

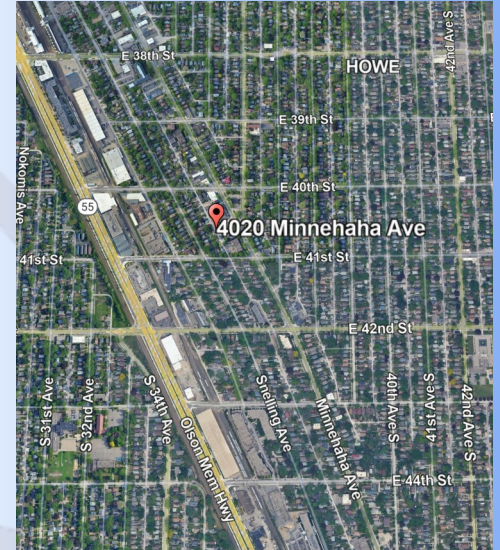
FOR LEASE OFFICE-RETAIL

4020 Minnehaha Avenue South
Minneapolis, MN 55406



SUMMERHILL

Commercial Real Estate, LLC



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).



CONTACT:

Joe Smith

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952-475-5122

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Eden Prairie, MN 55344

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

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OFFICE LEASE DETAILS:

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	\$1030.00	\$515.00	\$1,545.00
Suite 1080	128	\$215.00	\$108.00	\$323.00
Suite 2000	256	\$427.00	\$213.00	\$640.00
Suite 2025**	355	\$592.00	\$296.00	\$888.00
Suite 2055**	303	\$505.00	\$253.00	\$758.00

*Suite 1004/1005, **2025/2055 are contiguous



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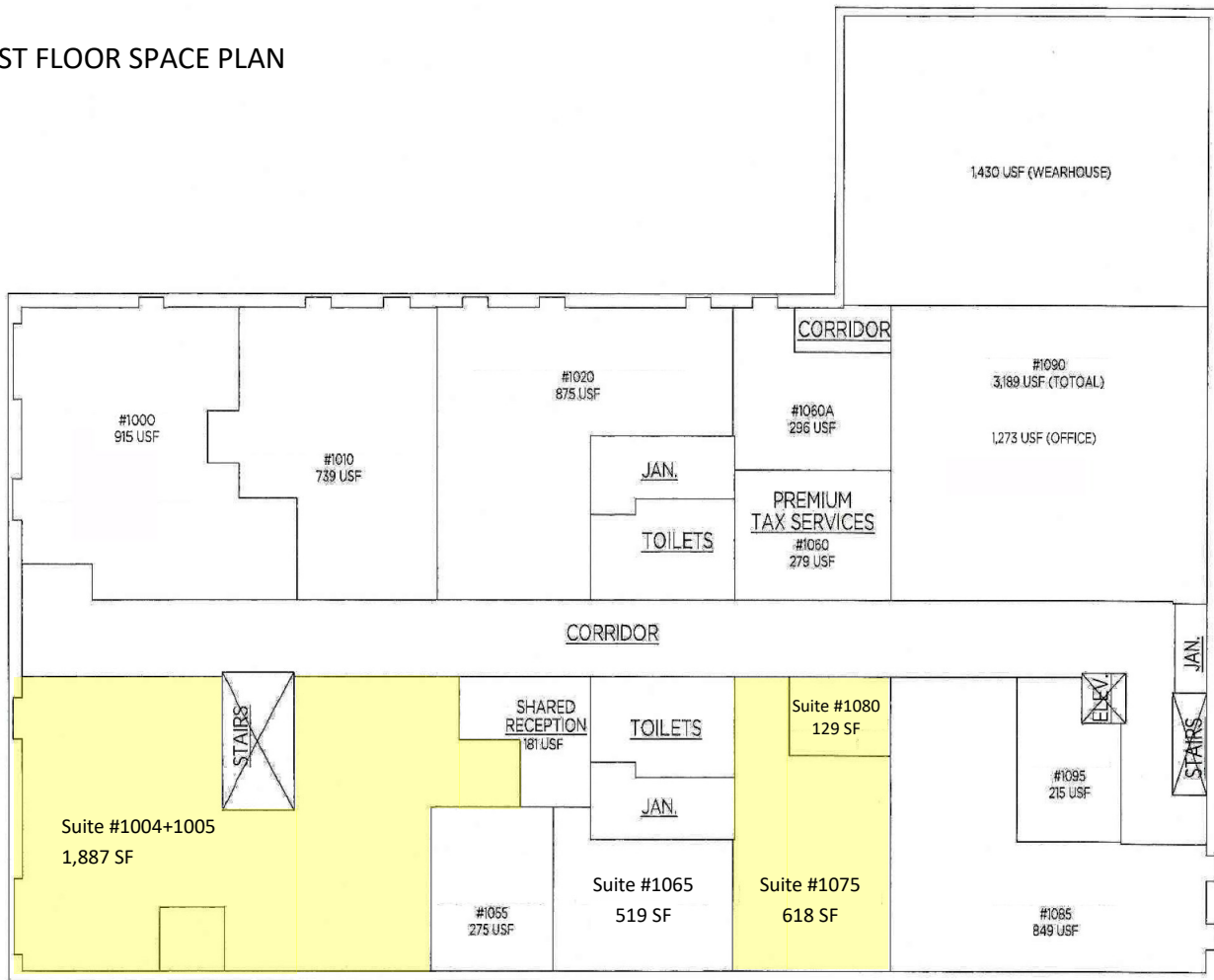
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FIRST FLOOR SPACE PLAN

