

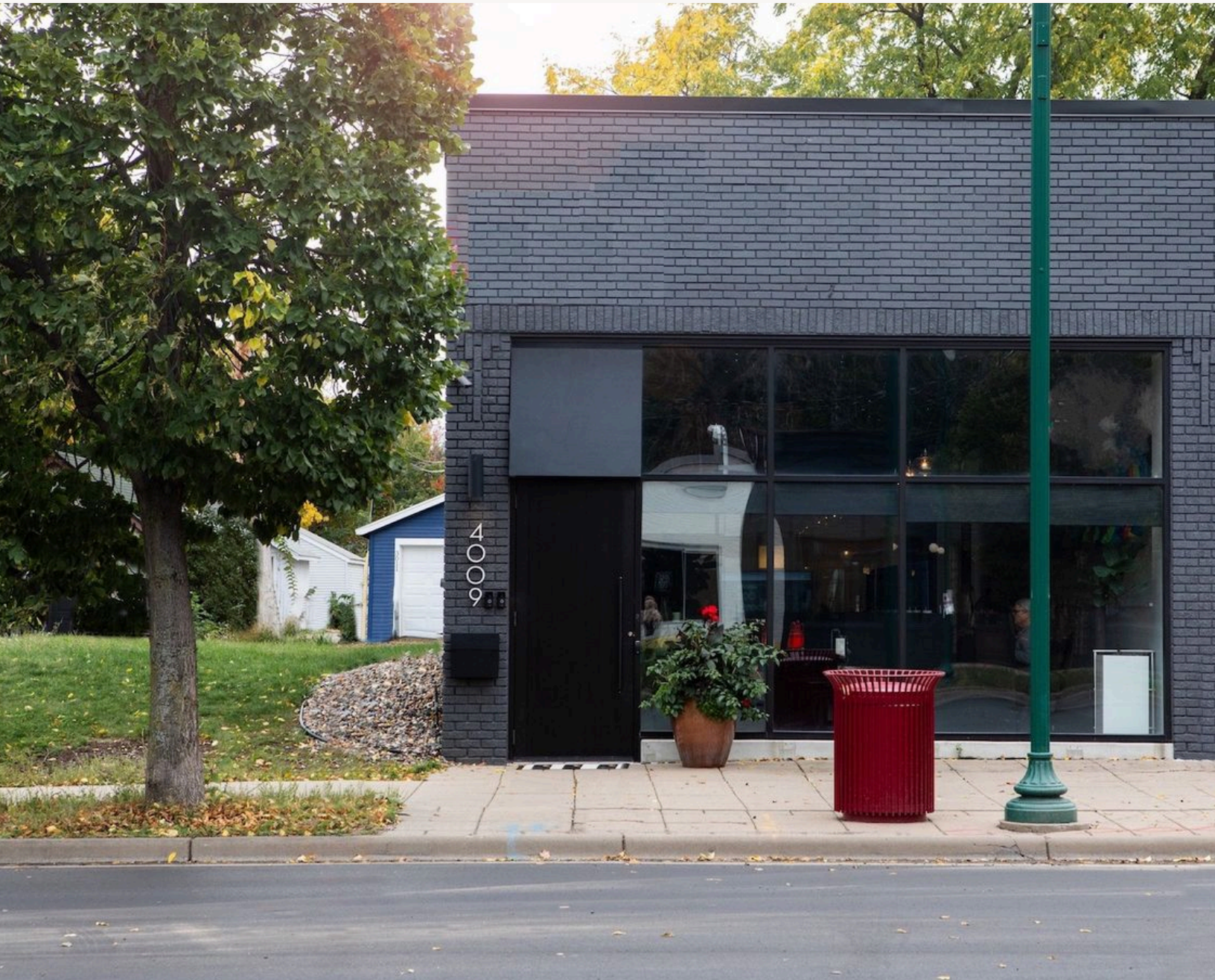
FOR LEASE

FOR SALE

4009 E Lake Street

4009 E Lake St, Minneapolis, MN 55406

Exciting opportunity to either purchase or lease a beautifully designed, fully furnished office with visible profile along East Lake Street.



4009 E Lake Street

About the Property

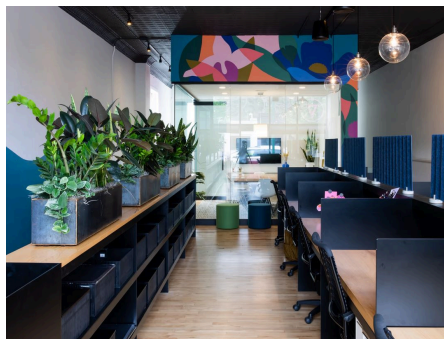
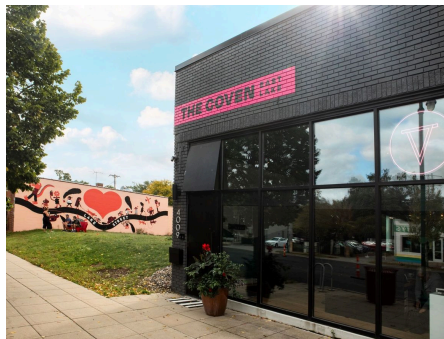
Opportunity to lease or purchase a beautifully designed, fully furnished standalone office building totaling 2,640 SF across two levels. The space includes 10 workstations, a conference room, private office, phone booths, prayer/mother's room, and a lower-level kitchen and gathering area ideal for collaboration and events. Move-in ready with strong visibility along East Lake Street, the property is well suited for creative firms, nonprofits, professional services, or owner-users. An optional adjacent parcel for sale provides added flexibility and future potential.

