

Suite Concept 3D Tour

# Witt's

## MARKET HOUSE

701 - 705 HENNEPIN AVE



CUSHMAN &  
WAKEFIELD

10,000 - 45,000 SF  
OFFICE SPACE AVAILABLE

Historic Elegance Meets Modern Work



## A Legacy Reimagined

Step into a space where Minneapolis history meets contemporary business. Originally home to Witt's Market House—a pioneering grocery destination in the early 20th century—**Witt's Market House** has been thoughtfully reimagined as a dynamic office hub in the heart of downtown.

Located at the vibrant intersection of **Hennepin Avenue and 7th Street**, Witt's Marketplace offers a rare blend of **historic charm, urban accessibility, and modern amenities**—perfect for teams who value authenticity, creativity, and connection.

This five-story, Class B building offers **45,000+ square feet** of flexible office and retail space. The refreshed interiors blend **historic character** with modern amenities, featuring open floor plans, natural light, and updated common areas designed for collaboration and creativity.



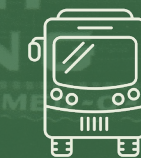
Unbeatable Walkability



Thousands of Parking Spots Within  
5 Minute Walk



In the Heart of the Minneapolis Theater  
and Entertainment District



Direct Access to Transit

# Property Description

**Address** 701-705 Hennepin Ave Minneapolis, MN

**Building SF** 5,000-45,000 SF

**Space Available**  
 1st Floor: 5,000 - 11,500 SF  
 2nd Floor: 11,000 SF  
 3rd, 4th, 5th Floors: 11,000 - 22,000 SF

**Year Built**  
 701 Building - 1901  
 705 Building - 1904

**Lease Rate** \$19.00 - \$26.00 PSF Net

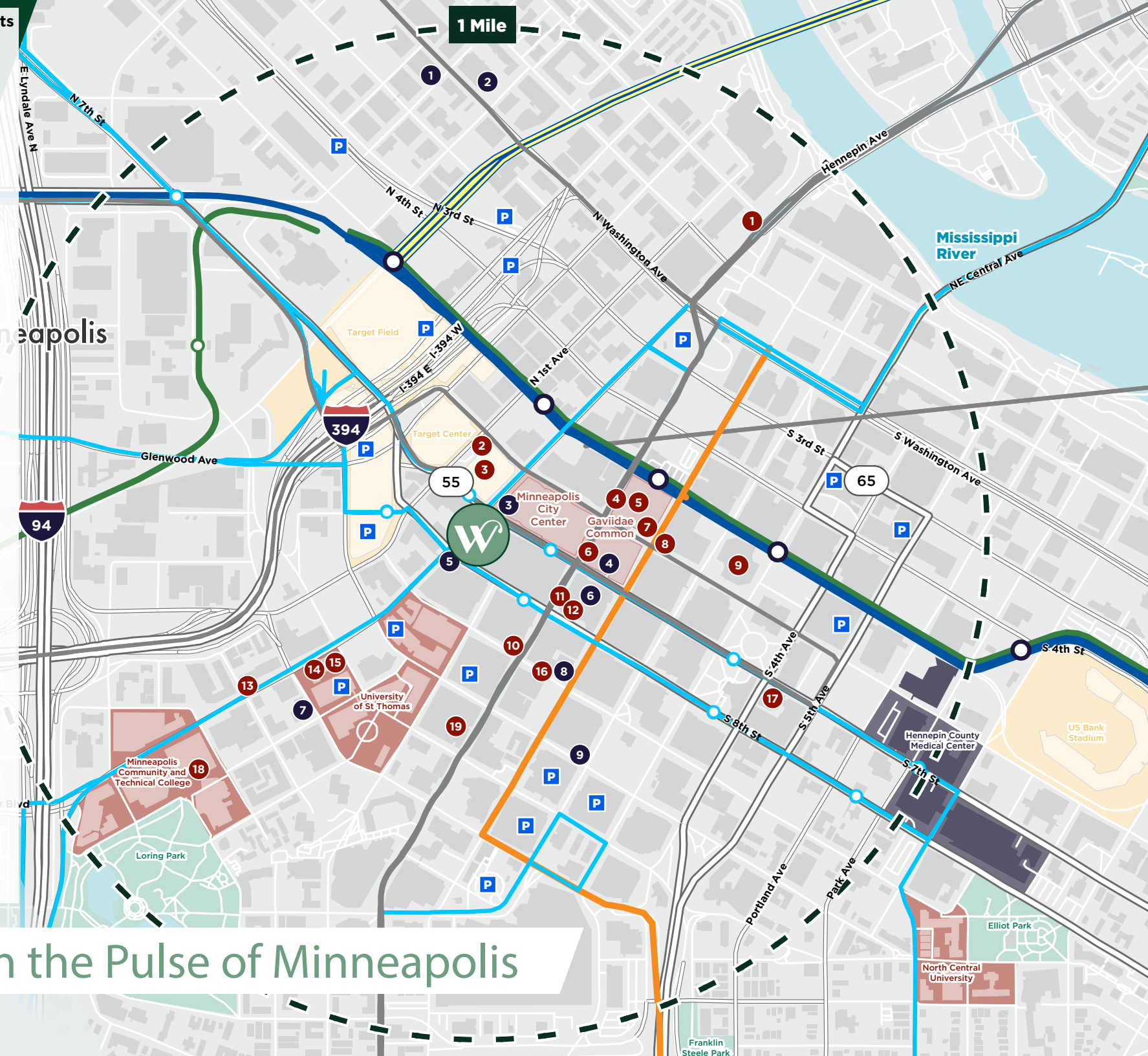
**2026 Estimated CAM & Taxes**  
 OPEX: \$5.13 PSF  
 Tax: \$7.54 PSF  
 Total CAM/Tax: \$12.67 PSF

