

Creative Office For Lease

1201 HENNEPIN AVE | MINNEAPOLIS, MN

Area

3rd Floor - 8,018 SF

Lease Rate

\$16/SF Net

Taxes & Opex

\$6.50/SF (not including janitorial and utilities)

Possession

Immediately

Property Highlights

- Full 3rd floor with skyline views
- Abundant area amenities, including Lunds & Byerly's and Caribou Coffee on-site
- Outdoor patio
- Open floor plan with glass-enclosed private offices
- Exposed brick
- Modern kitchenette / break area

For information, please contact:

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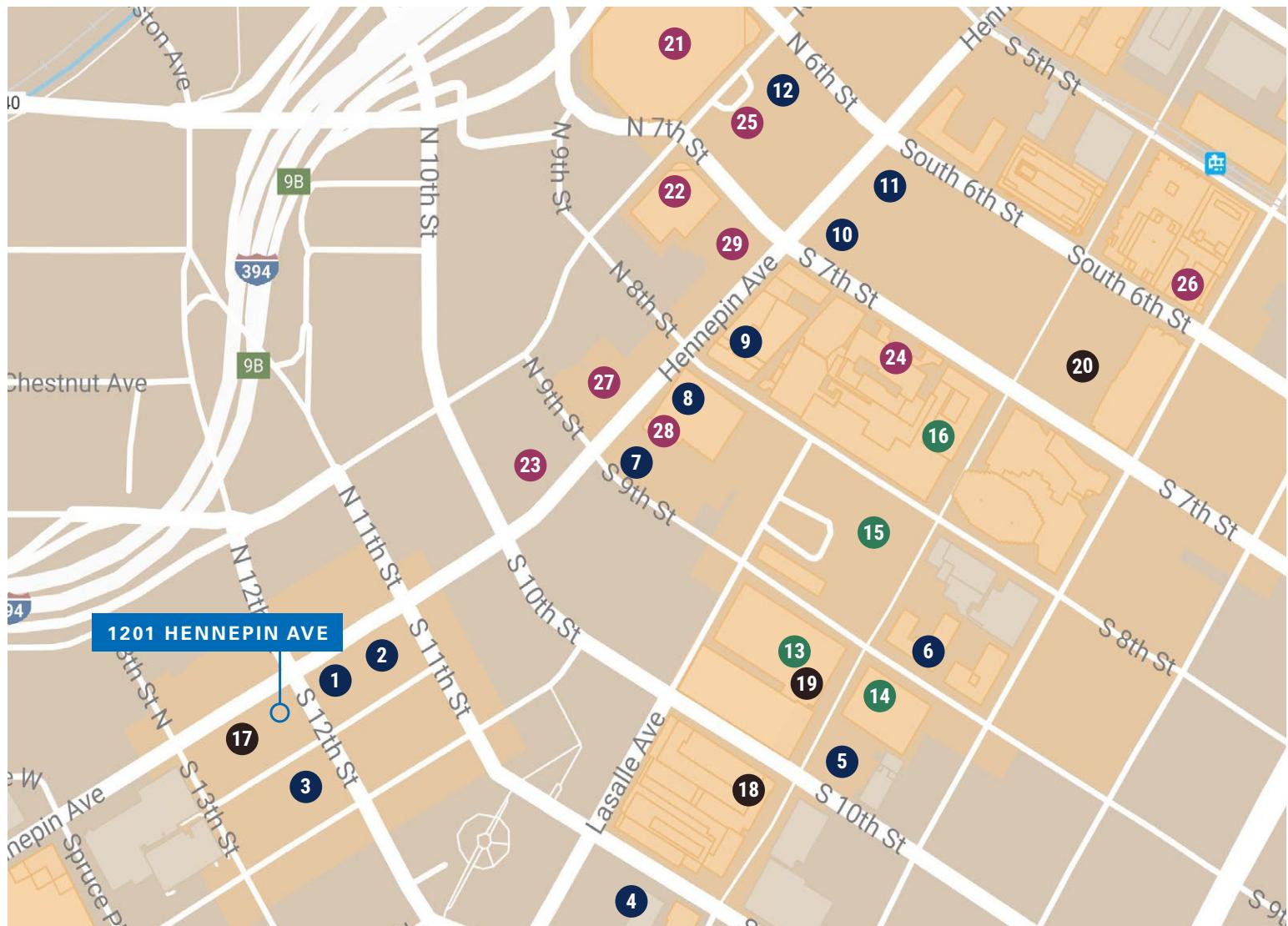
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NEWMARK

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RESTAURANTS & BARS

1. The Butcher's Tale
2. The Bulldog Downtown
3. Buca di Beppo
4. Brit's Pub
5. The Local
6. Hell's Kitchen
7. Crave American Kitchen



COFFEE SHOPS

13. Starbucks
14. Corner Coffee Downtown

8. The Capital Grill
9. Union Bar & Grill
10. Fogo de Chão
11. Tom's Watch Bar
12. Kierans's Irish Pub



RETAIL

15. Gray Fox Coffee
16. SK Coffee
17. Lunds & Byerlys
18. CVS
19. Target
20. Walgreens



OTHER

21. Target Center
22. First Avenue
23. Orpheum Theatre
24. The Royal Sonesta Minneapolis
25. The Lofton Hotel
26. The Westin
27. Brave New Workshop
28. State Theater
29. Pantages Theatre

