

# Office Space For Lease

1246 Hennepin Avenue  
Minneapolis, MN



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# OFFICE SPACE BEHIND LAUREL VILLAGE!



## SPACE AVAILABLE

- Suite 1246: 804 sf +basement
- 2025 CAM/Tax: \$13.50 psf
- Lease Rate: \$12.00 psf Net

## HIGHLIGHTS and FEATURES

- Join co-tenants VIP Hair & Nail Salon, Subway, and New Horizon Academy
- Part of a mixed-use project with 727 apartment units
- 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

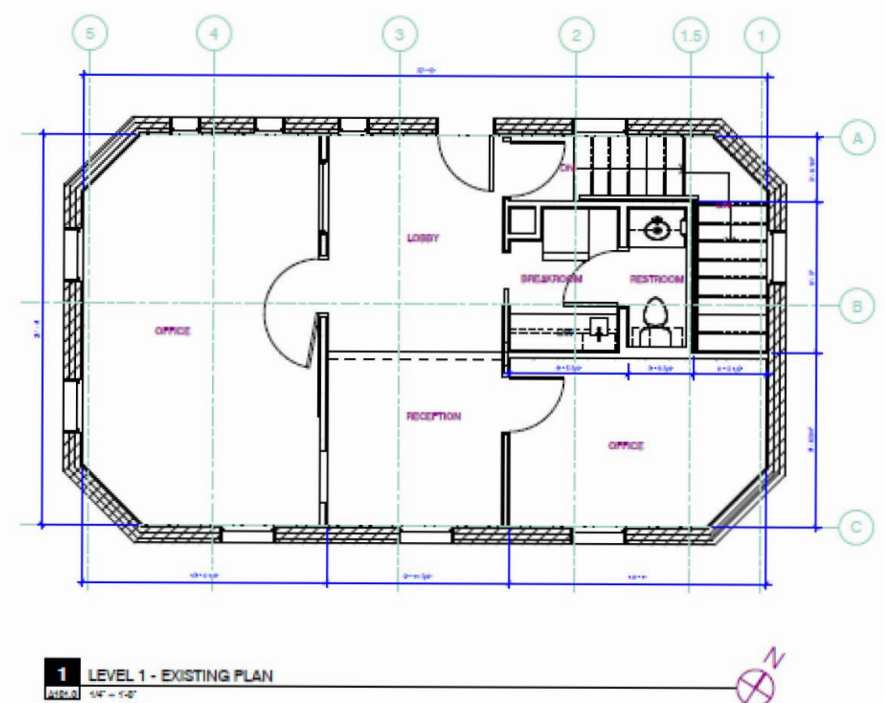
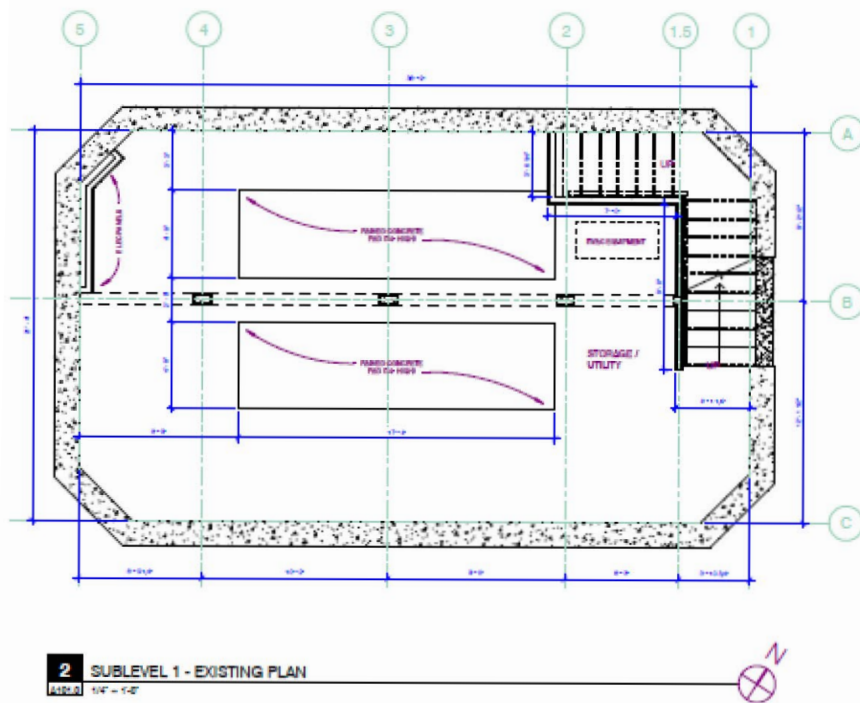
- Average Population: 1 mile - 15,453, 3 miles - 150,107 and 5 miles - 315,996
- Average Household Income: 1 mile - \$54,158, 3 miles - \$52,828 and 5 miles - \$57,432
- Hennepin Avenue - 15,000 vpd, N 12th St - 9,900 vpd, and N 13th St - 9,400 vpd
- Walk Score: 96
- Transit Score: 82
- Bike Score: 91



# Space Plan | 804 SF

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Accelerating success.





# Aerial Map

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