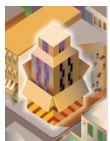




12 N 12<sup>th</sup> Street | Minneapolis



3,361 SF  
Office Space For Lease



Christianson & Company  
COMMERCIAL REAL ESTATE SERVICES  
[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)

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# OFFICE SPACE FOR LEASE ON THE CORNER OF 12<sup>TH</sup> ST N AND HENNEPIN AVENUE!

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## HIGHLIGHTS AND FEATURES:

- 8 offices, open office/5 workstations, reception area, conference room, breakroom, kitchenette, storage and large windows
- The suite is in the commercial office portion of Hennepin Crossing, part of Laurel Village and features a dedicated office entrance.
- The building is about to undergo a major renovation of its common areas including a large amenity area featuring a fitness center, rooftop terrace, and party room.
- Easy access to I-394, I-94 and I-35.

## SPACE AVAILABLE:

- Suite 480: 3,361 SF
- Net Rate: \$12.50 psf
- 2025 CAM: \$8.75 psf and Tax: \$1.62 psf

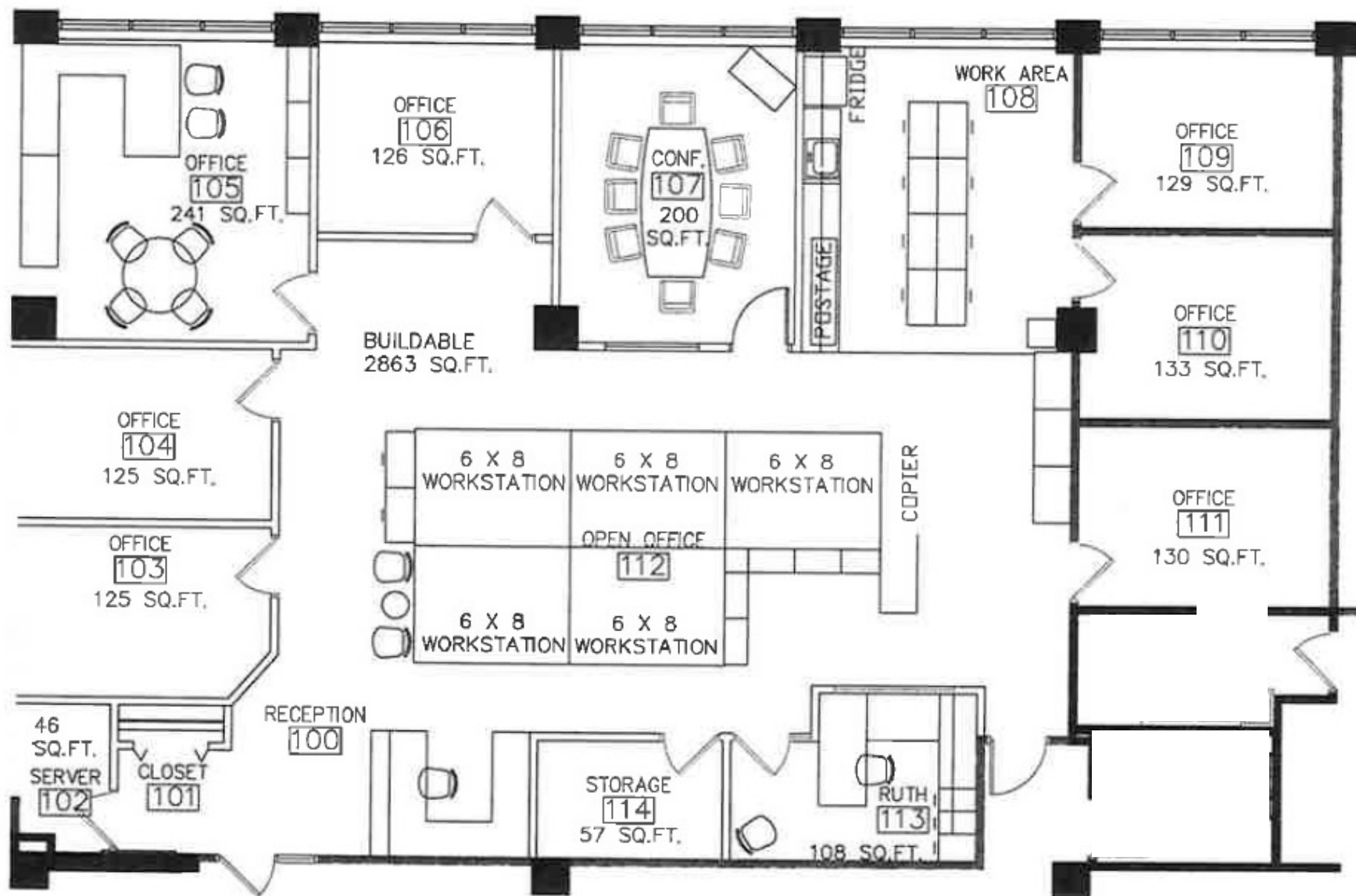
## DEMOGRAPHICS AND TRAFFIC COUNTS:

- Average Population: 1 mile - 15,453, 3 miles - 150,107 and 5 miles - 315,996
- Average Household Income: 1 mile - \$54,158, 3 miles - \$52,828 and 5 miles - \$57,432
- Hennepin Avenue - 15,000 vpd, N 12th St - 9,900 vpd, and N 13th St - 9,400 vpd
- Walk Score: 96 | Transit Score: 82 | Bike Score: 91



# SPACE PLAN

SUITE: 480 | 3,361 SF





# AERIAL

