

FOR LEASE

Historic Rainbow Building

1422 West Lake Street, Minneapolis, MN 55408

Located on the corner of W Lake Street and Hennepin Ave, this mixed-use building offers first level retail opportunities and second and third level office space in the heart of Uptown.



Building Size	27,205 SF
Year Built	1910
Space Available	836 - 14,523 SF
Rent Rate	Negotiable
CAM & Taxes	\$9.50 - \$11.62/SF/yr

- ✓ High exposure on the corner of W Lake Street and Hennepin Ave
- ✓ Recently renovated common areas with high-end finishes
- ✓ Prominent public artwork by Greta McLain
- ✓ Wheelchair accessibility, with elevator
- ✓ Contract parking available behind property

Historic Rainbow Building

About the Property

This classic urban mixed-use building in the heart of Uptown offers highly visible retail opportunities on the first floor and versatile professional office space on the second and third floors, all in a central Minneapolis location. With modern brick and timber features, the move-in ready spaces offer high ceilings, large windows, and a recently renovated common area atrium with high-end finishes and local artwork. Located at the intersection of Hennepin Avenue and W Lake Street in the heart of Uptown, 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 and easy access from all parts of the MSP metro area. Just blocks from the Midtown Greenway and Lake of the Isles, Bde Maka Ska 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 homes within one mile.



Historic Rainbow Building

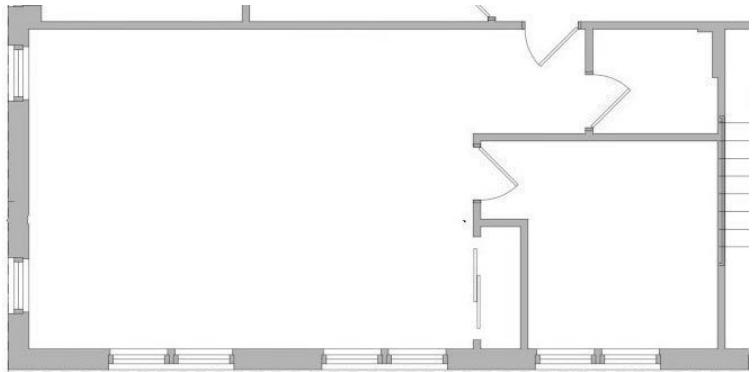
Suite 200

Rentable Area: **836 RSF**

Availability: **Immediately**

Lease Rate: **\$16.50/SF/yr**

CAM & Taxes: **\$11.62/SF/yr**



Corner office space on the second level of the Rainbow Building in Uptown.

- Suite features small storage area and private office
- Recently renovated common areas
- Secure building access
- Contract parking available behind property
- Plentiful natural light



Historic Rainbow Building

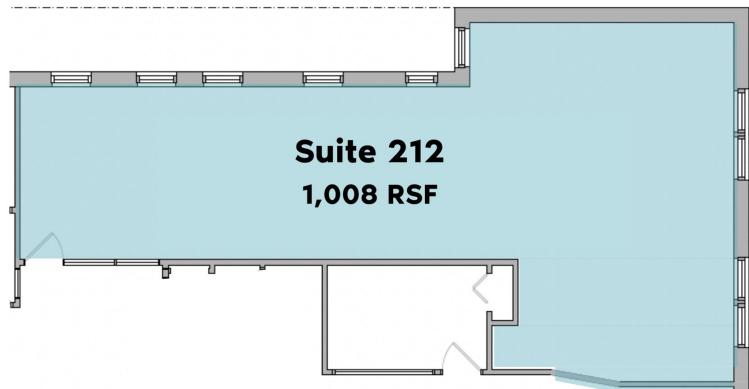
Suite 212

Rentable Area: **1,008 RSF**

Availability: **Immediately**

Lease Rate: **\$16.50/SF/yr**

CAM & Taxes: **\$11.62/SF/yr**



Corner office space on the second level of the Rainbow Building in Uptown.

- Flexible, open workspace
- Recently renovated common areas
- Secure building access
- Contract parking available behind property
- Plentiful natural light



Historic Rainbow Building

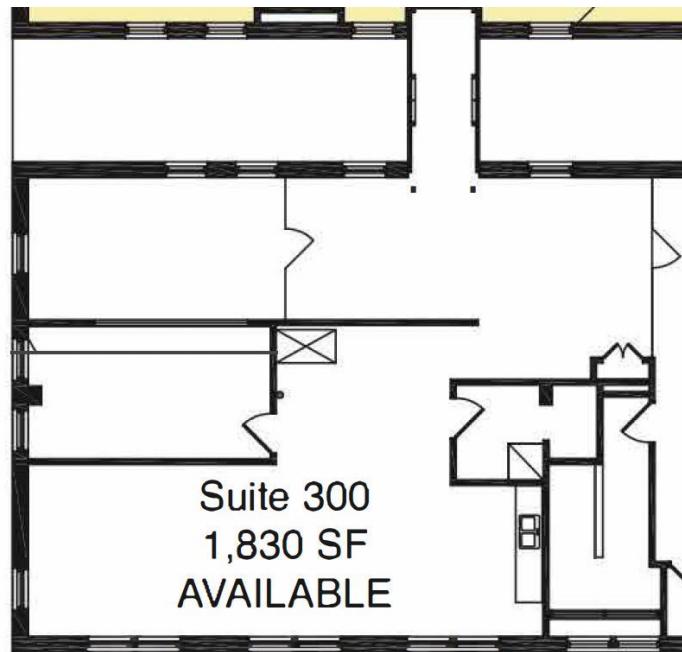
Suite 300

Rentable Area: **1,830 RSF**

Availability: **Immediately**

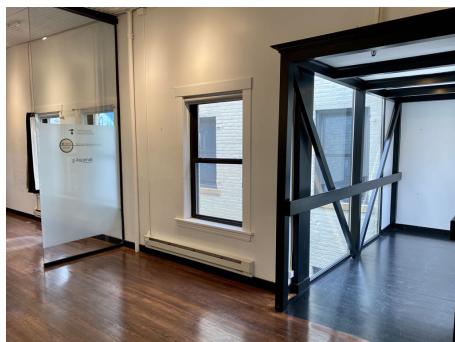
Lease Rate: **\$16.50/SF/yr**

CAM & Taxes: **\$11.62/SF/yr**



Open office space on the third level of the Rainbow building in Uptown.

