



HEMPEL  
REAL ESTATE

# IRONCLAD

# RESTAURANT / RETAIL

*For Lease*

Location: 811 Washington Ave S, Minneapolis MN



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[hempelcompanies.com](http://hempelcompanies.com)



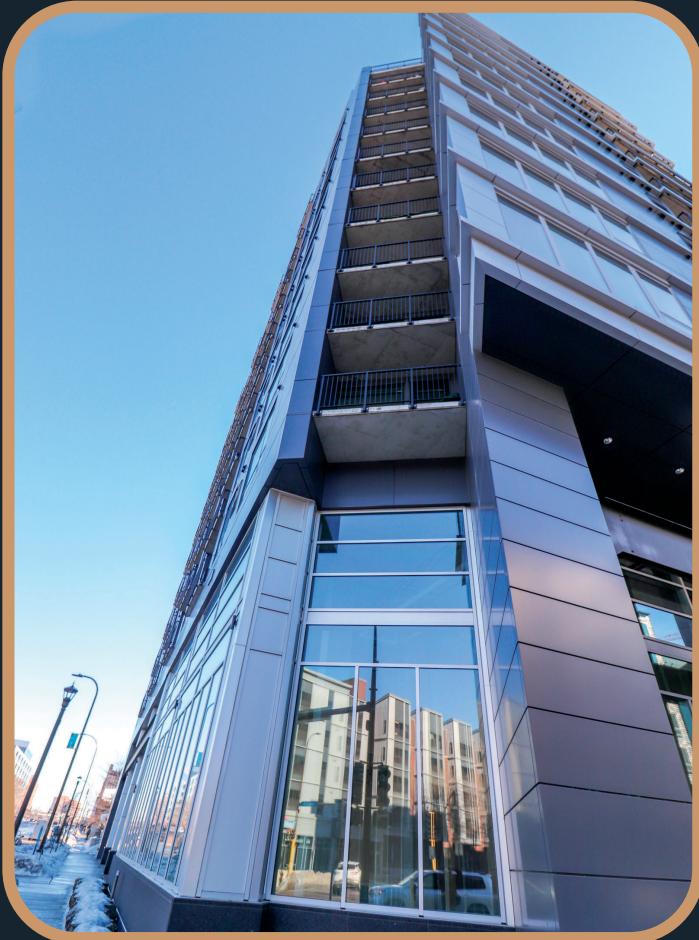
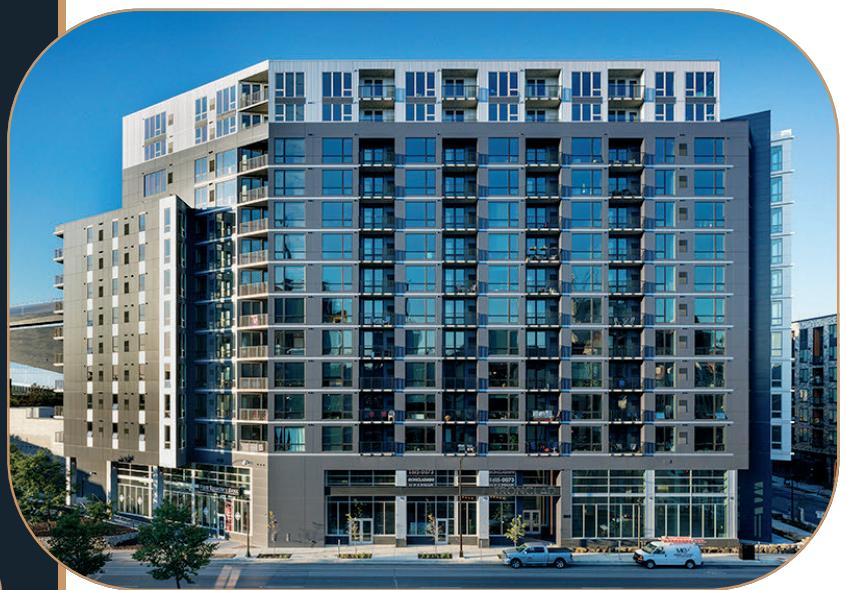
[leasing@hempelcompanies.com](mailto:leasing@hempelcompanies.com)