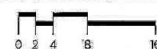


LIBERTE PROPERTIES COMMERCIAL LLC - FIRST FLOOR

4020 MINNEHAHA AVENUE
MINNEAPOLIS, MN 55406

SCHEMATIC PLAN

DATE: 10/02/23



archimea
Interior Design Services
2550 University Ave. W. Suite 200 S. St. Paul, MN 55114 952-954-2826

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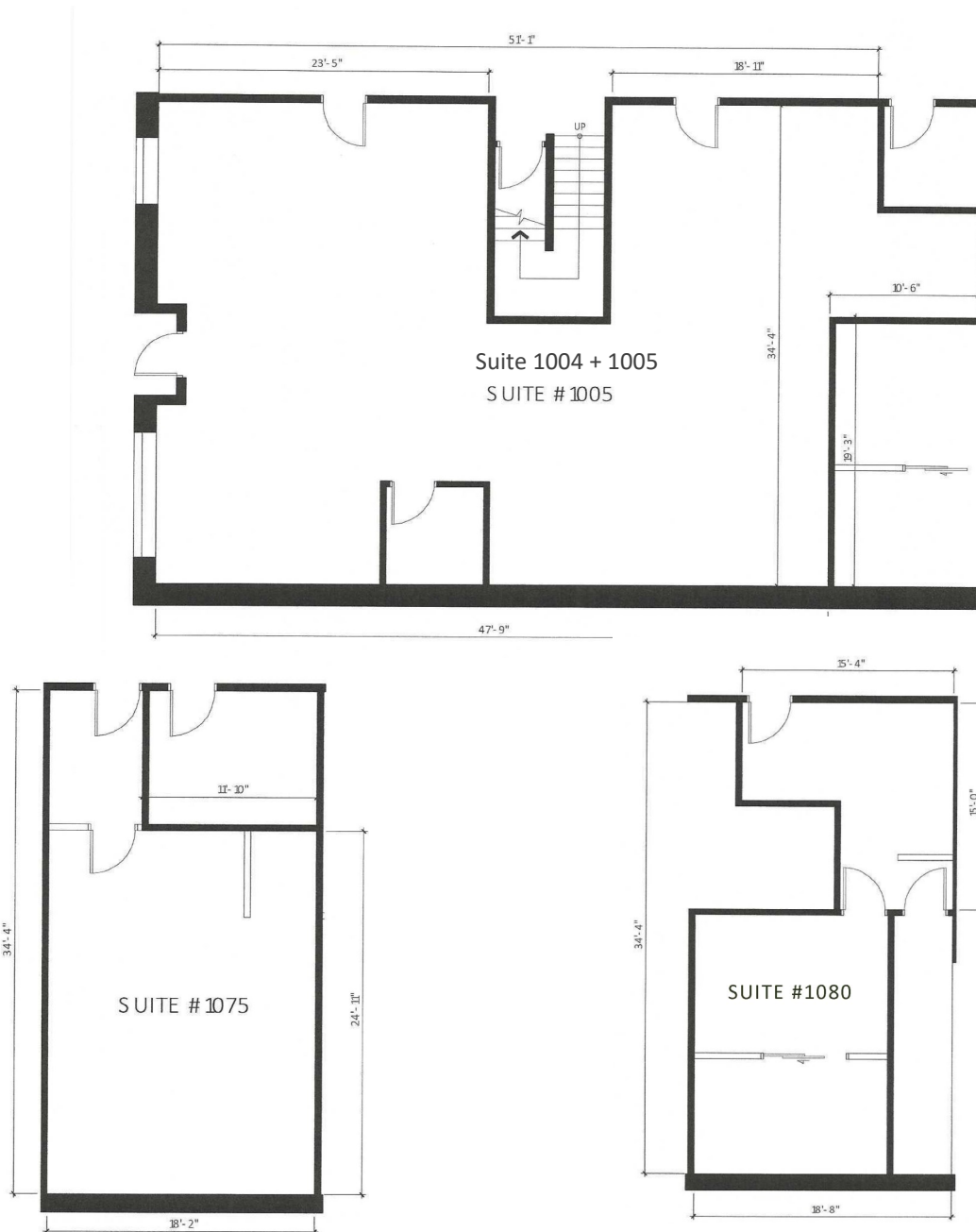
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FIRST FLOOR SUITES



