

**FREE PARKING IN  
DOWNTOWN MINNEAPOLIS!**

**FOR LEASE**  
**1100 Hennepin Avenue**  
Minneapolis, MN



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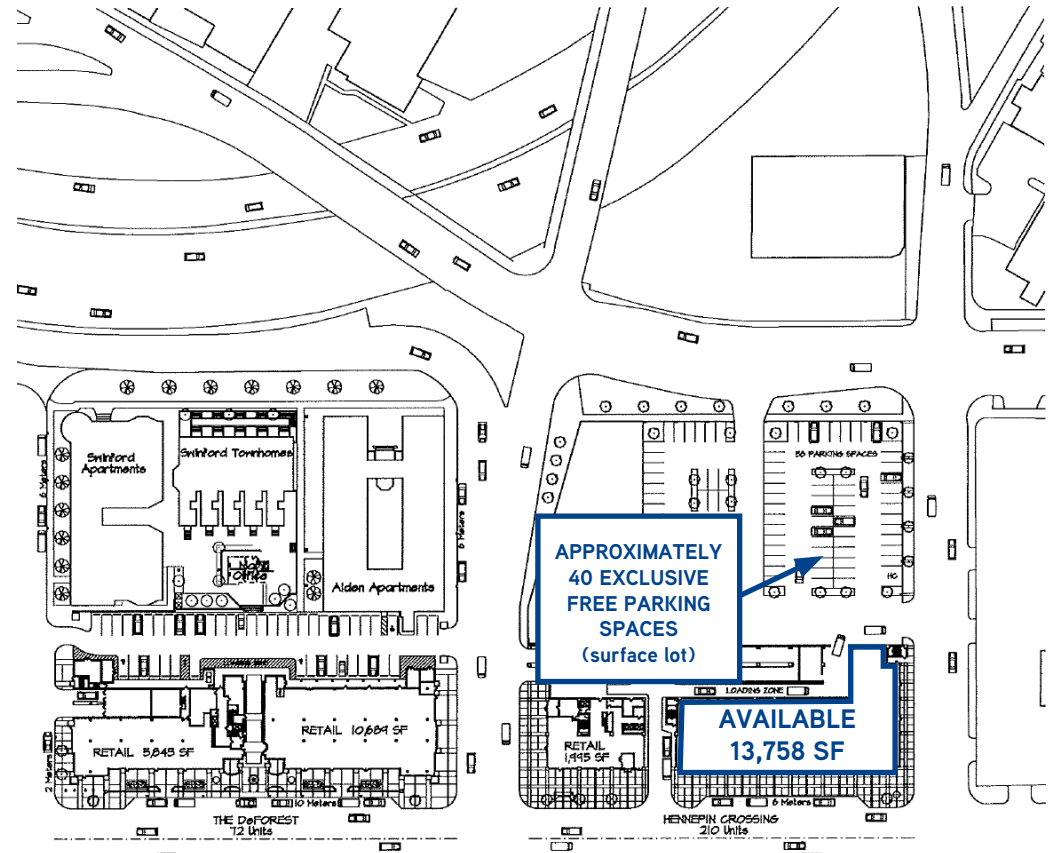
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## SPACE AVAILABLE

- 13,758 square feet (approximately)
- 2026 CAM: \$7.41 psf and Tax: \$1.53 psf
- Lease Rate: Negotiable
- Exclusive free parking spaces: 40 (approx.)
- Column Spacing: 28'
- Ceiling Height: 11' 3"
- Loading area with a dock door
- Box bailer
- Storefront on Hennepin Avenue: 188 sf (approx.)
- Storefront on 11th St N: 95 sf (approx.)
- Illuminated building signage available on Hennepin Avenue and 11th Street N

## HIGHLIGHTS and FEATURES

- Join co-tenants VIP Hair & Nail Salon, Alterations Express, Subway, and New Horizon Academy
- Highly visible corner
- Building signage on both Hennepin Avenue and 11th Street
- Part of a mixed-use project with 727 residential apartments
- Easy access to I-394, I-94 and I-35
- Walk Score: 96
- Transit Score: 82
- Bike Score: 91



