

# OFFICE SPACE FOR LEASE

1246 Hennepin Avenue  
Minneapolis, MN



**Emily Massie**

Associate  
+1 612 750 6480  
emily.massie@colliers.com

**Marilyn Fritze**

Vice President  
+1 612 804 4364  
marilyn.fritze@colliers.com

**Lisa Christianson**

Senior Vice President  
+1 952 393 1212  
lisa.christianson@colliers.com



# OFFICE SPACE BEHIND LAUREL VILLAGE!

Colliers

Accelerating success.

## SPACE AVAILABLE

- Suite 1246: 804 sf +basement
- 2026 CAM: \$7.39 psf and Tax: \$1.54 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

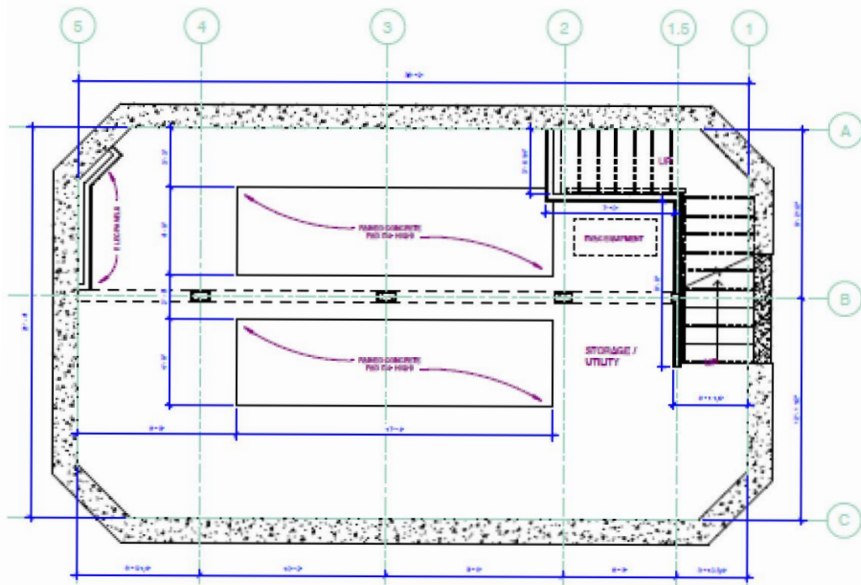
- Average Population: 1 mile - 15,453, 3 miles - 150,107 and 5 miles - 315,996
- Average Household Income: 1 mile - \$54,158, 3 miles - \$52,828 and 5 miles - \$57,432
- Hennepin Avenue - 15,000 vpd, N 12th St - 9,900 vpd, and N 13th St - 9,400 vpd
- Walk Score: 96
- Transit Score: 82
- Bike Score: 91



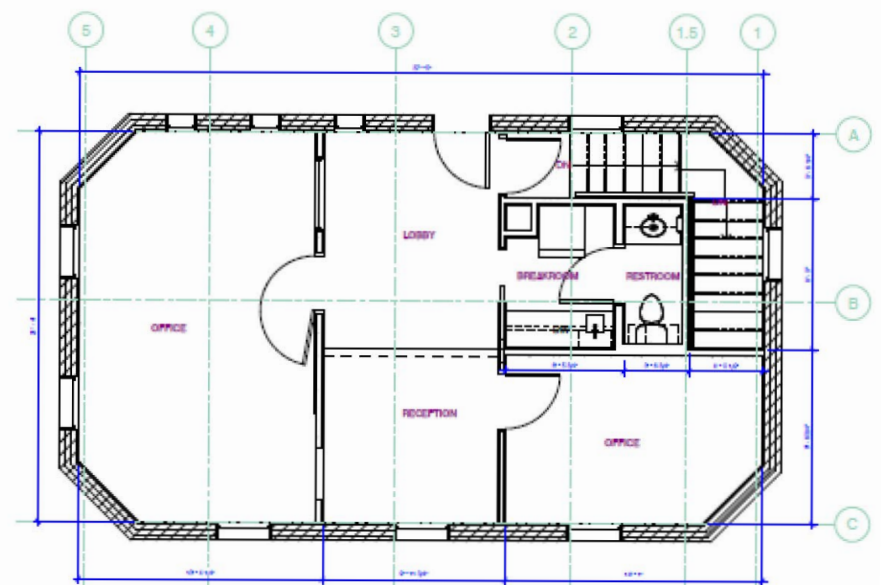
# SPACE PLAN | 804 SF

Colliers

Accelerating success.



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



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

# AERIAL MAP



Accelerating success.

