



OFFICE SPACE FOR SALE OR LEASE

2021 East Hennepin Avenue | Minneapolis, MN 55413

DETAILS

| | |
|----------------------|--|
| BUILDING SIZE | 95,500 SF |
| FLOORS | 5, including lower level |
| AVAILABILITY | 1,426 to 10,342 RSF on 5 levels |
| RENT RATES | \$18.00 - \$21.00/RSF modified gross/RSF |
| SALE PRICE | Negotiable |
| CONSTRUCTION | Masonry |
| YEAR BUILT | 1923 |
| PARKING | Large surface parking lot Underground climate controlled parking Parking Ratio: 3.17/1,000 |

AMENITIES

Located in the Heart of the Twin Cities, between Minneapolis and Saint Paul, with close proximity to both downtowns

Easy access to the metro area via I-35, I-94, MN 36 and MN 280

Short distance to independent art, dining, specialty coffee shops, micro-breweries and distilleries, and entertainment

Close proximity to the Quarry Retail District, including Target, Cub Foods, Home Depot, PetSmart and more

On-site amenities include two large common conference rooms and full concierge service

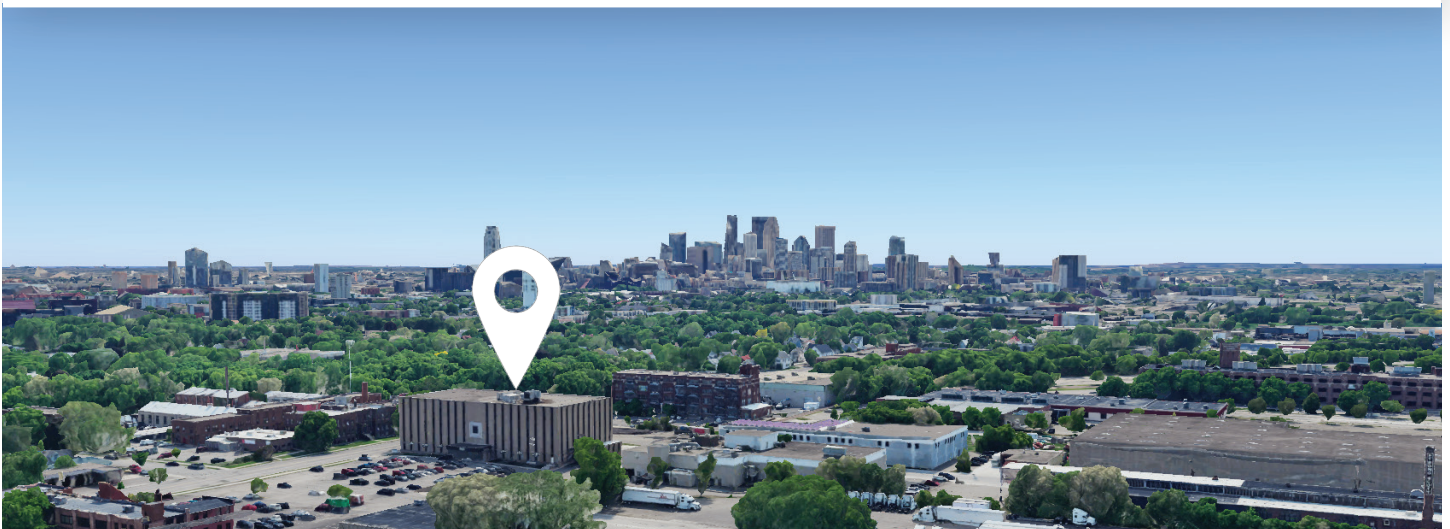
METRO Transit bus stop on East Hennepin

On-site property management



KENWOOD

COMMERCIAL



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

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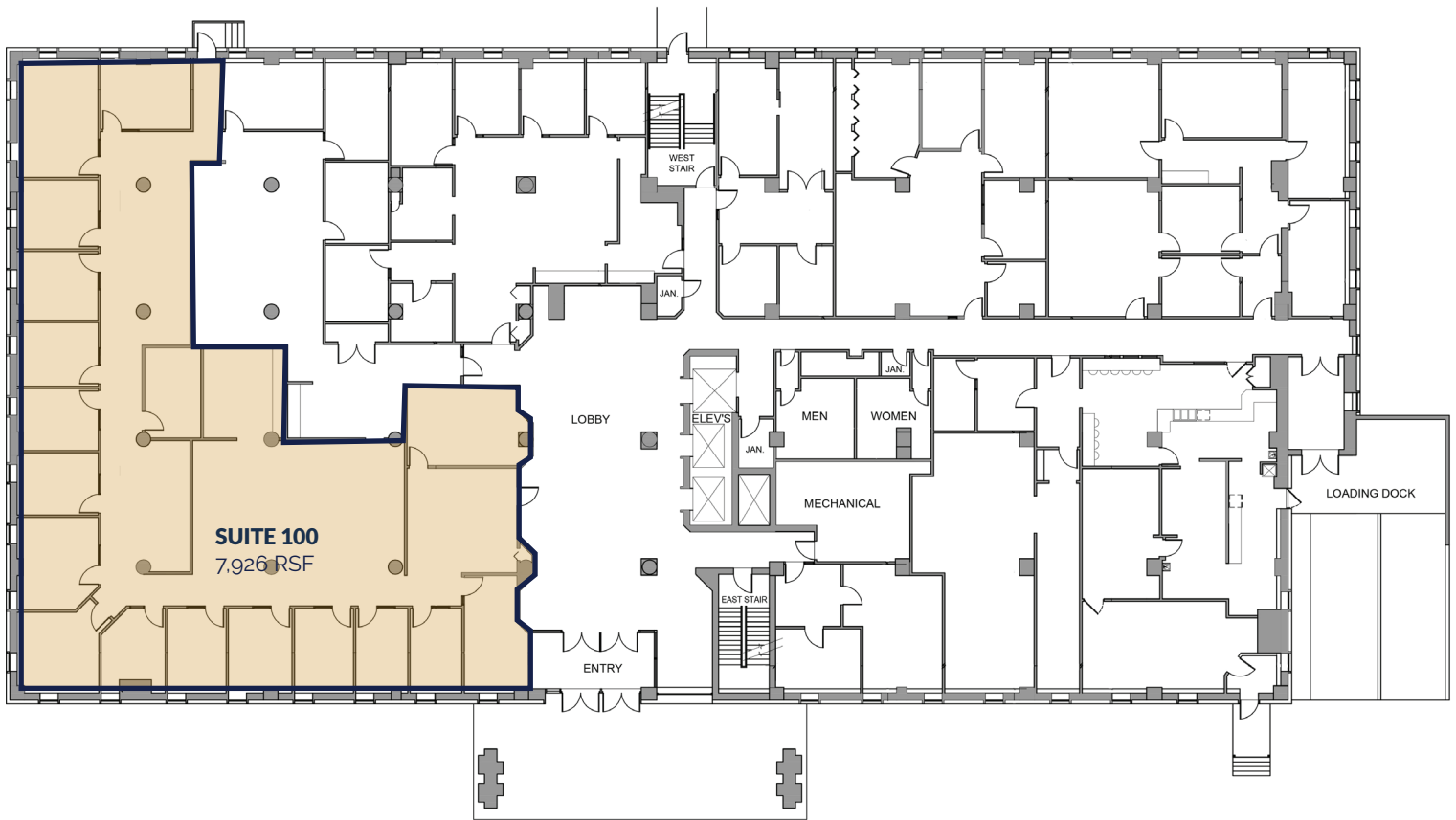
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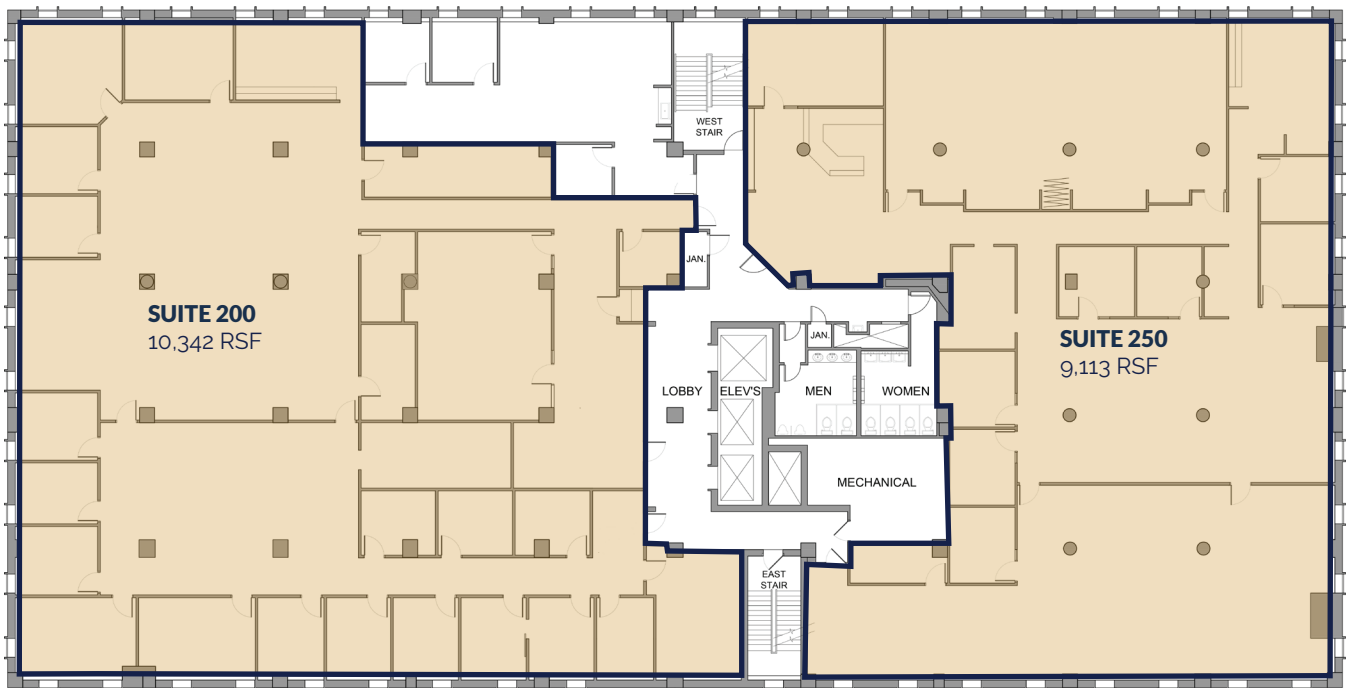
FIRST FLOOR