Location

Positioned along a prominent stretch of East Lake Street in Minneapolis' Longfellow neighborhood, the property offers excellent visibility and signage opportunities within a vibrant, community-oriented corridor. Surrounded by popular local restaurants, cafes, and neighborhood businesses, the area combines strong residential character with convenient access to downtown Minneapolis, MSP International Airport, transit, and recreational amenities along the Mississippi River.

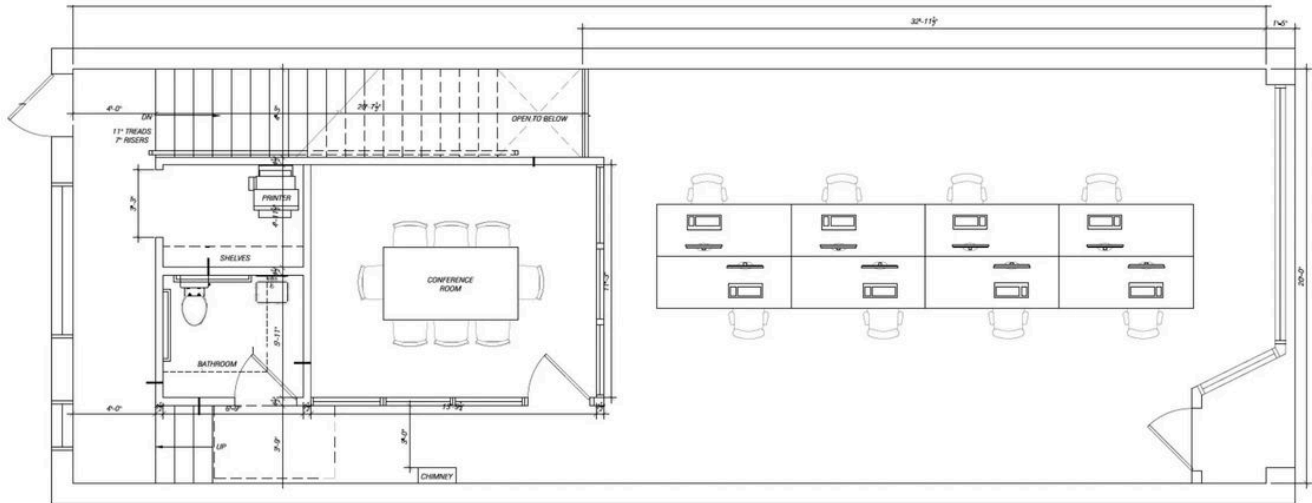
Building Size 2,640 SF
Year Built / Year Renovated 1925 / 2023
Sale Price Contact for Price
Space Available 2,640 SF
Rent Rate \$5,300/mo
CAM & Taxes

- ✓ Two floors of functional workspace with modern eclectic design
- ✓ 10 fixed workstations with 6-8 person glass conference room
- ✓ Private Prayer / Mother's room
- ✓ Private office and kitchen on lower level
- ✓ ADA accessibility