**Parking Options** Several walkable parking options, including Park and Shop Ramp, City Center Ramp, and Mayo Clinic Square Parking Ramp



● Fast Food ● Restaurants

- 1 Starbucks
- 2 Insomnia Cookies
- 3 Jimmy John's
- 4 Subway
- 5 Five Guys
- 6 Planet Smoothie
- 7 Starbucks
- 8 Potbelly
- 9 Jimmy John's
- 10 Subway
- 11 Potbelly
- 12 Starbucks
- 13 Subway
- 14 Domino's Pizza
- 15 Pizza Hut
- 16 Jimmy John's
- 17 Subway
- 18 Dunn Bros Coffee
- 19 Starbucks
- 1 Smack Shack
- 2 Barcelona Wine Bar & Restaurant
- 3 Fogo De Chao
- 4 Freshii
- 5 The Capital Grille
- 6 Roti Mediterranean Grill
- 7 Buca di Beppo
- 8 The Melting Pot
- 9 Ruth's Chris Steak House



Work in the Pulse of Minneapolis



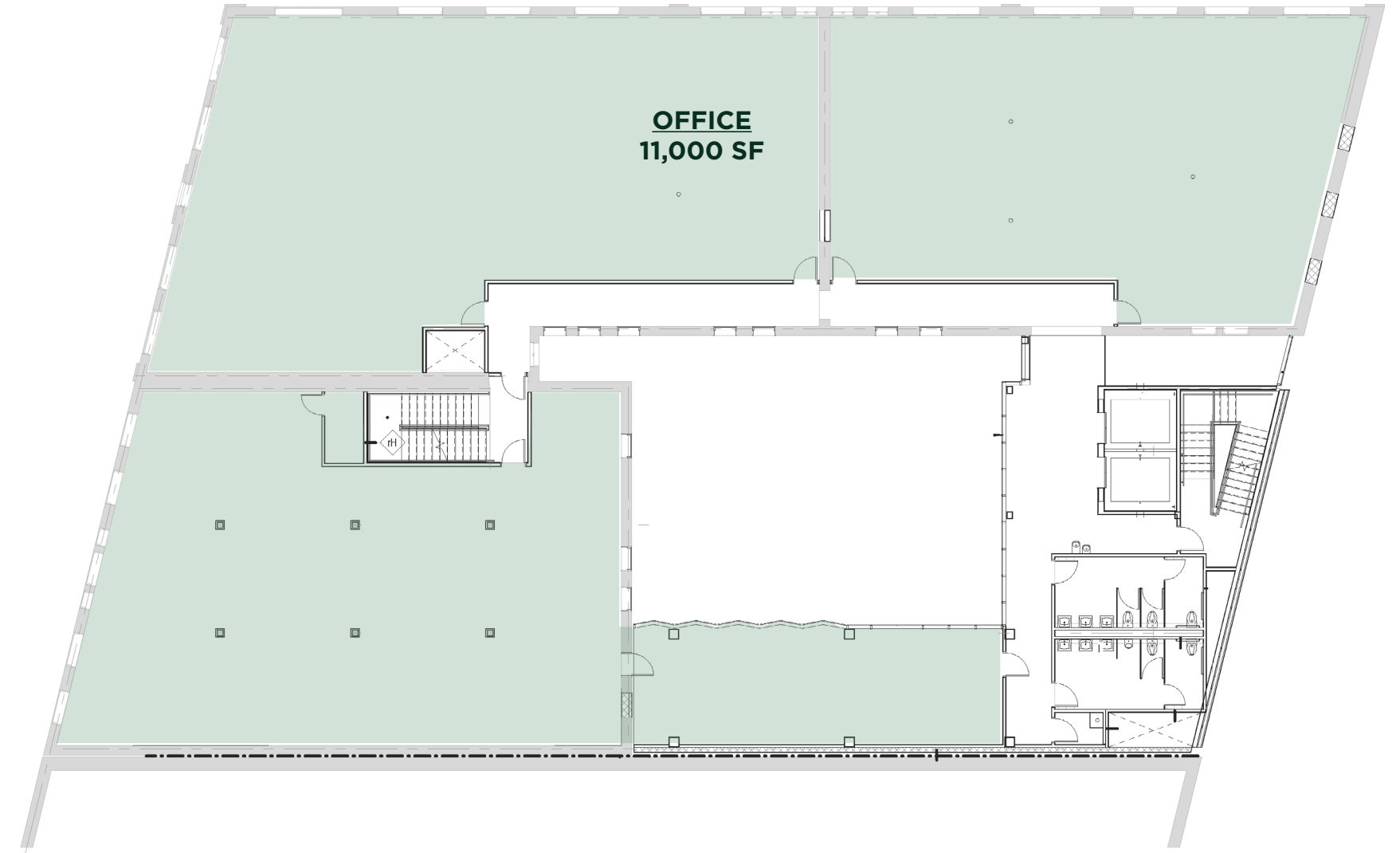
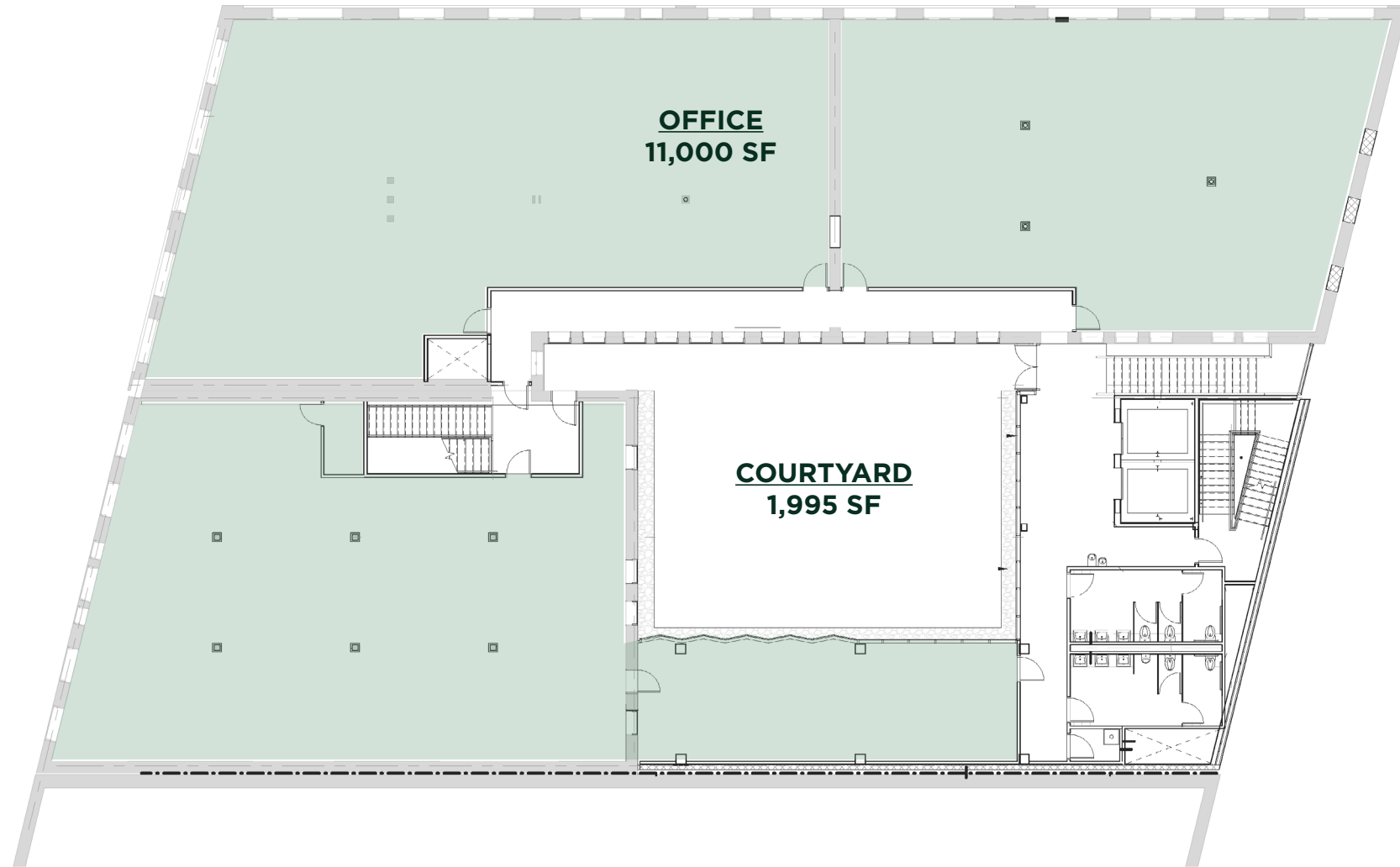
## 1st Floor