- Open floor plan with mix of hardwood flooring and carpet
- Suite features open work space, two conference rooms, and small kitchenette
- Unique miniature skyway can open up to Suite 320
- Secure building access
- Recently renovated common areas
- Parking contracts available in lot behind property



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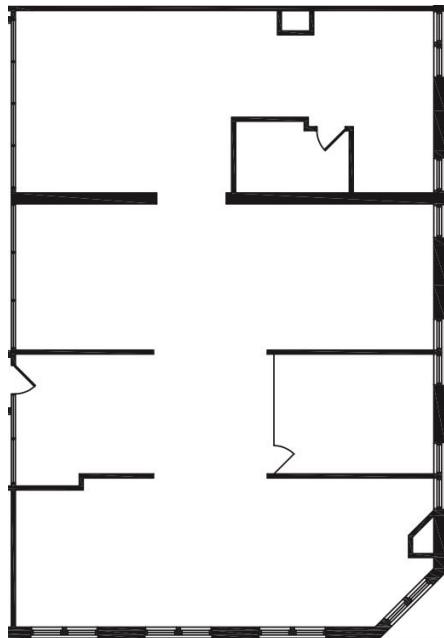
Suite 314

Rentable Area: **3,320 RSF**

Availability: **Immediately**

Lease Rate: **\$16.50/SF/yr**

CAM & Taxes: **\$11.62/SF/yr**



Large corner office on the third level of the Rainbow Building in Uptown.

- Suite features lobby, lounge area, open workspace, two private conference rooms, two private offices, and kitchen
- Corner lounge overlooking the cross section of West Lake Street and Hennepin Ave
- Recently renovated common area
- Secure building access
- Parking contracts available in lot behind property
- Recently renovated modern floor plan



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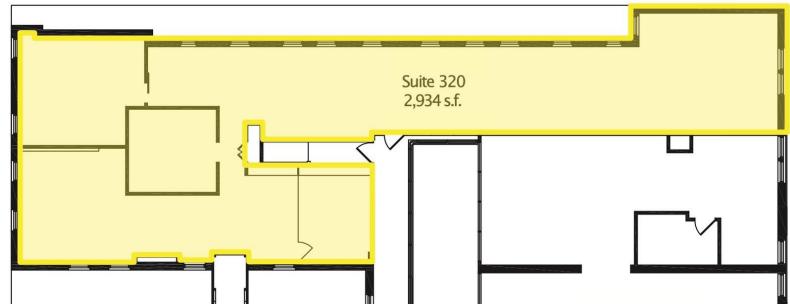
Suite 320

Rentable Area: **2,934 RSF**

Availability: **Immediately**

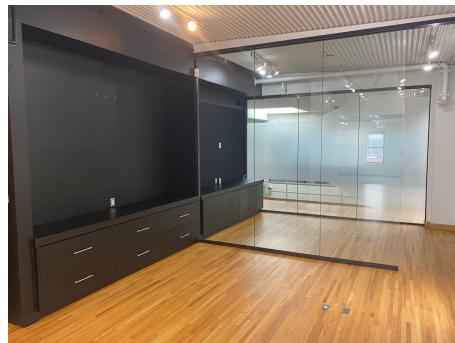
Lease Rate: **\$16.50/SF/yr**

CAM & Taxes: **\$11.62/SF/yr**



Open office space on the third level of the Rainbow building in Uptown.

- Open floor plan with mix of hardwood flooring and carpet
- Suite features open work space, private office, kitchen, and two conference rooms
- Bike rack storage
- Secure building access
- Recently renovated common areas
- Parking contracts available in lot behind property



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.



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WALK SCORE



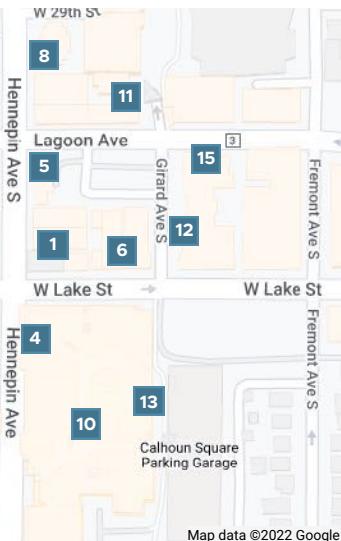
62

TRANSIT SCORE



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BIKE SCORE



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

Demographics	1 Mile	3 Miles	5 Miles
Total population	33,240	232,848	495,876
Median age in years	33.3	34.6	34.5
Total households	18,250	108,289	216,411
Median household income	\$68,165	\$70,039	\$72,818
Average household size	1.79	2.07	2.20
Average home value	\$464,372	\$434,711	\$392,737

Data Source: ESRI/ArcGIS (2021)



Uptown

Neighborhood Photos

