



1246 Hennepin Ave, Minneapolis



804 SF Office
Space For Lease



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

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OFFICE SPACE BEHIND LAUREL VILLAGE!

SPACE AVAILABLE:

- Suite 1246: 804 sf + basement
- 2025 CAM/Tax: \$13.00 psf
- Lease Rate: \$12.00 psf Net

HIGHLIGHTS AND FEATURES:

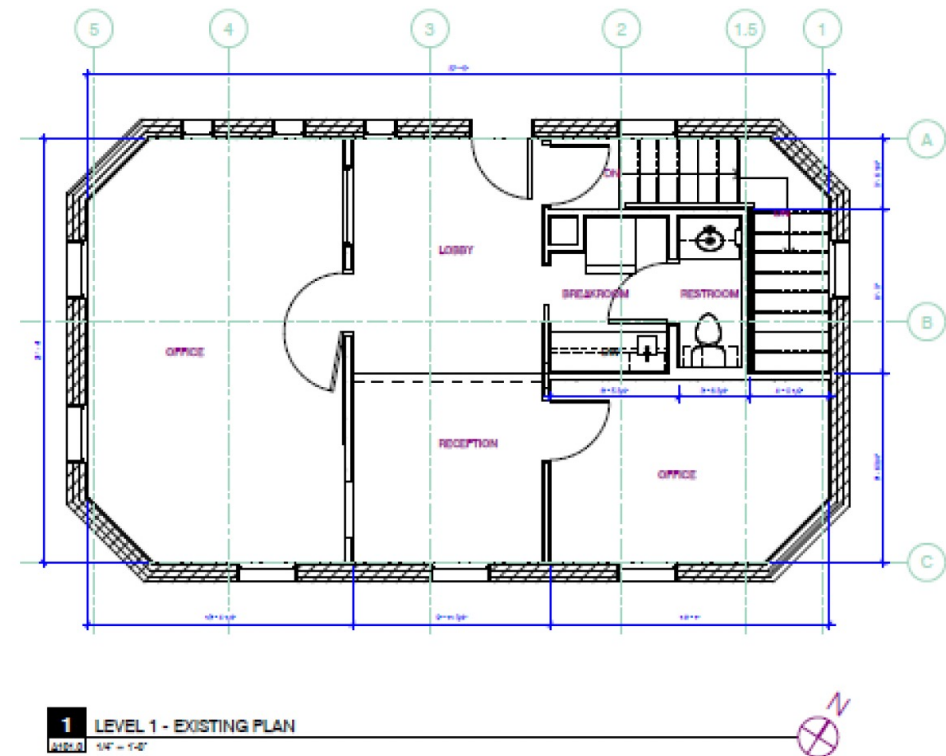
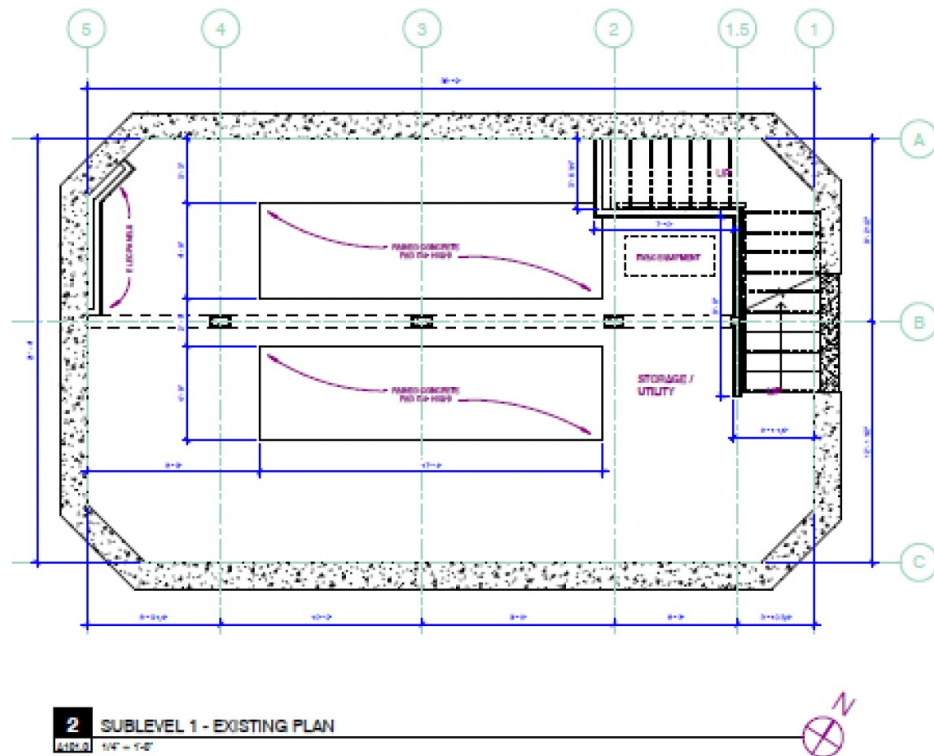
- Join co-tenants VIP Hair & Nail Salon, Subway, and New Horizon Academy
- Covered contract parking for employees available
- Free customer parking available in the front of the building
- Easy access to I-394, I-94 and I-35

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 PLANS



AERIAL

