4020 Minnehaha Avenue South Minneapolis, MN 55406







LEASE DETAILS:

4020 Minnehaha Avenue South — multiple suites available

Base Rental Rate: \$20.00 PSF

RE Taxes and CAM: \$10.00 PSF

FEATURES:

- Nice, clean image, building with newly renovated common areas and spaces.
- Excellent visibility on Minnehaha Avenue South only blocks from the Light Rail System.
- Multiple availabilities ranging from 129 sf to 1,887 SF.
- Common Conference Room with kitchenette, ADA compliant restrooms.
- Many area amenities including restaurants, banking, grocery, pharmacy and recreation/ entertainment.
- Easy access to 394, 94 and 35W minutes away.
- Local, responsive management.
- Daily vehicle traffic of 10,394 on Minnehaha Ave, 17,400 on Hiawatha (2024 ESRI).
- Demographics: 21,549 1 mile radius, 191,062– 3 mile radius, 476,727– 5 mile radius (2024 ESRI).
- Est. Avg. Household Income: \$132,892 1 mile radius, \$132,499 3 mile radius, \$132,647–5 mile radius (2024 ESRI).

*All information in this brochure is deemed reliable, but not guaranteed.



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OFFICE LEASE DETAILS:

*Suite 1004/1005, are contiguous

AVAILABILITY	SF	BASE RENT/MO.	RE TAX-CAM/Mo.	EST. TOTAL
Suite 1004*	1,118	\$1,863.00	\$932.00	\$2,795.00
Suite 1005*	769	\$1,282.00	\$641.00	\$1,923.00
Suite 1075	618	\$1,030.00	\$515.00	\$758.00
Suite 1080	129	\$215.00	\$108.00	\$690.00
Suite 2055	303	\$505.00	\$253.00	\$758.00
Suite 2085	276	\$460.00	\$230.00	\$690.00

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CONTACT:

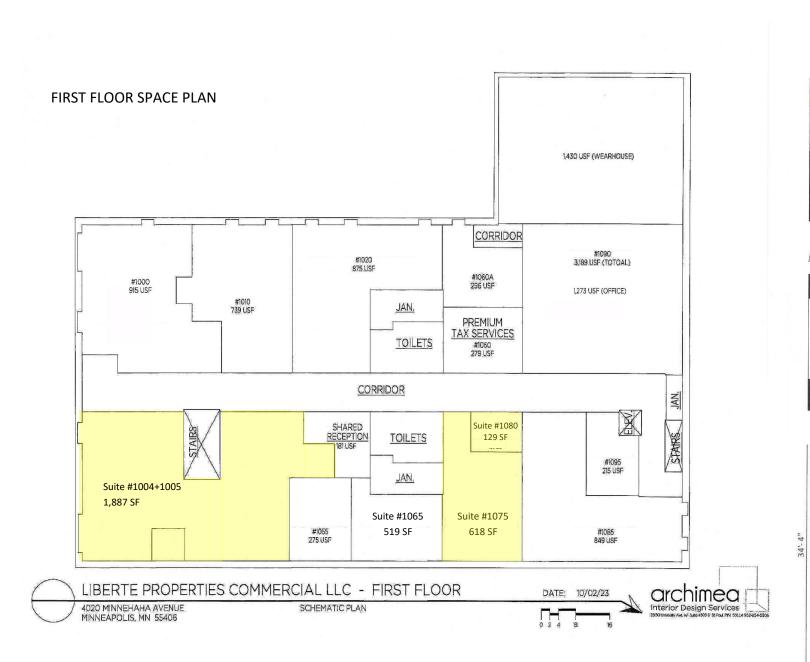
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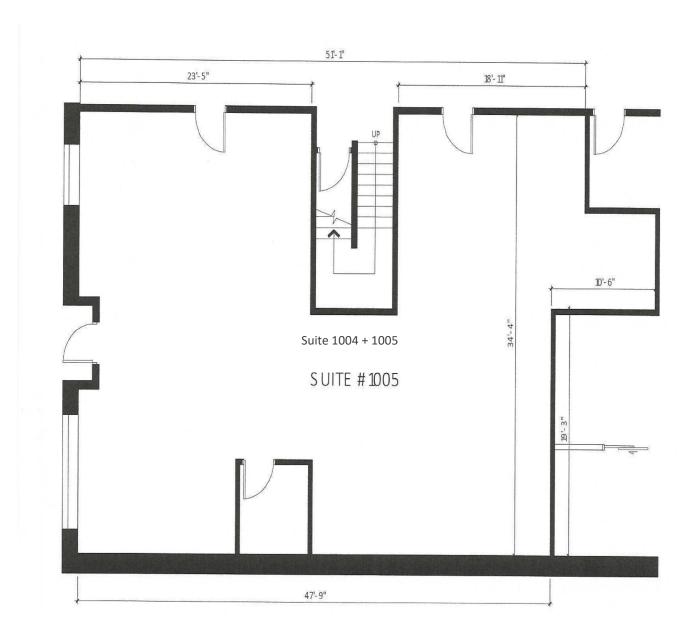
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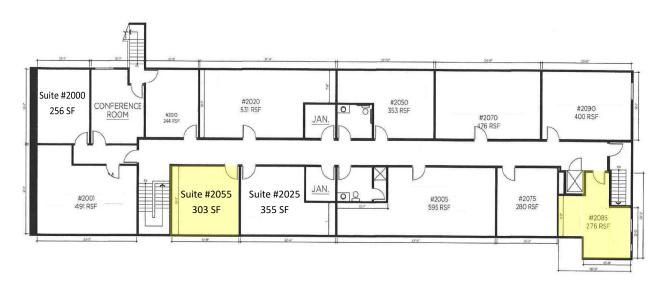
FIRST FLOOR SUITES



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SECOND FLOOR SPACE PLAN







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