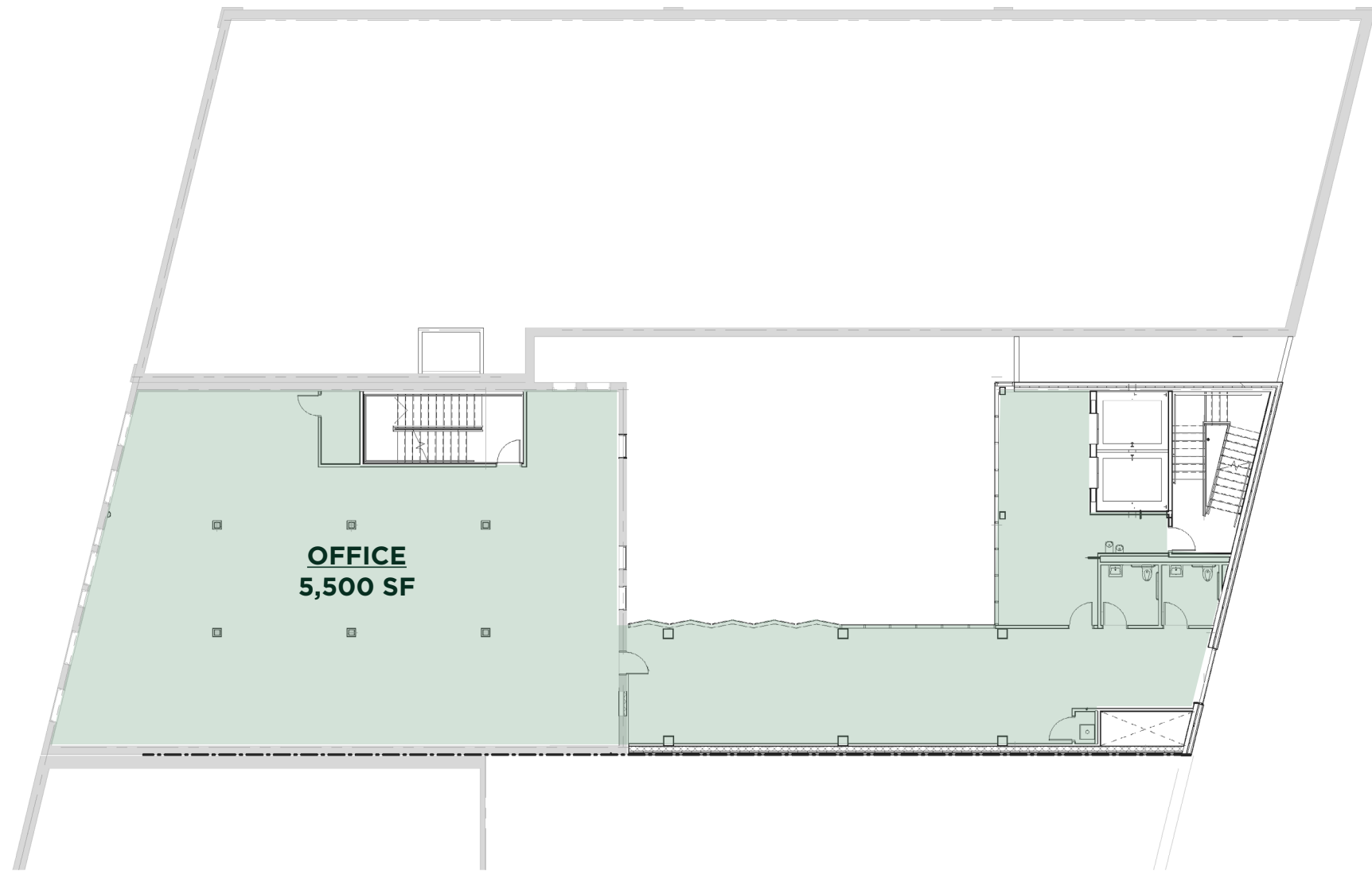
Whether you're a creative agency, boutique firm, or growing startup, Witt's Market House offers the kind of space that makes work feel like a statement.

