



NORDOST EXCHANGE

Boutique Office and
Retail Mixed-Use Asset

Price: \$3,750,000

Minneapolis,
MN



EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present Nordost Exchange, a 26,550 SF boutique office and retail mixed-use asset located along E. Hennepin Avenue in Northeast Minneapolis. Formerly the headquarters of the YMCA of the Greater Twin Cities, the property was acquired by Hyde Development in 2018 and subsequently transformed through a \$1 million capital improvement program that repositioned it into a premier mixed-use asset in the Twin Cities. Currently 100% leased, Nordost Exchange provides investors with,

- Durable cash return from a diverse tenant mix
- Attractive 5.1 year weighted average lease term (“WALT”)
- Mark-to-market value-add opportunity
- Secure anchor tenancy
- Limited future capital needs
- Coveted Northeast submarket exposure

A fully modernized building with Scandinavian aesthetic, Nordost exchange has evolved beyond a traditional office building into a destination oriented commercial environment serving a broad range of modern users. Current tenants include coworking, healthcare, wellness, hospitality, and professional services, who benefit from capital improvements and amenities such as:

- | | | |
|-----------------------|-----------------------|----------------|
| • Lobby & Common Area | • Facade Improvements | • Restrooms |
| • Bike Storage | • Fitness Center | • Shower Rooms |

The property’s flexible floor plates, historic architecture, and abundant parking make it uniquely positioned to accommodate tenants seeking environments that blend workspace, customer engagement, and community activation.

Nordost Exchange stands as a compelling acquisition opportunity supported by durable demand for brick-and-timber creative office and retail space, strong submarket fundamentals, recent substantial reinvestment, and the enduring appeal of Northeast Minneapolis as a live-work-play destination.



26,550
SF MIXED-USE
ASSET



5.1
YEAR WALT



100%
LEASED



\$407,191
YEAR 1 NOI



LOCATION OVERVIEW MAP





**CUSHMAN &
WAKEFIELD**



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