

FOR LEASE

308 E Hennepin Ave

308 E Hennepin Ave, Minneapolis, MN 55414

Prominent retail and office building in Northeast Minneapolis with unique historic woodwork details, and high ceilings.



Building Size

26,164 SF

Year Built / Year Renovated

1900 / 2015

Space Available

4,099 - 8,429 SF

Rent Rate

\$16.00/SF/yr (NNN)

CAM & Taxes

\$11.97/SF/yr

308 E Hennepin Ave

About the Property

This prominent Northeast Minneapolis block offers unique second and third floor historic office spaces for growing creative and technology firms. First-floor street entry provides an opportunity for signage. A recent renovation combines hardwood floors, high ceilings, woodwork with natural lighting, glass conference rooms, and gathering spaces.

Location

This is the premiere block in Northeast Minneapolis with historic store fronts along a very walkable portion of Hennepin Avenue. Join retailers Masu, G2, Discover Strength, and Noodles in a bustling neighborhood commercial district that includes Surdyk's, Bruegger's, Kramarczyk's, Whitey's, and Stray Dog. Northeast has seen an explosion of residential development over the past two years, with over 1,000 new apartments added within three blocks of the site.

Situated at the center of the Northeast Riverfront District, this amazing location is just steps away from an abundance of dining, retail, and entertainment options. Additionally, it is only 2 blocks from the Mississippi River and its surrounding walking & biking paths. This is an incredible opportunity for a company looking to grow and expand in a beautiful and vibrant environment. There is ample street and metered parking available in nearby lots, along with a limited number of parking contracts.

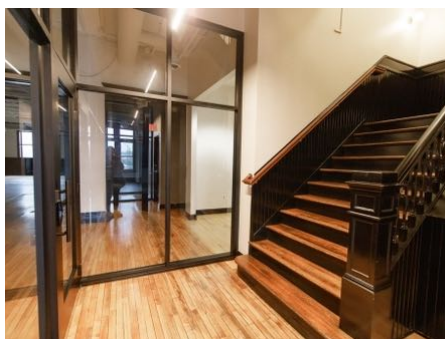
✓ Vaulted Ceilings & Skylights

✓ Historic Woodwork

✓ Natural Light

✓ Vibrant/Amenity Rich Neighborhood

✓ Elevator access



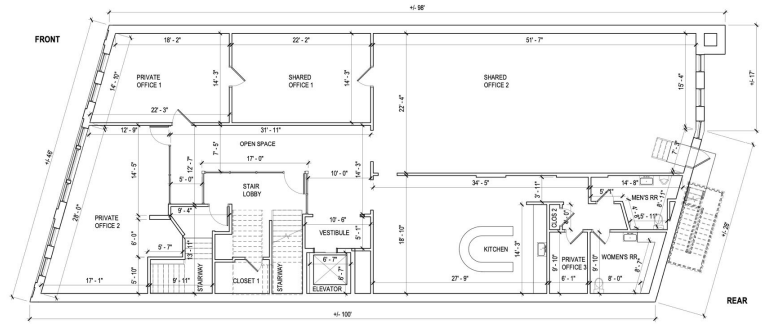
308 E Hennepin Ave
Suite 200

Rentable Area: **4,099 RSF**

Availability: **Immediately**

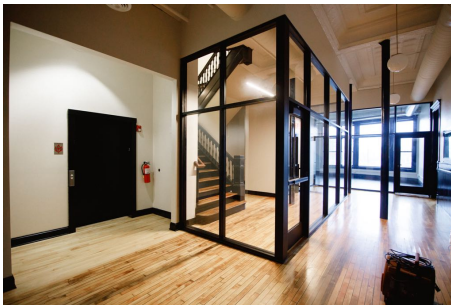
Lease Rate: **\$16.00/SF/yr (NNN)**

CAM & Taxes: **\$11.97/SF/yr**



Recently renovated second-level historic office space on prominent block in Northeast Minneapolis.

- Vaulted ceilings
- Historic woodwork and wood floors
- Elevator access
- Mix of private offices and open workspace
- Recently renovated



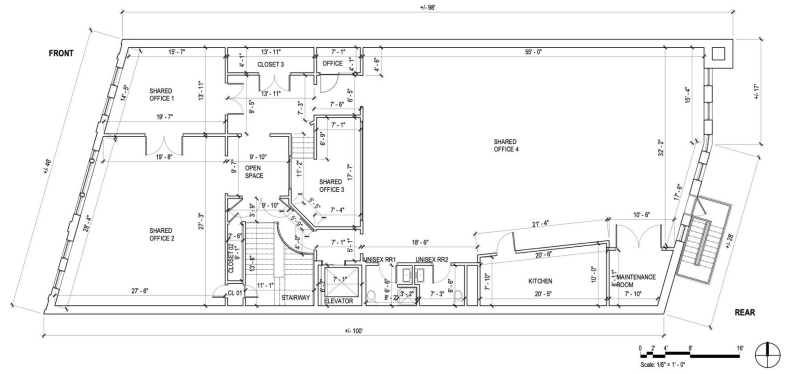
308 E Hennepin Ave
Suite 300

Rentable Area: **4,330 RSF**

Availability: **Immediately**

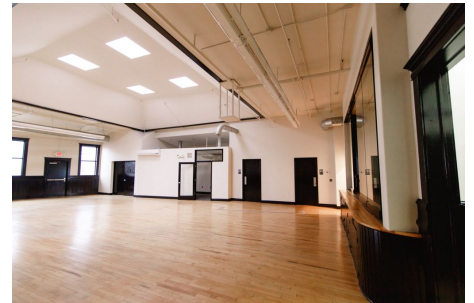
Lease Rate: **\$16.00/SF/yr (NNN)**

CAM & Taxes: **\$11.97/SF/yr**



Recently renovated third-level historic office space on prominent block in Northeast Minneapolis.

