



# 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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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

- 8. The Capital Grill
- 9. Union Bar & Grill
- 10. Fogo de Chão
- 11. Tom's Watch Bar
- 12. Kierans's Irish Pub
- 13. Starbucks
- 14. Corner Coffee Downtown



- 15. Gray Fox Coffee
- 16. SK Coffee

RETAIL

- 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