7,926 RSF



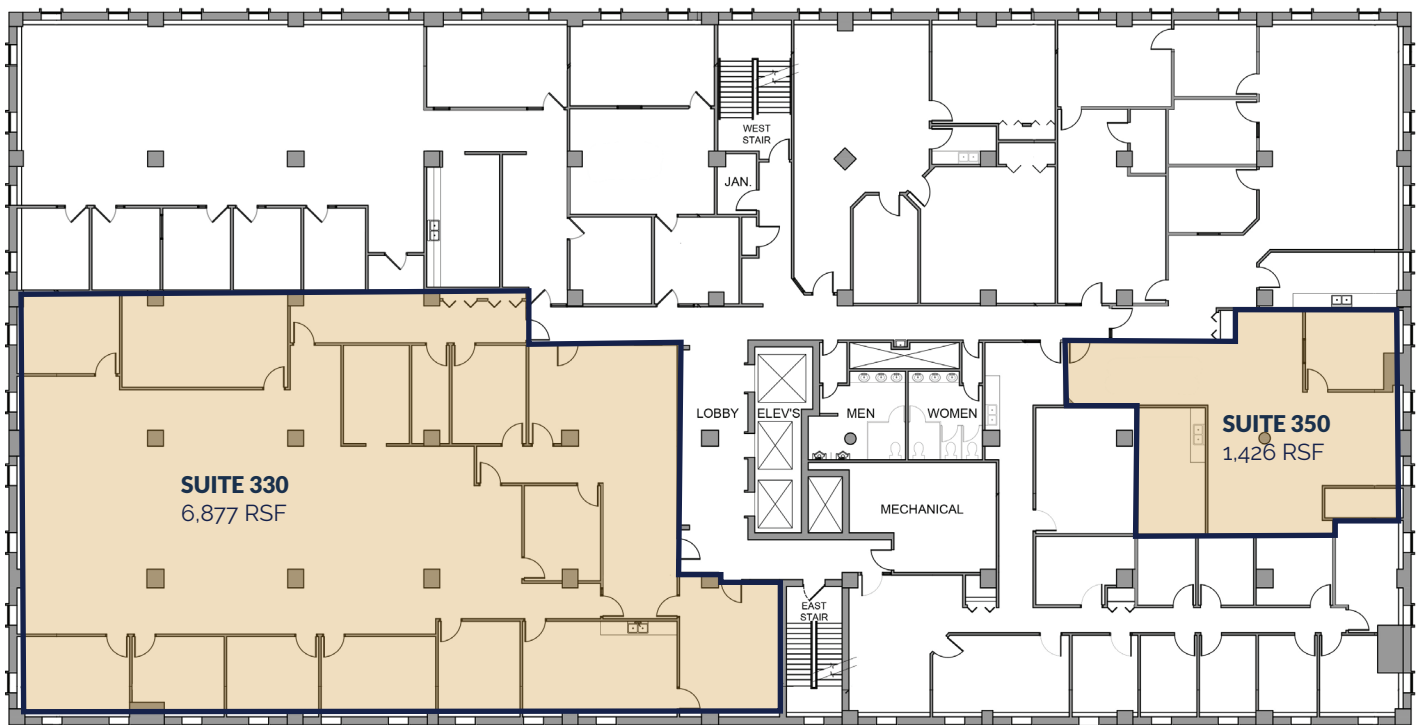
SECOND FLOOR

9,113 to 10,352 RSF



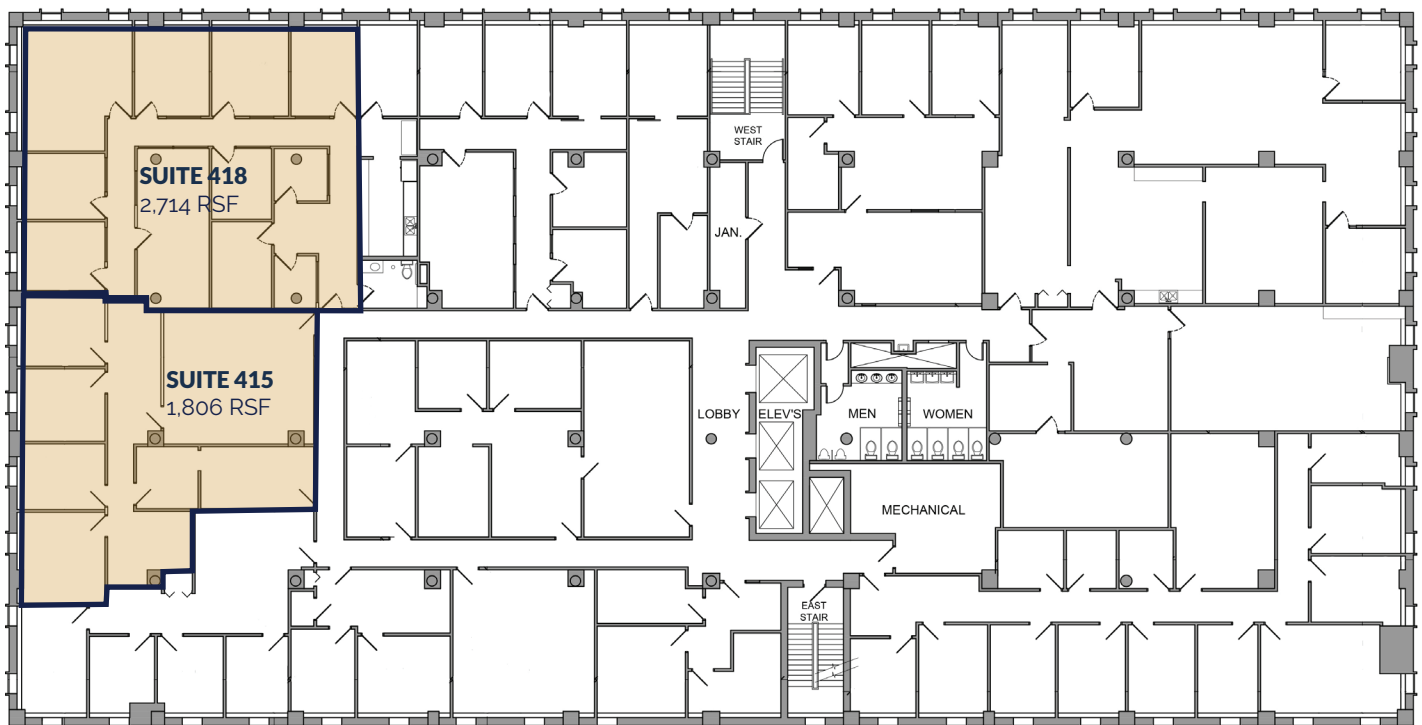
THIRD FLOOR

1,426 - 6,877 RSF



FOURTH FLOOR

1,806 - 4,520 RSF



LOWER LEVEL - STORAGE

2,436 - 3,037 RSF