- Large windows providing natural light
- Historic woodwork and wood floors
- Kitchenette
- Glass conference rooms
- Elevator access
- Recently renovated



The Neighborhood

Northeast

The Heart of Northeast Minneapolis provides a small-town feel nestled in the city. You will find a mix of old and new which fit together well here. The history of the area coupled with the modern amenities that abound has made this part of Northeast a desirable place to be.



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WALK SCORE



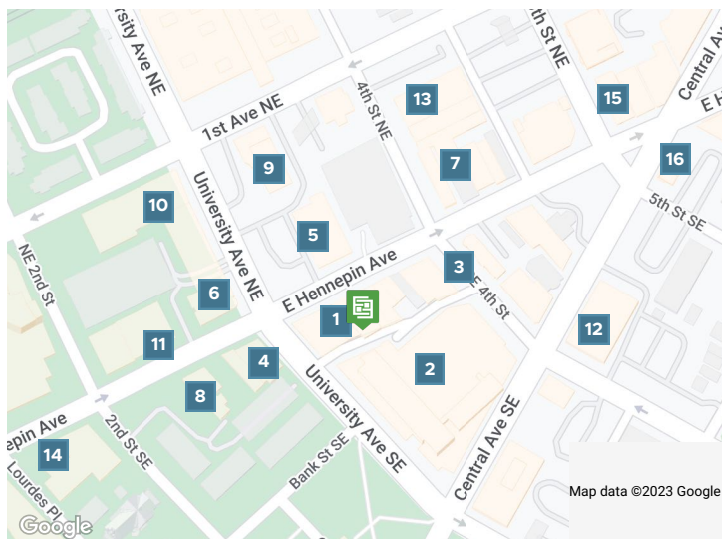
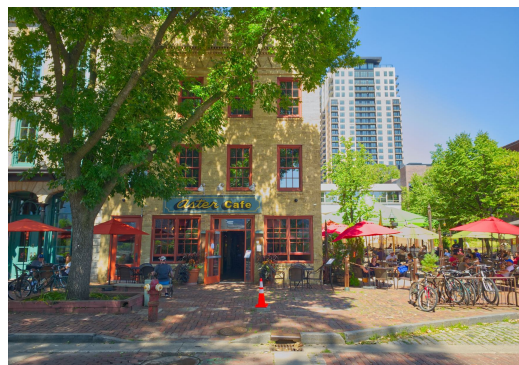
75

TRANSIT SCORE



97

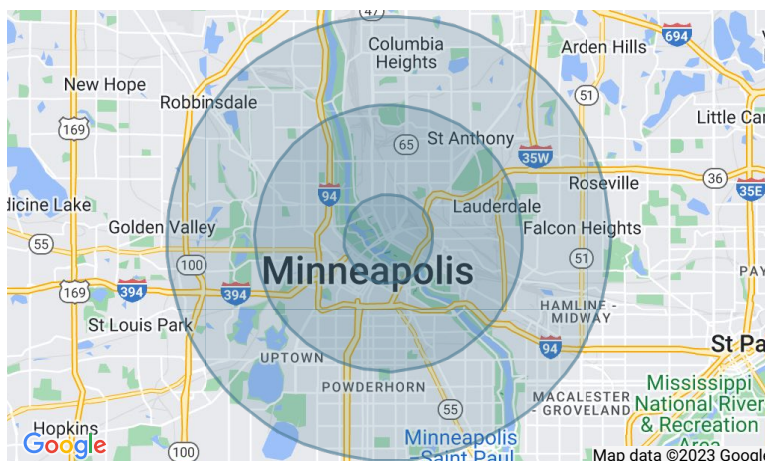
BIKE SCORE



- 1 Noodles And Company
- 1 Mac's Industrial Sports Bar
- 2 Caribou Coffee
- 3 The Nomu Room
- 3 Masu Sushi & Robata
- 3 Whitey's Old Town Saloon
- 4 Bruegger's Bagels
- 4 Northeast Tea House
- 5 Surdyk's Liquor & Cheese Shop
- 5 Sidebar At Surdyk's
- 6 Jimmy John's
- 6 Chipotle Mexican Grill
- 7 The Terminal Bar
- 7 Stray Dog
- 7 Ground Zero Nightclub
- 8 Punch Pizza Northeast
- 9 West Photo
- 10 Arturo's Pizza
- 10 PinKU Japanese Street Food
- 10 STEPCHLD
- 10 Hyde Kitchen & Cocktails
- 11 Kramarczuk Sausage Company
- 12 Aveda Arts & Sciences Institute Minneapolis
- 13 Gorkha Palace
- 14 The Sonder Shaker
- 14 Nye's Bar
- 15 Conga Latin Bistro
- 16 Ray J's American Grill

Demographics	1 Mile	3 Miles	5 Miles
Total population	35,080	231,226	478,347
Median age in years	31.9	30.2	33.4
Total households	18,478	99,608	205,413
Median household income	\$77,424	\$52,326	\$62,842
Average household size	1.77	2.16	2.21
Average home value	\$473,967	\$347,000	\$333,643

Data Source: ESRI/ArcGIS (2021)



Northeast

Neighborhood Photos

