - \$39,657, 3 miles - \$57,083 and 5 miles - \$66,039
- 26th Street East - 9,400 vpd, 1st Avenue S - 6,400 pvd and Stevens Avenue - 1,600 vpd

Space Available:

- Suite 100: 1,672 sf
- Lease Rate: \$2,800 per month Gross

Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

SABINE SHEA

612.203.5946

sabine@christiansonandco.com

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

www.SpaceAvailableMN.com

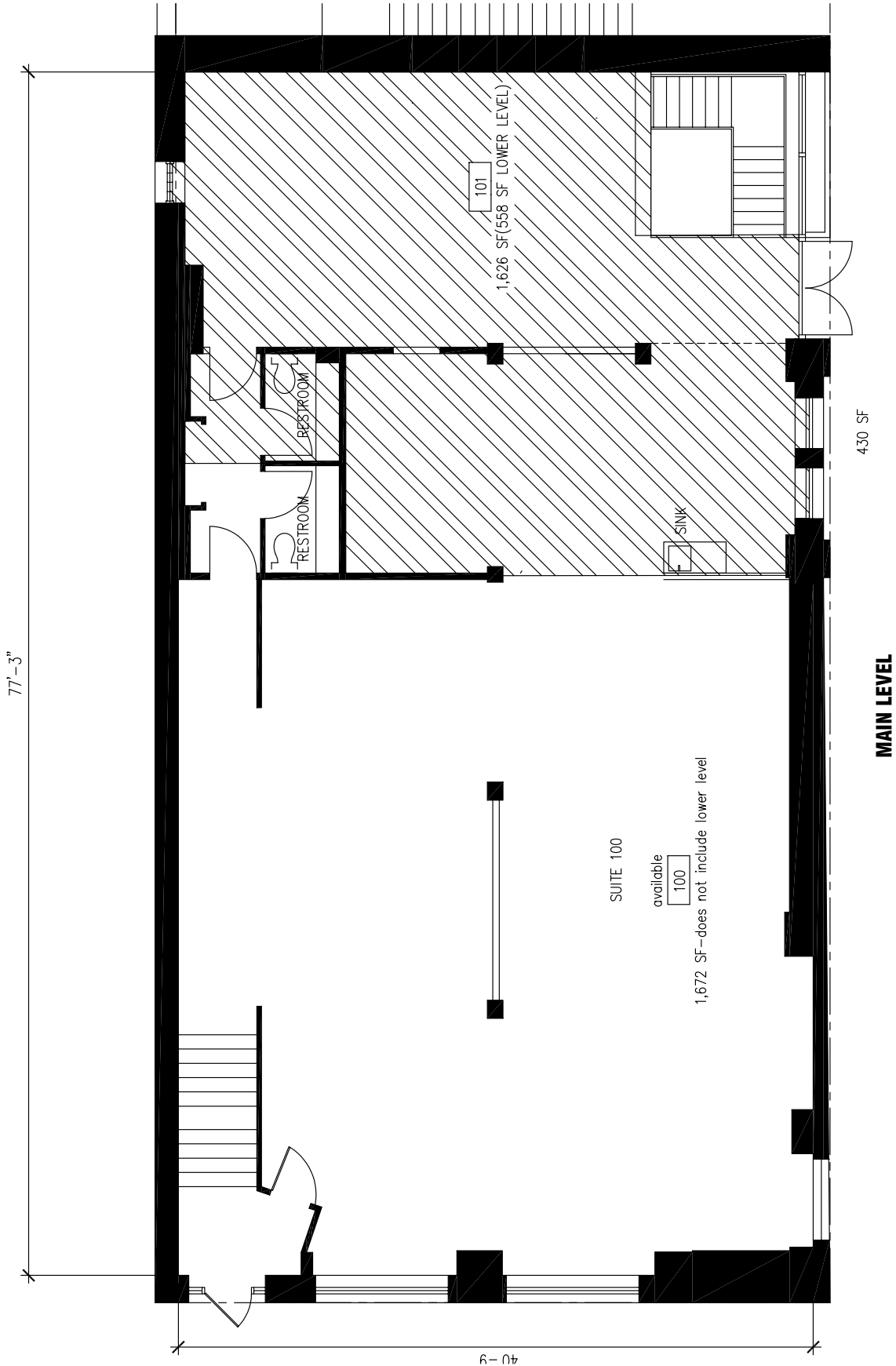
info@SpaceAvailableMN.com | 952.921.5844