## 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

Laurel Village



August 3, 2017

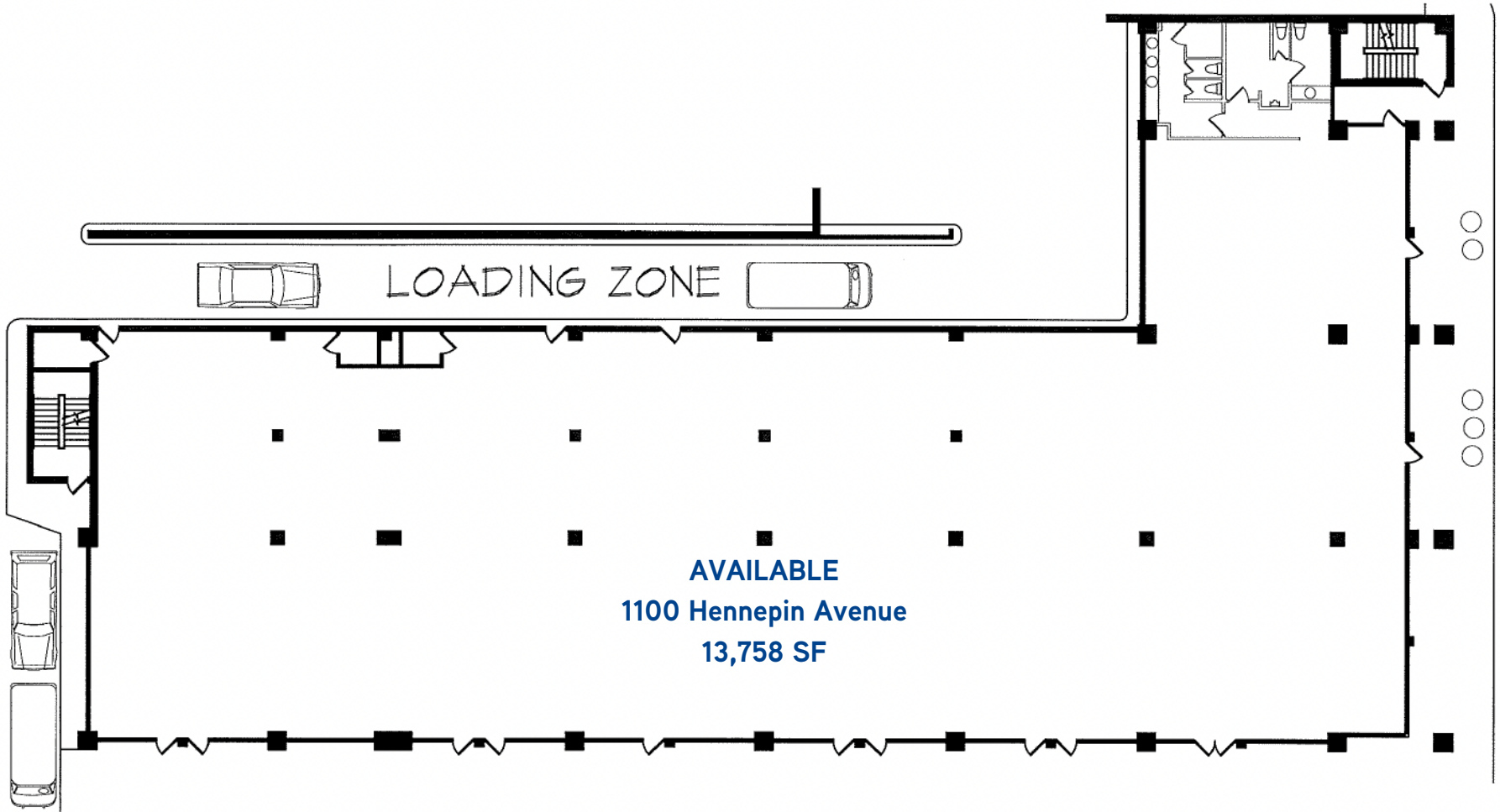
# SPACE PLAN

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Hawthorne Avenue

N 12th Street



N 11th Street

Hennepin Avenue

# AERIAL MAP

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