



Colliers

# 300-330 E HENNEPIN AVE

300-330 E Hennepin Ave | Minneapolis, MN

## Prepared By

### Terese Reiling

Senior Vice President  
+1 952 897 7738  
terese.reiling@colliers.com

### Lauren Kessler

Vice President  
+1 952 897 7779  
lauren.kessler@colliers.com

### Hannah Rorvick

Associate  
+1 952 897 7729  
hannah.rorvick@colliers.com



# PROPERTY OVERVIEW

- Positioned at top VPD Hennepin Ave E and University intersection
- Prominent storefront visibility for customer convenience
- Rare corner full service restaurant opportunity with hood and SAC units in place
- Great small shop space with hip local and strong credit national brands

## BUILDING INFORMATION

Address 300-330 E Hennepin Ave  
Minneapolis, MN 55414

Year Built 1890 / 2022 (Renovation)

Floors Two (2)

Availability Unit A110: 2,883 SF  
Unit H100: 5,688 SF

Asking Rent Rate Negotiable



# FLOOR PLAN

E Hennepin Ave



# UNCOVER NORTHEAST CHARM

## Where Art Meets Industry by the River

Northeast Minneapolis is one of the Twin Cities' fastest-growing neighborhoods, with over 2,000 apartment units, 40+ bars and restaurants, and easy access to 30+ major retailers. Its thriving Arts District, supported by 400+ artists and the MSP International Film Festival, has transformed old industrial spaces into a cultural hub for young, educated professionals. Residents and visitors enjoy 45+ acres of trails at Boom Island and Nicollet Island, contributing to Minnesota's ranking as the #3 fittest state. Located within four miles of MSP's top employers and the University of Minnesota, Northeast connects seamlessly to global business and innovation through Fortune 500 companies and major transit routes.



## BY THE NUMBERS



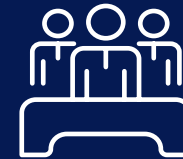
**94**  
Walk Score



**11,453 VPD**  
Traffic Counts



**38,237**  
Current Population  
(1 mile radius)



**63,284**  
Daytime Population  
(1 mile radius)



**\$132,122**  
Average Household  
Income  
(1 mile radius)



**20,981**  
Households  
(1 mile radius)

# PROPERTY AERIAL





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## CONTACT US

1600 Utica Avenue S, Suite 300  
Minneapolis, MN 55416

[Colliers.com](http://Colliers.com)

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**Lauren Kessler**

Vice President  
+1 952 897 7779  
[lauren.kessler@colliers.com](mailto:lauren.kessler@colliers.com)

**Hannah Rorvick**

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[hannah.rorvick@colliers.com](mailto:hannah.rorvick@colliers.com)