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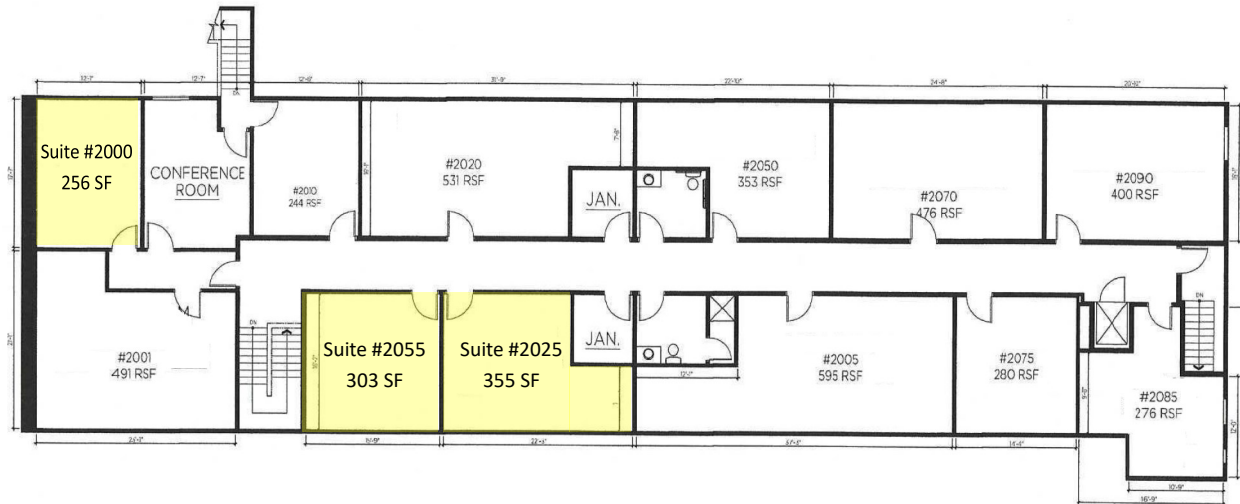
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SECOND FLOOR SPACE PLAN

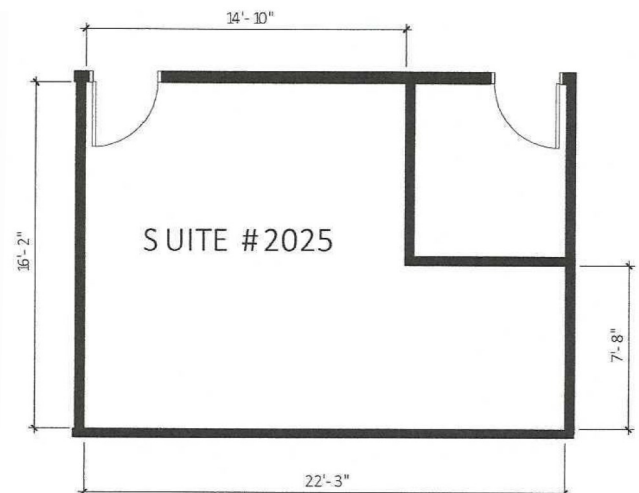
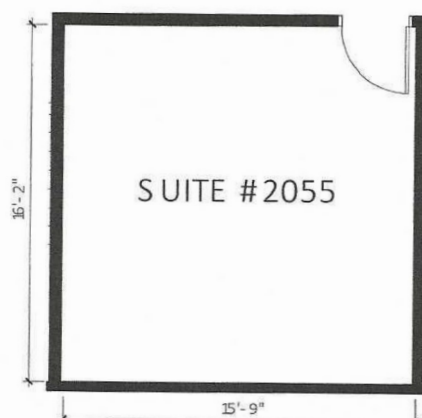
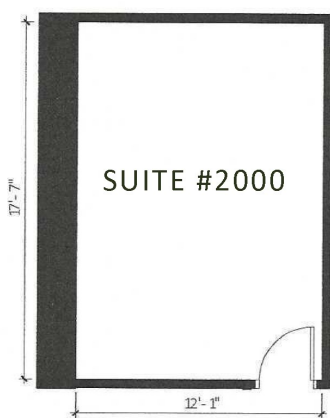


LIBERTE PROPERTIES COMMERCIAL LLC - SECOND FLOOR

4020 MINNEHAHA AVENUE
MINNEAPOLIS, MN 55406

DEMISING PLAN

DATE: 10/02/23



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