

FOR LEASE

Legeros Building

2908-2914 Hennepin Ave, Minneapolis, MN 55408

Located directly next to the Uptown Theater, this mixed-use building offers first level retail opportunities and second level office space in the heart of Uptown at Hennepin and Lake.



Legeros Building

About the Property

This classic urban mixed-use building offers highly visible retail opportunities on the first floor and versatile professional office space on the second floor all in a central Minneapolis location. With modern brick and timber features, the move-in ready spaces offers second-generation infrastructure, high ceilings, and large windows. Located at the intersection of Hennepin Avenue and Lake Street, this prime location is steps from Uptown Theatre, Walker Library, Seven Points shopping mall, and countless restaurant options.

Location

Located at the cross section of Hennepin Avenue and Lake Street, Uptown features unrivaled amenities including hotels, executive housing, restaurants, retail, and entertainment, including Uptown Theatre, Walker Library, Sooki and Mimi, Mesa Pizza, Magers and Quinn Books, and Urban Outfitters which are all steps away from the building. The location allows for a variety of transportation options any easy access from all parts of the MSP metro area. Just blocks from the Midtown Greenway and Lake of the Isles, Bde Maka Ska (formerly Lake Calhoun) trails, beaches and Chain of Lakes parks, the neighborhood is highly walkable. With close proximity to Downtown Minneapolis, Southwest Minneapolis, and Western and Southwestern suburbs, this prime area is home to top talent and demographics, with over 20,000 households within one mile.

Building Size

28,000 SF

Year Built / Year Renovated

1918 / 2008

Space Available

1,053 - 6,400 SF

Rent Rate

Negotiable

- ✓ Move-in ready
- ✓ Brick and timber finish
- ✓ Convenient parking in pay lot behind building
- ✓ High visibility storefront along Hennepin Ave
- ✓ Prime location in the heart of Uptown

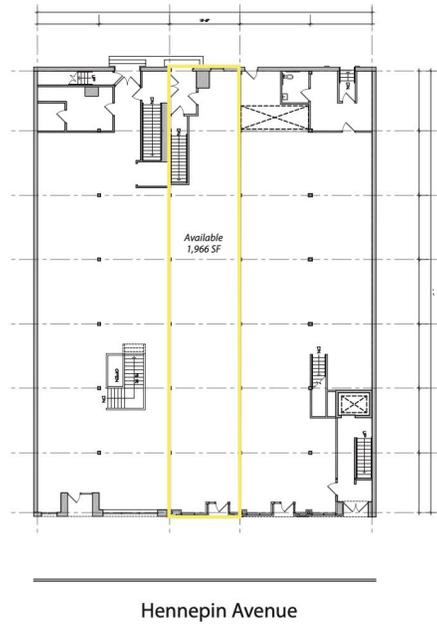


Legeros Building
1st Floor Retail

Rentable Area: **1,966 RSF**

Availability: **Immediately**

Lease Rate: **Negotiable**



First floor retail space in the Legeros Building along Hennepin Ave in the heart of Uptown.

- High visibility storefront along Hennepin Ave with prime signage location
- Move-in ready
- Two changing rooms
- Convenient parking in pay lot behind building

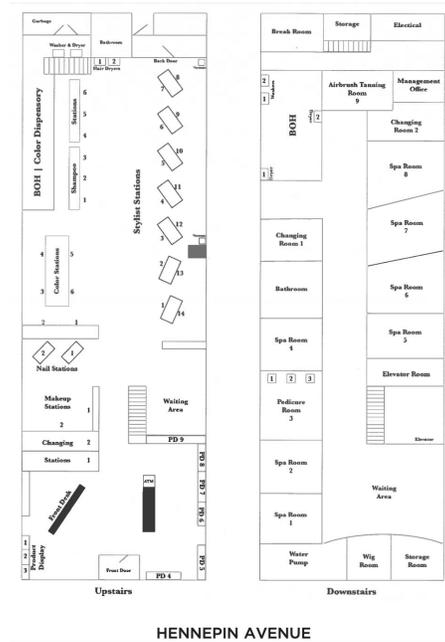


Legeros Building
Salon Space

Rentable Area: **3,200 - 6,400 RSF**

Availability: **Immediately**

Lease Rate: **Negotiable**



Second-generation salon space available with two levels in the Legeros Building in the heart of Uptown.

