

# FOR LEASE

414 S 8<sup>th</sup> St | Minneapolis, MN 55404



## OFFERING SUMMARY

County	Hennepin
Market	Minneapolis
Zoning	DT1
Building Size	13,544 SF
Available SF	6,772 SF
Lease Type	NNN
Lease Rate	Negotiable

OFFERED AT

Negotiable



 victoria@vymgmt.com  
 651-210-7800

# PROPERTY OVERVIEW

414 S. 8<sup>th</sup> St. | Minneapolis, MN 55404

---

## Summary

This two-level, 13,544 SF standalone building in downtown Minneapolis offers exceptional flexibility for a wide range of commercial, institutional, and professional uses. Zoned DT1, the property allows diverse high-density urban operations and can accommodate multiple tenants. Each floor features open, adaptable layouts with multiple restrooms and access to a shared elevator, making the building ideal for organizations seeking efficient space in a central and transit-rich location. The lower level has architectural plans for a recuperative care center, providing an optional framework for organizations needing a high-capacity, programmatic layout.

## Key Features

- DT1 Downtown Zoning – allows broad commercial, institutional, medical, wellness, office, and community-service uses
- Approx. 13,544 SF across two full floors with efficient, adaptable layouts
- Architectural plans completed for a 36-bed recuperative care center
- Shared elevator serving both levels
- Multiple restrooms on each floor
- Downtown Minneapolis location with excellent visibility and accessibility
- Near hospitals, government buildings, housing, transit lines, and downtown amenities

## Permitted Uses

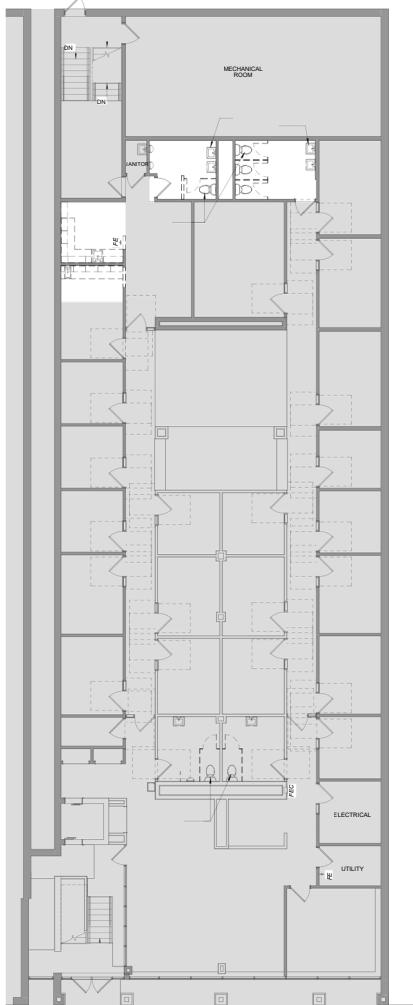
- Commercial Recreation and Assembly
- Commercial Agriculture
- Food and Beverages
- General Retail Sales and Services
- High-Impact Commercial
- Lodging
- Medical Facilities
- Office
- Community Services
- Educational Facilities
- Social and Cultural Assembly
- Lower -Impact Production and Processing
- Single room occupancy housing/ Supportive Housing
- State credentialed care facility, serving seventeen (17) or greater persons
- Multiple -family dwelling, four (4) units or more
- And More!

# PHOTOS

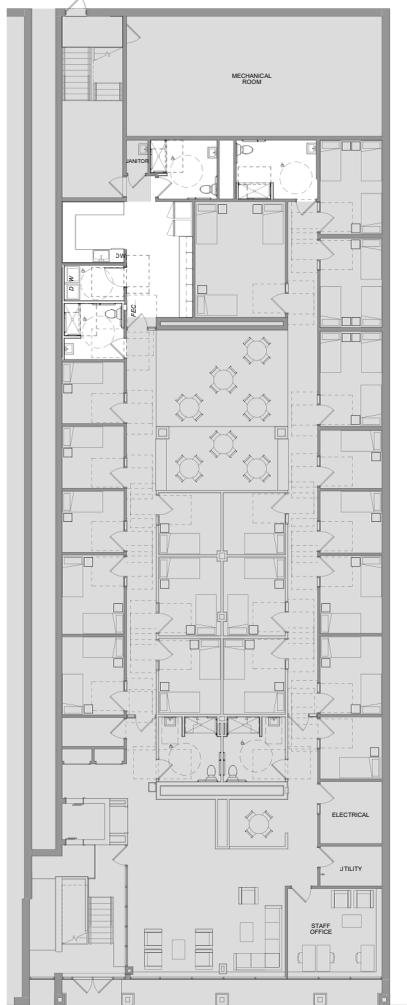
---



# FLOOR PLAN



1 LOWER LEVEL PLAN  
1/8"= 1'-0"



2 LOWER LEVEL FLOOR PLAN- RECUPERATIVE CARE  
1/8"= 1'-0"



3 UPPER LEVEL FLOOR PLAN  
1/8"= 1'-0"

# DISCLAIMER – SUBJECT TO CLOSING

---

This property is currently under contract for acquisition. All leasing, availability, timelines, and occupancy are contingent upon successful closing. No leases or commitments will be executed prior to ownership transfer. All information is subject to change, seller approval, and final transaction terms. Information provided herein is deemed reliable but not guaranteed.

1



 [victoria@vymgmt.com](mailto:victoria@vymgmt.com)  
 651-210-7800