



12 N 12th Street | Minneapolis

3,361 SF
Office Space For Lease



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



OFFICE SPACE FOR LEASE ON THE CORNER OF 12TH ST N AND HENNEPIN AVENUE!

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
- 2024 CAM: \$8.41 psf and Tax: \$1.68 psf

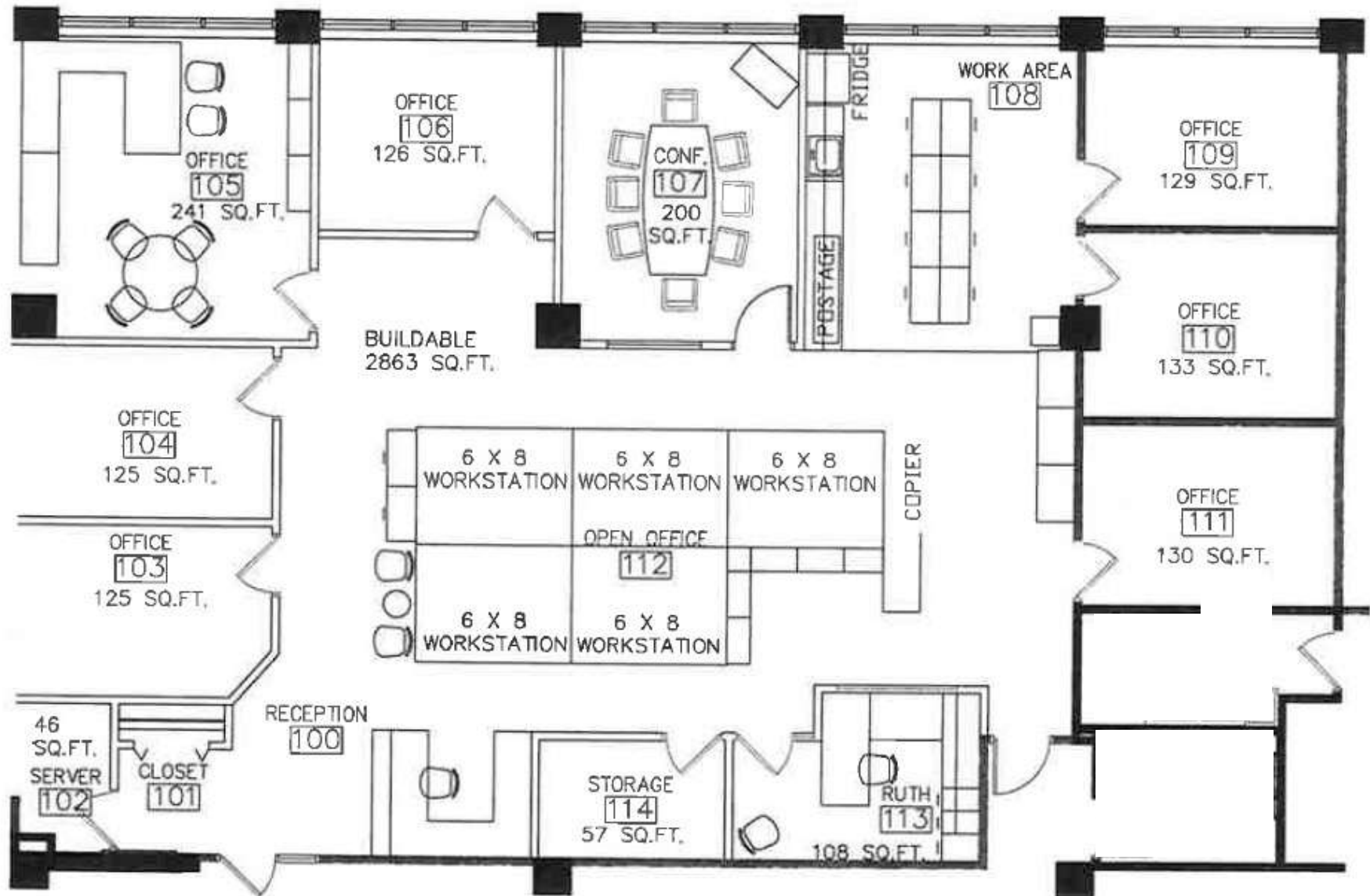
DEMOGRAPHICS AND TRAFFIC COUNTS:

- 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

