



1601 HENNEPIN AVE

OFFICE SPACE FOR SALE OR LEASE

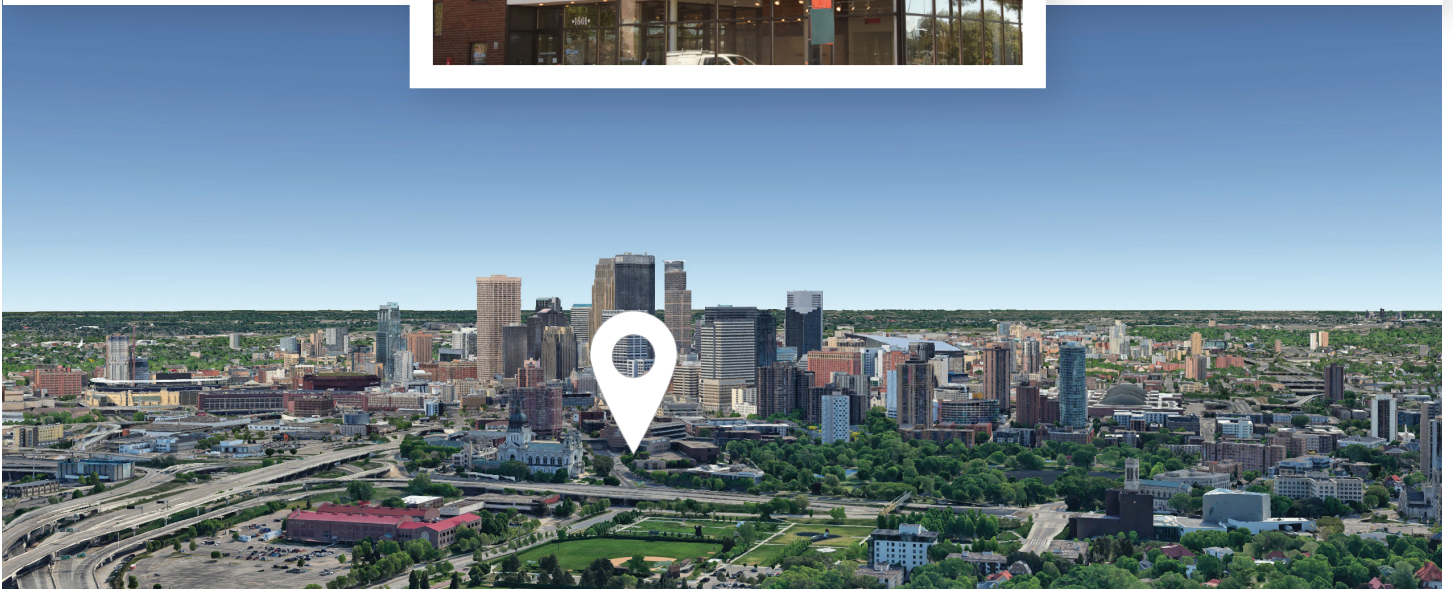
1601 Hennepin Avenue | Minneapolis, MN 55403

DETAILS

AVAILABLE	Second Floor: 5,700 RSF
TOTAL BUILDING	17,088 RSF
RENT RATES	\$14.00 - \$18.00 PRSF Net
2024 TAX/OPS	\$10.07/RSF
SALE PRICE	\$1,850,000.00 (REDUCTION from \$2.15M)
YEAR BUILT/ RENOVATED	1916 / 2000

AMENITIES

Adjacent to Loring Park and Minneapolis Sculpture Garden
Brick & timber/loft ambience
Great location for access to Central Business District, Loring Park neighborhood, and Uptown
Easy access to I-94, I-394
Close to entertainment venues, sports arenas, art centers, and green spaces
Near access points to Cedar Lake Bike Trail
High visibility and pedestrian traffic at Hennepin and I-394 traffic intersection



Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



Independent Advantage

We provide personalized service and take the time to fully invest in our clients.



Full-Service

From start to finish: we're directly involved every step of the way.