- Move-in ready
- Dedicated entrance from Hennepin Ave
- Visible storefront with large windows
- Second generation infrastructure in place
- Convenient parking in pay lot directly behind building with rear entrance into salon



The Neighborhood

Uptown

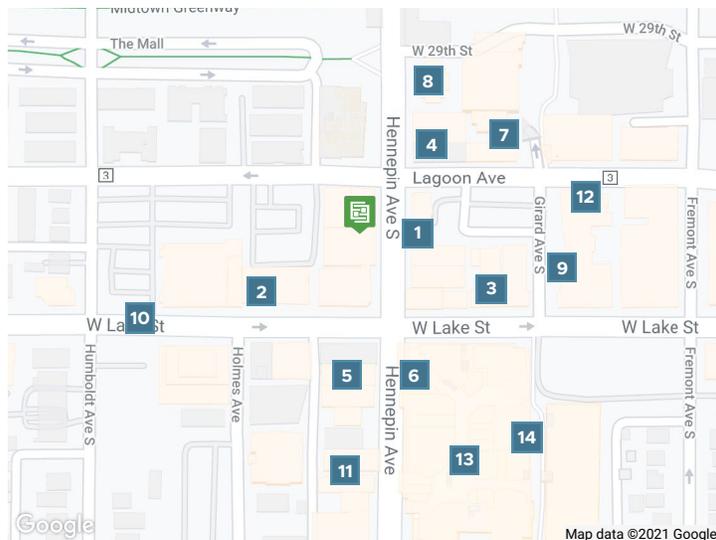
Uptown is a lively and truly urban neighborhood located south of Downtown Minneapolis. During the day, the area is a shopping and recreation destination and once the sun goes down, people come out to visit many bars and restaurants.



98
WALK SCORE

59
TRANSIT SCORE

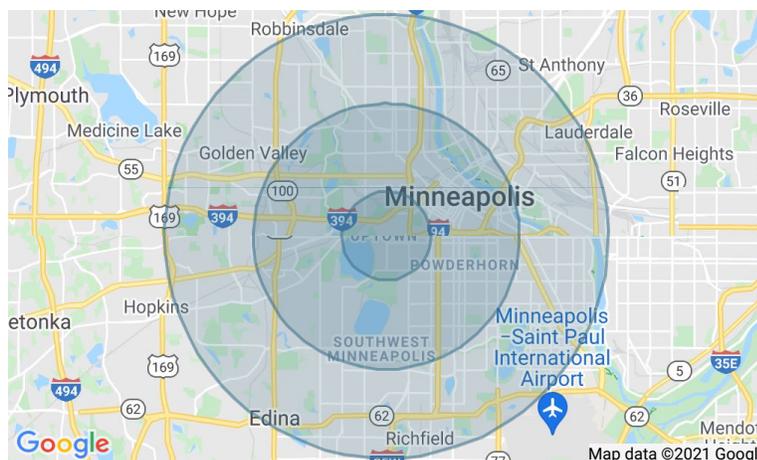
96
BIKE SCORE



- 1** McDonald's
- 1** Hoban Korean BBQ
- 2** Mesa Pizza Uptown
- 3** Bonchon Uptown
- 3** Tenka Ramen
- 3** Stella's Fish Café & Prestige Oyster Bar
- 4** Williams Uptown Pub & Peanut Bar
- 4** Cowboy Slim's
- 5** Urban Outfitters
- 6** Peoples Organic
- 7** Uptown Tavern & Rooftop
- 7** Origami Restaurant
- 8** Mansion At Uptown
- 8** Reign Event Center
- 9** Agra Culture Kitchen Uptown
- 9** Sotarol Asian Kitchen Uptown
- 10** Caribou Coffee
- 10** Lunds & Byerlys
- 10** Gray Fox Coffee
- 11** Uptown Lobby
- 11** Granada Theater
- 11** Amazing Thailand
- 12** The Pourhouse Uptown
- 12** CHX
- 13** Knights Chamber Clothiers
- 13** True North Collaborative
- 13** Jimmy John's
- 14** Roat Osha

Demographics	1 Mile	3 Miles	5 Miles
Total population	33,780	230,542	492,717
Median age in years	32.9	34.3	34.3
Total households	18,539	106,667	214,079
Median household income	\$60,157	\$64,378	\$66,286
Average household size	1.80	2.08	2.21
Average home value	\$448,784	\$413,677	\$368,957

Data Source: ESRI/ArcGIS (2020)



Uptown
Neighborhood Photos

