

OFFICE SPACE FOR LEASE

12 N 12th Street
Minneapolis, MN



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ON THE CORNER OF 12TH ST N AND HENNEPIN AVENUE!

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SPACE AVAILABLE

- Suite 480: 3,361 SF
- 2026 CAM: \$9.13 psf and Tax: \$1.54 psf
- Net Rate: \$12.50 psf

HIGHLIGHTS and FEATURES

- 8 offices, open office/5 workstations, reception area, conference room, breakroom, kitchenette, storage, and large windows
- The suite is in the commercial office portion of Hennepin Crossing, part of Laurel Village and features a dedicated office entrance.
- The building is about to undergo a major renovation of its common areas including a large amenity area featuring a fitness center, rooftop terrace, and party room.
- 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

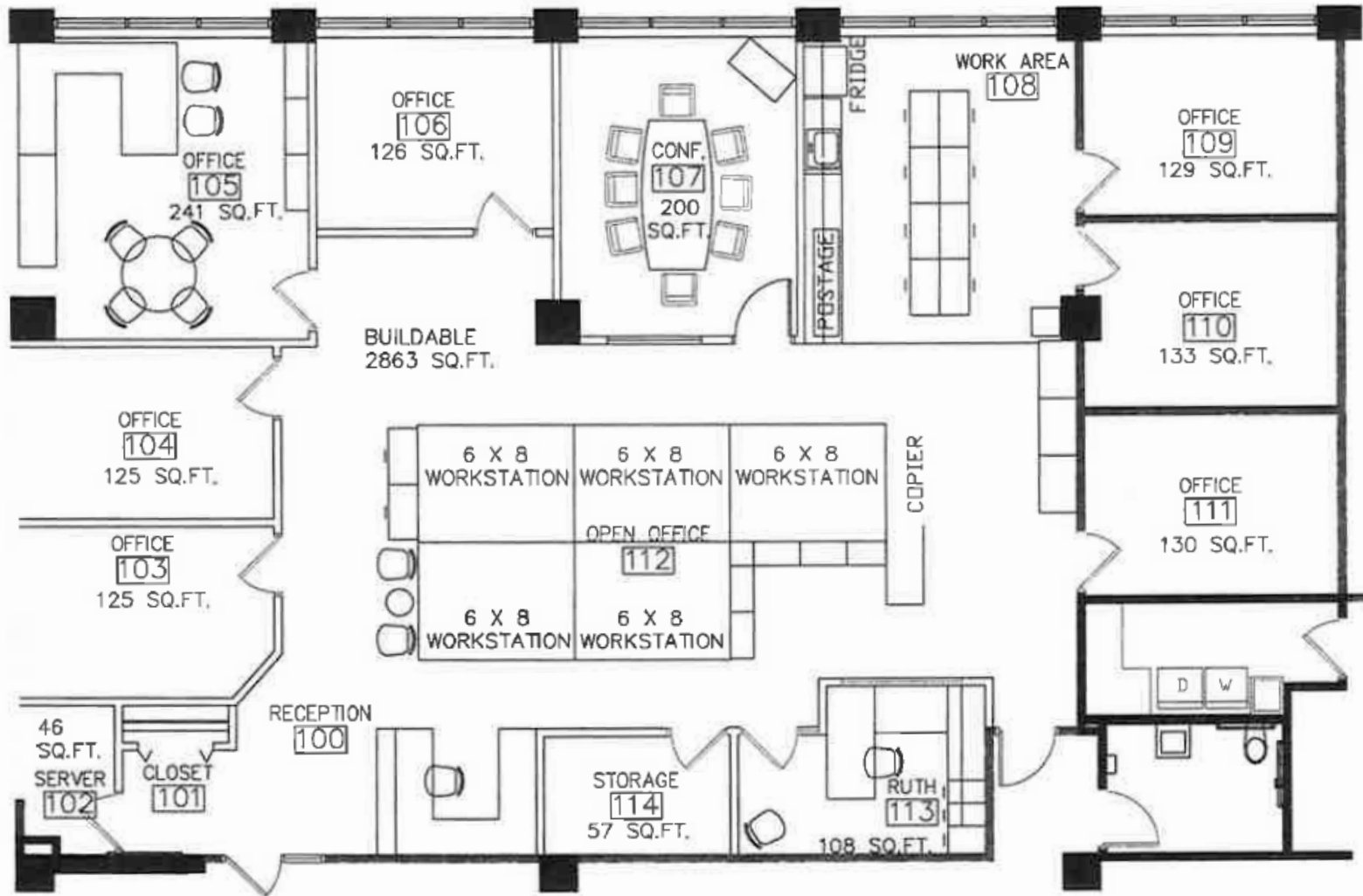


SPACE PLAN | 3,361 SF

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N 12th Street



Hennepin Avenue

AERIAL MAP

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