CONTACT US

Nils Snyder

612.240.7967

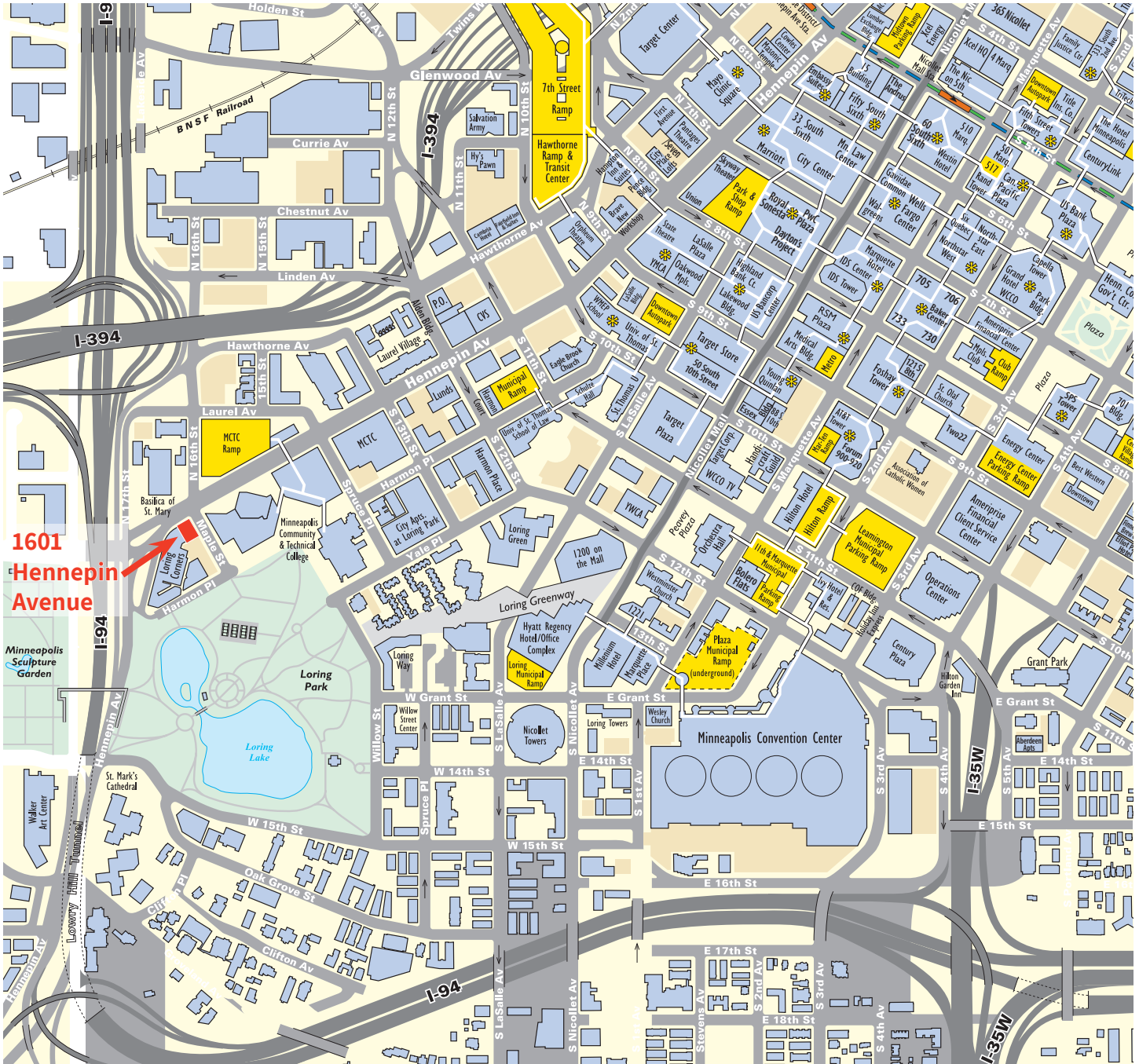
nsnyder@kenwoodcommercial.com

Mike Doyle

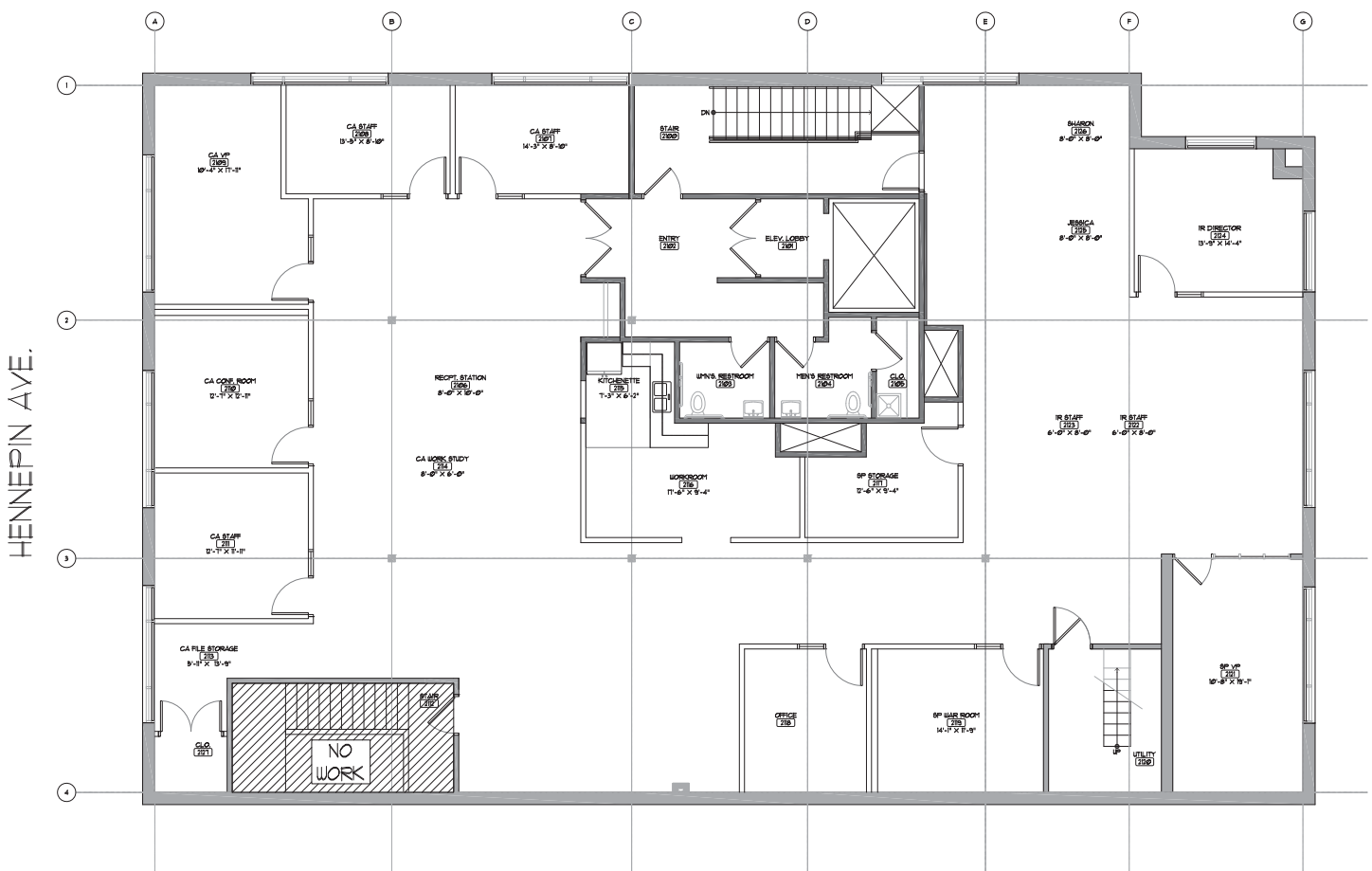
612.242.8820

mdoyle@kenwoodcommercial.com

MINNEAPOLIS MAP