2nd Floor

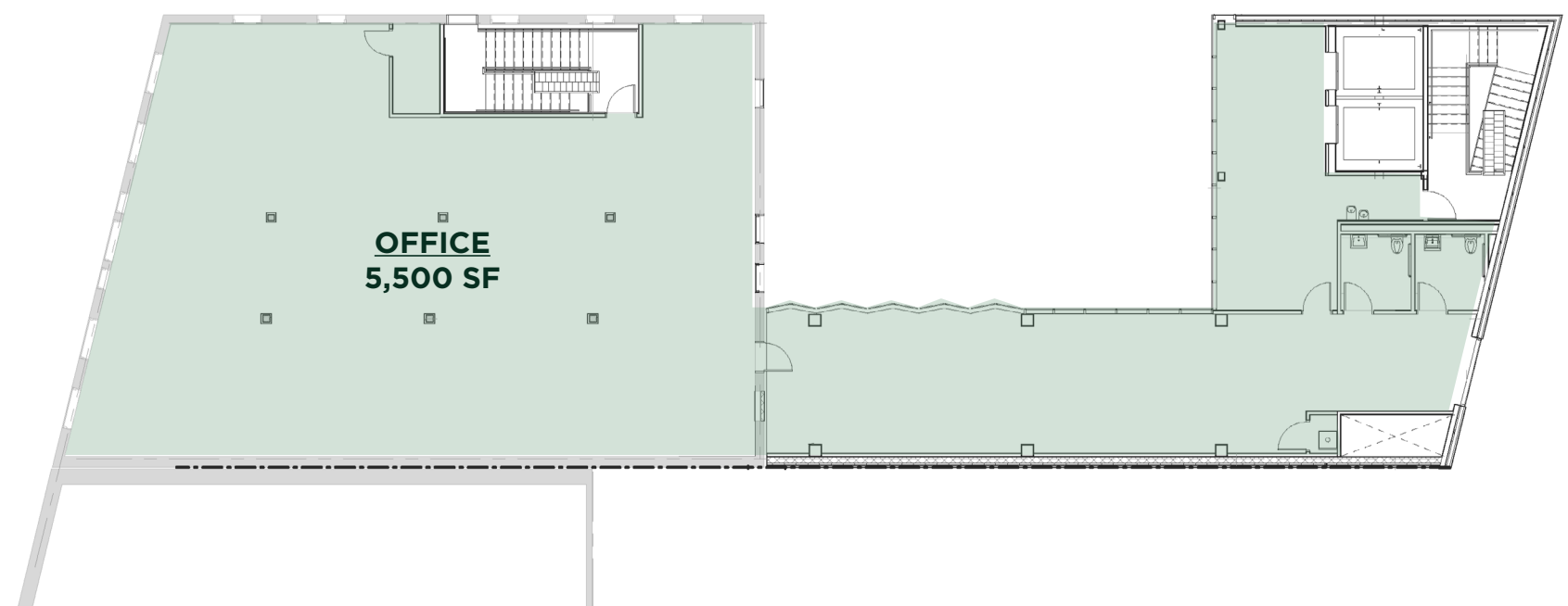
3rd Floor



4th Floor



5th Floor



## Contact Us

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