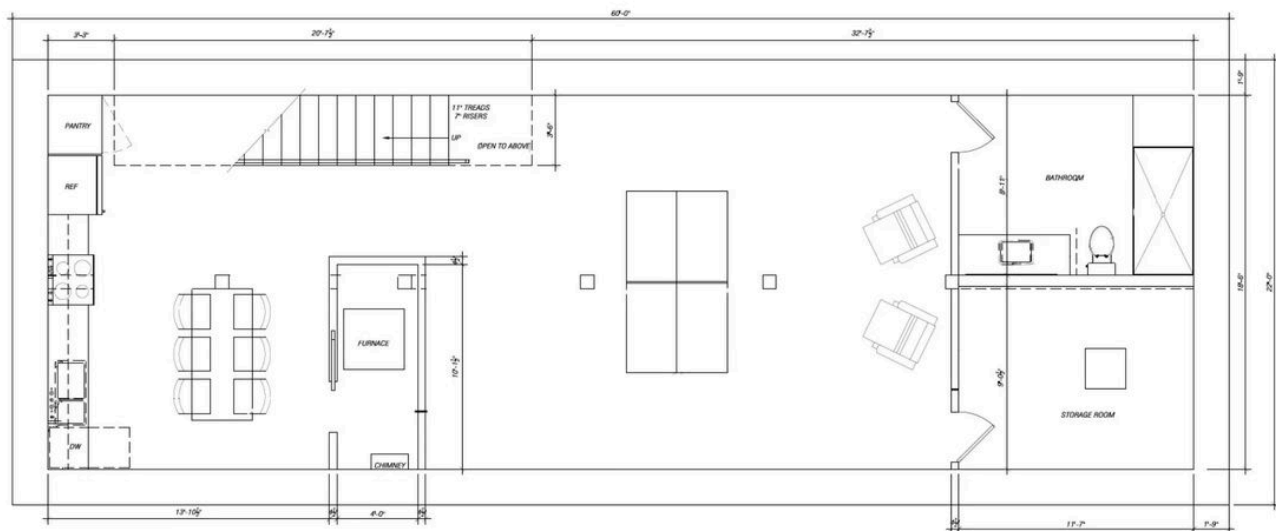


Site Plan

FIRST LEVEL



LOWER LEVEL



The Neighborhood
Longfellow

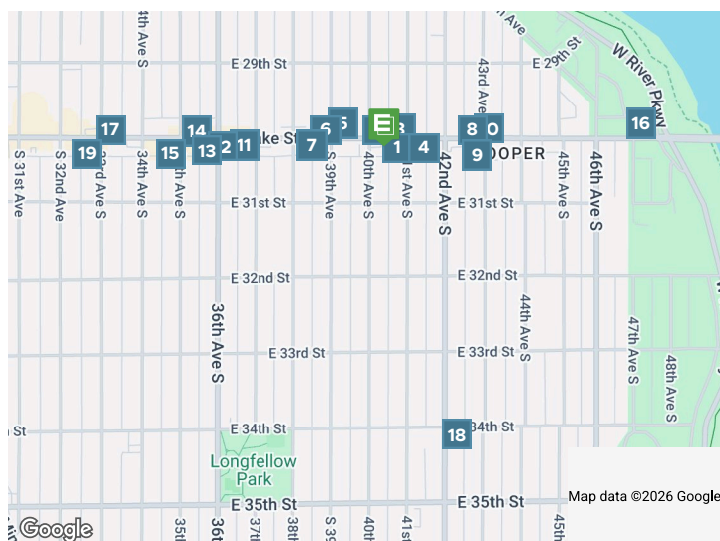
The Longfellow neighborhood in Minneapolis is a vibrant, diverse area known for its charming residential streets and community-focused atmosphere. It's home to a variety of local shops, cafes, and restaurants, as well as green spaces like Longfellow Park and the scenic Minnehaha Falls. The neighborhood offers convenient access to the Mississippi River, providing recreational opportunities and picturesque views. With its strong sense of community and proximity to urban amenities, Longfellow is a sought-after location for both residents and businesses.



74
 WALK SCORE

44
 TRANSIT SCORE

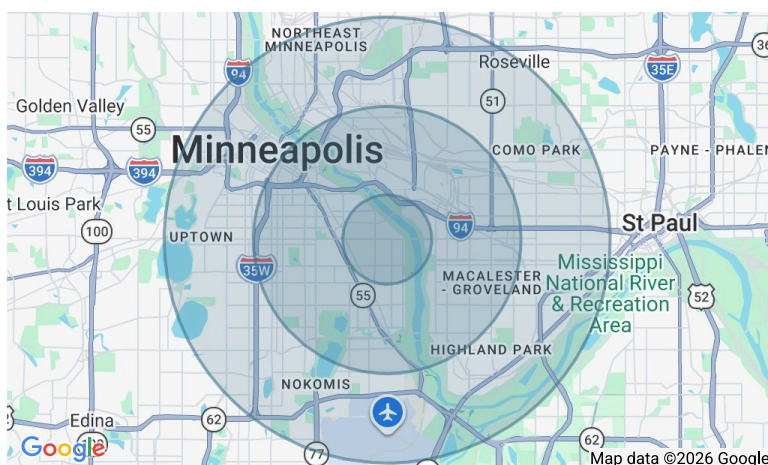
84
 BIKE SCORE



- 1** Dogwood Coffee - East Lake
- 2** El Norteño Authentic Mexican
- 3** Hi-Lo Diner
- 4** Leviticus Tattoo and Body Piercing
- 5** Francis Burger Joint
- 6** Milkweed
- 7** Longfellow Market
- 8** American Rug Laundry
- 9** Honda Town
- 10** The Bungalow Club
- 11** India Kutir
- 12** Merlins Rest Pub
- 13** Nostalgia Zone Comic Books
- 14** Galapagos Bar and Grill
- 15** Midori's Floating World Cafe
- 16** Longfellow Grill
- 17** Sonora Grill
- 18** Turtle Bread
- 19** Habanero Tacos Grill

Demographics	1 Mile	3 Miles	5 Miles
Total population	16,402	221,946	500,664
Median age in years	40.9	31.4	33.7
Total households	7,610	90,582	224,961
Median household income	\$89,695	\$69,262	\$77,261
Average household size	2.13	2.24	2.11
Average home value	\$455,993	\$455,082	\$479,415

Data Source: ESRI/ArcGIS (2024)



4009 E Lake St.

Additional Photos

