



1246 Hennepin Ave, Minneapolis



804 SF Office  
Space For Lease



**CORFAC**  
INTERNATIONAL

Christianson & Company  
COMMERCIAL REAL ESTATE SERVICES

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# OFFICE SPACE BEHIND LAUREL VILLAGE!

## SPACE AVAILABLE:

- Suite 1246: 804 sf (includes basement)
- 2024 CAM/Tax: \$12.94 /sf
- Lease Rate: \$12.00 psf Net

## HIGHLIGHTS AND FEATURES:

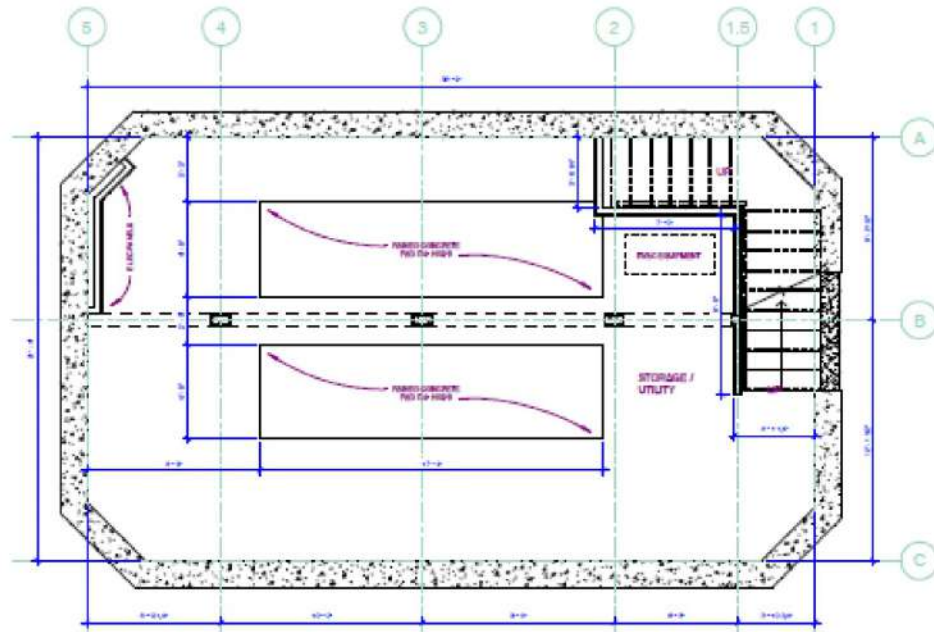
- Join co-tenants VIP Hair & Nail Salon, Subway, and New Horizon Academy
- Covered contract parking for employees available
- Free customer parking available in the front of the building
- Easy access to I-394, I-94 and I-35

## DEMOGRAPHICS AND TRAFFIC COUNTS:

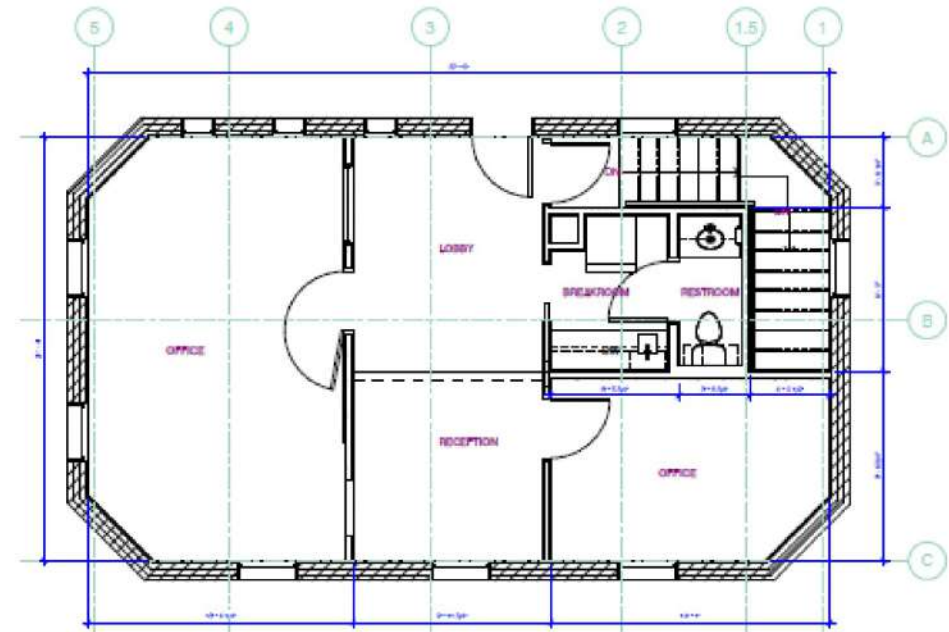
- Average Population: 1 mile - 15,453, 3 miles - 150,107 and 5 miles - 315,996
- Average Household Income: 1 mile - \$54,158, 3 miles - \$52,828 and 5 miles - \$57,432
- Hennepin Avenue - 15,000 vpd, N 12th St - 9,900 vpd, and N 13th St - 9,400 vpd
- Walk Score: 96
- Transit Score: 82
- Bike Score: 91



# SPACE PLANS



**2** SUBLEVEL 1 - EXISTING PLAN  
AREA 1/4" = 1'-0"



**1** LEVEL 1 - EXISTING PLAN  
AREA 1/4" = 1'-0"





# AERIAL

