

# FOR LEASE

Up to 13,544 SF Available | Highly Flexible DT1 Zoning

414 S 8<sup>th</sup> St. Minneapolis, MN 55404



## OFFERING SUMMARY

County	Hennepin
Market	Minneapolis
Zoning	DT1
Building Size	13,544 SF
Available SF	13,544 SF
Lease Type	NNN
Lease Rate	Negotiable

OFFERED AT

Negotiable



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 651-210-7800

# PROPERTY OVERVIEW

414 S. 8<sup>th</sup> St. | Minneapolis, MN 55404

## Summary

414 S 8th St is a two-level, standalone 13,544 SF commercial building located in downtown Minneapolis. Zoned DT1, the property offers exceptional flexibility for a wide range of office, institutional, medical, educational, and community-oriented users. The building features efficient floor plates, multiple restrooms on each level, and a shared elevator serving both floors. Open and adaptable layouts allow for single-tenant or multi-tenant configurations. Situated in a central, transit-rich downtown location near hospitals, government buildings, housing, and core amenities, 414 S 8th St presents a rare opportunity to lease a flexible, well-located building suitable for a variety of professional and institutional uses.

## Key Features

- Approx. 13,544 SF across two full levels
- DT1 Downtown Zoning allowing broad commercial and institutional uses
- Shared elevator serving both floors
- Multiple restrooms on each level
- Efficient, adaptable floor plates
- Suitable for single-tenant or multi-tenant occupancy
- Downtown Minneapolis location with excellent visibility and access
- Proximity to hospitals, government buildings, housing, and transit
- Adjacent contract parking available. Current rates range from approximately \$140–\$170 per stall per month

## Permitted Uses

- Office and professional services
- Medical and wellness facilities
- Educational and training facilities
- Community and institutional uses
- Social, cultural, and assembly uses
- Lodging and residential uses (subject to approvals)
- Additional uses permitted under DT1 zoning. Tenant to verify specific use with the City of Minneapolis.



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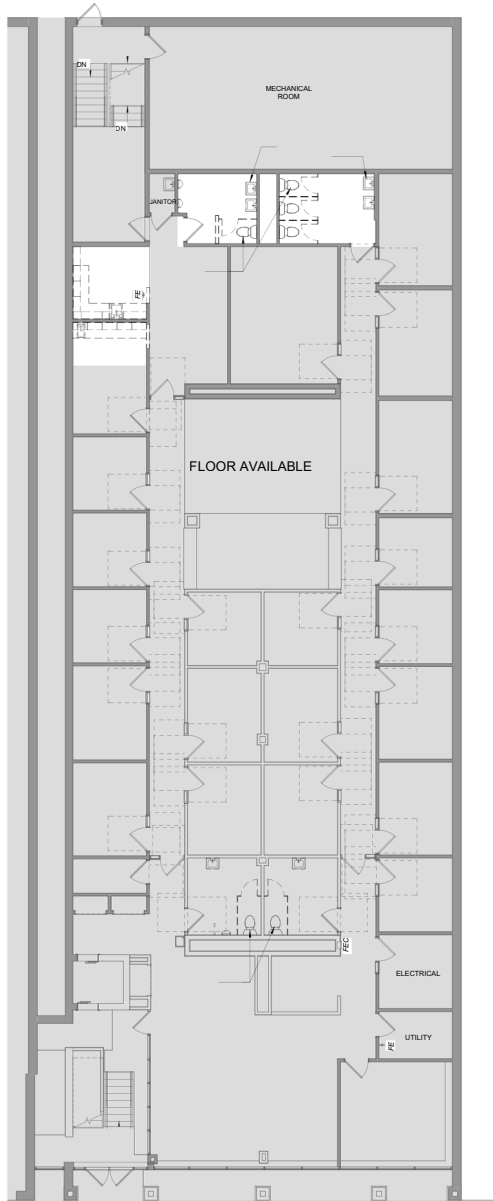
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# PHOTOS



# FLOOR PLAN



1 LOWER LEVEL PLAN  
1/8" = 1'-0"



2 UPPER LEVEL FLOOR PLAN  
1/8" = 1'-0"

# DISCLAIMER – SUBJECT TO CLOSING

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This property is currently under contract for acquisition. All leasing, availability, timelines, and occupancy are contingent upon successful closing. No leases or commitments will be executed prior to ownership transfer. All information is subject to change, seller approval, and final transaction terms. Information provided herein is deemed reliable but not guaranteed.