**Space Available: 3,000 SF**

**Free Patio Space: 875 SF**

**Gross Rent: \$36 - \$40**

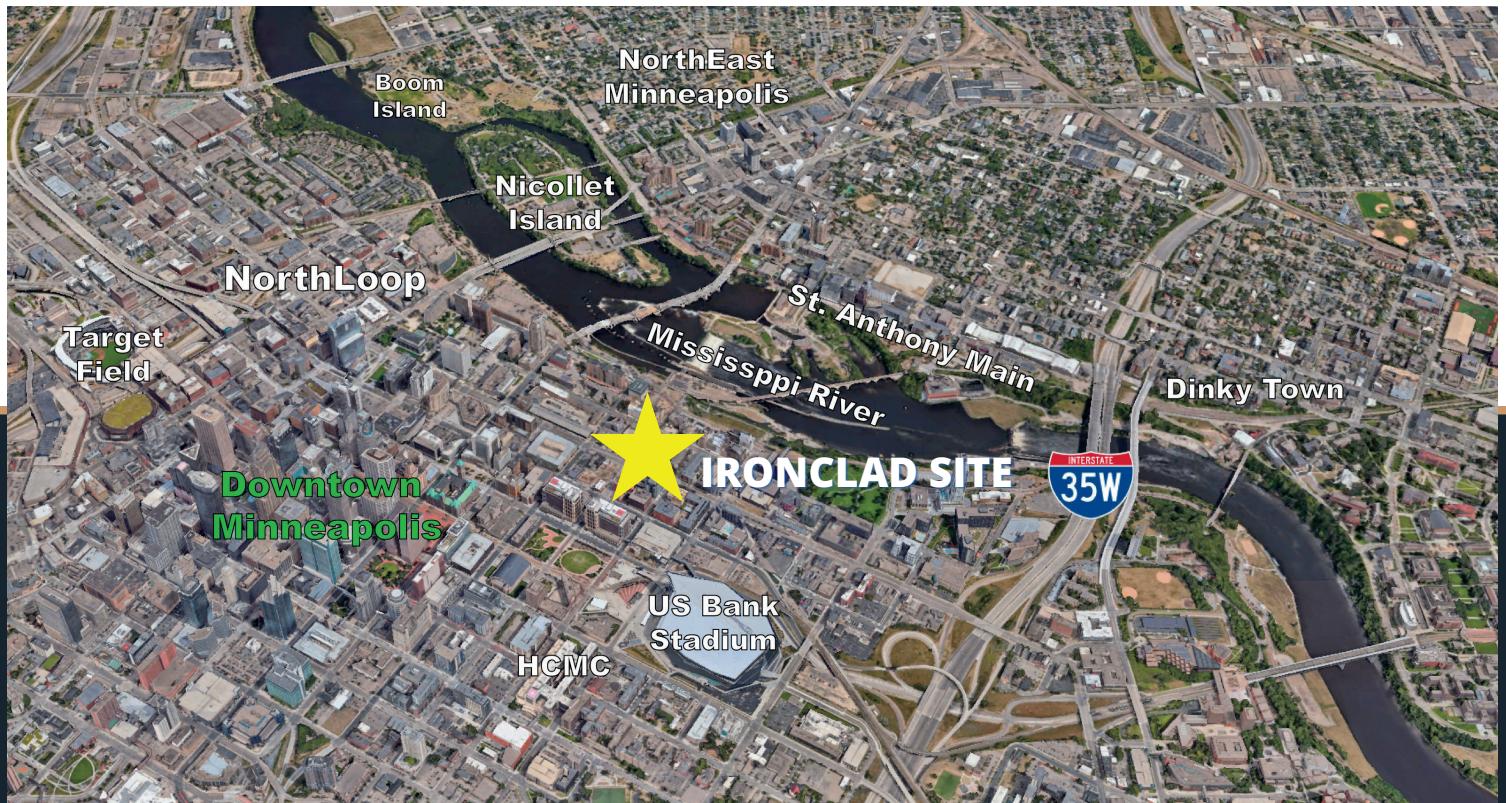
**Uses:** Retail, Restaurant, Food Court/Hall



[Click here or scan to view the 3D Tour!](#) 

Located in the heart of Downtown East - one of the Twin Cities' most thriving, reinvigorated downtown neighborhoods.





## Grocery/Wine & Spirits:

- Trader Joes
- 1010 Washington Wine & Spirits
- Whole Foods
- Lunds & Byerlys

## Event Centers, Landmarks:

- The Armory
- Guthrie Theater
- Mill City Museum
- Stone Arch Bridge
- The Depot Minneapolis
- US Bank Stadium
- Target Field
- HCMC
- ACME Comedy Club

## Restaurant, Coffee, Bars:

- Starbucks
- North Loop Gallery Food Hall
- Sawatdee Thai
- Crooked Pint Ale House
- Caribou Coffee
- Boludo
- Day Block Brewing Co.
- W XYZ Minneapolis
- Jimmy Johns
- Zen Box
- Rise Bagels
- Owamni
- Spoon and Stable
- Pizza Luce
- Black Sheep Pizza
- Modist Brewing Co.
- Spy House Coffee



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