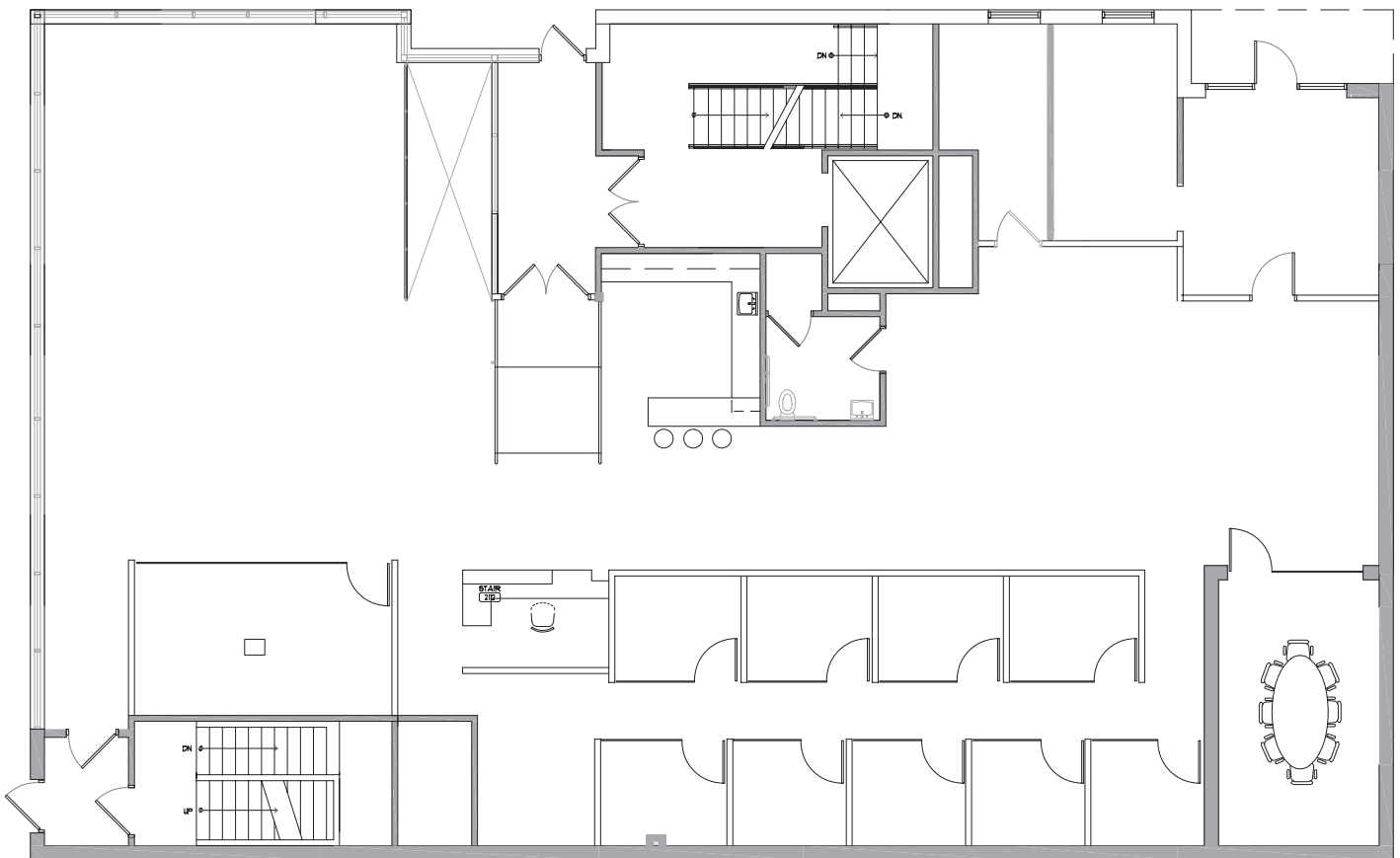


SECOND FLOOR - AVAILABLE 5,700 RSF



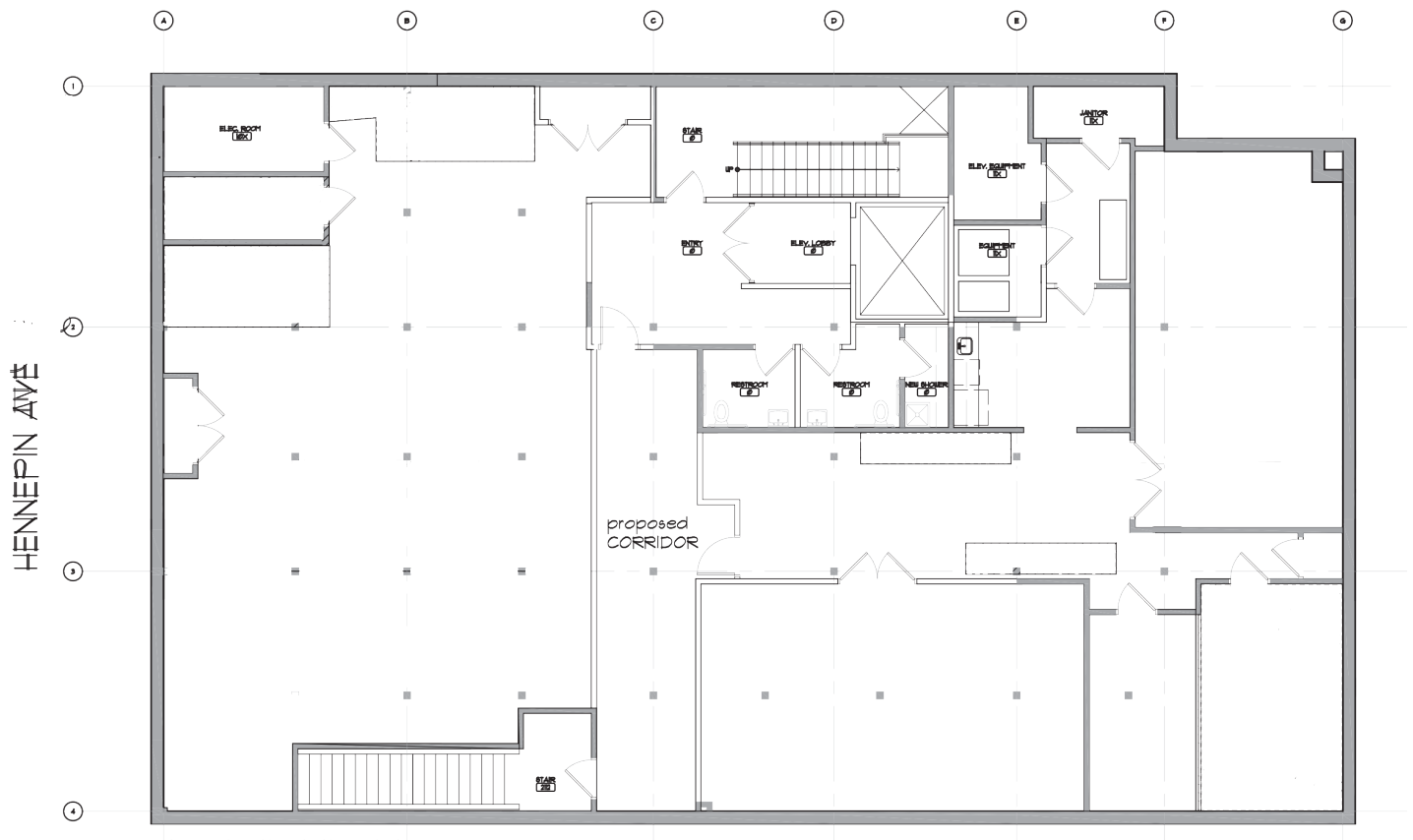
FIRST FLOOR - LEASED

5,400 RSF



LOWER LEVEL - LEASED

4,475 RSF



INTERIOR PHOTOS

2nd Floor



TENANT SUMMARIES

**Lower Level and 1st Floor:
Engel & Völkers**

Period	Monthly	Gross Annual Rent
10/1/2025 - 9/30/2026	\$11,703.63	\$140,443.59
10/1/2026 - 9/30/2027	\$12,054.74	\$144,656.90

**Billboard/Roof:
ClearChannel**

Period	Gross Annual Rent
1/1/2005 - 12/31/2015	\$17,500.00
1/1/2016 - 12/31/2025	The greater of (a) \$20,000.00 increased by 3% each lease year or (b) 25% of the gross revenues for such lease year derived from lease of the billboard by the Lessee less sales commissions paid by Lessee