Suite 100 Interior Photos



This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

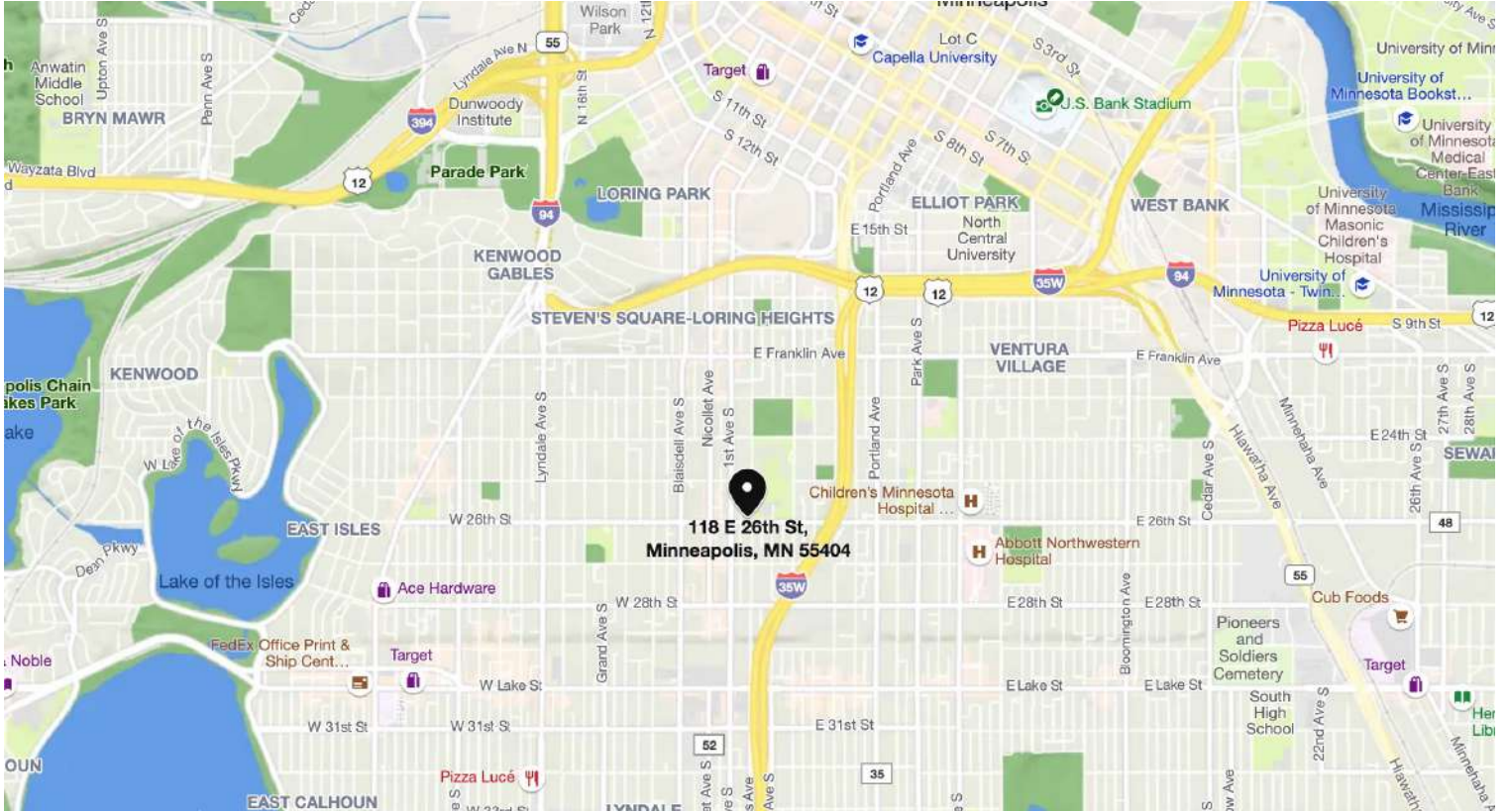
Space Plan – Suite 100



118 EAST 26TH STREET
SAP 1 INVESTMENTS, LLC

14 SEPTEMBER 2021

Map



Aerial



This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.