

FOR LEASE

The Argo

3561 Minnehaha Ave, Minneapolis, MN 55406

The Argo offers retail space with adjacent patio in a carbon-smart, transit-rich Minneapolis neighborhood, ideal for sustainable and community-oriented businesses.



Building Size	23,752
Year Built	2026
Space Available	1,392 SF
Rent Rate	\$4,500/mo + utilities

- ✓ Can be leased as one space with adjacent patio or demised to two smaller suites
- ✓ Part of a Passive House multifamily development built for low carbon impact and healthy living - currently under construction
- ✓ To be delivered in white box condition with unfinished ceiling and polished concrete throughout
- ✓ Ideal for community-minded businesses including coffee shops, beauty, wellness, or retail
- ✓ Transit-rich location with Blue Line Light Rail, bus routes, and bike trails just steps away

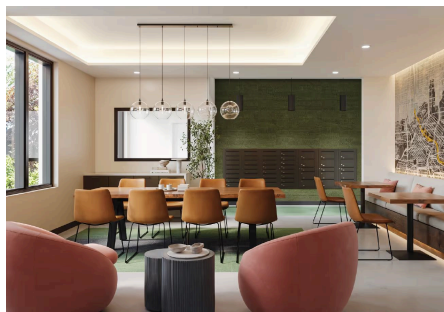
The Argo

About the Property

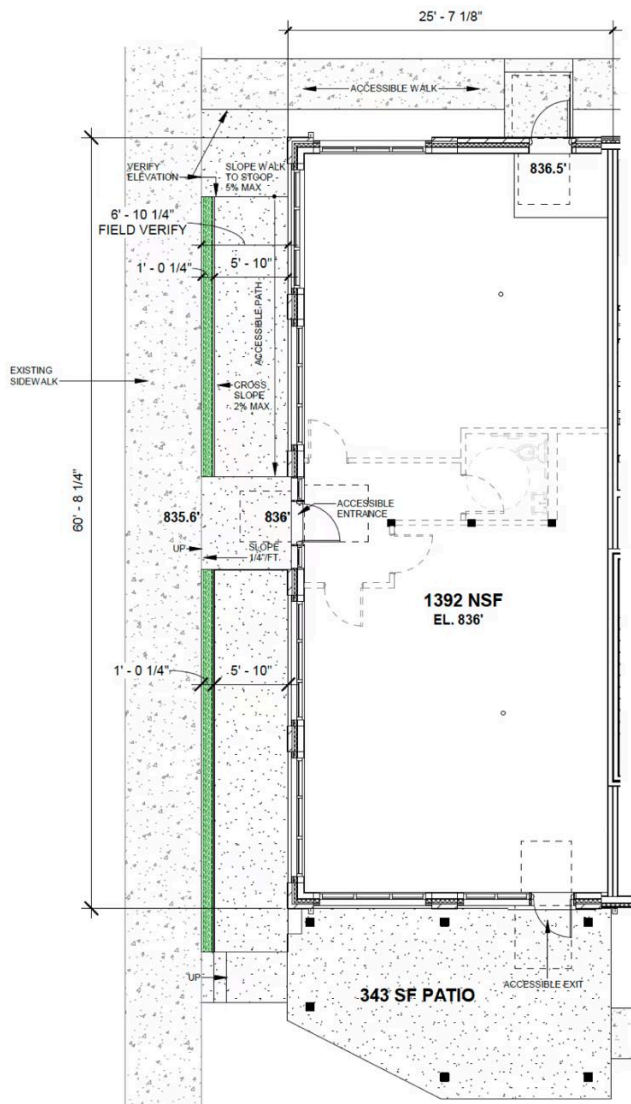
Coming soon in May 2026, *The Argo* offers a rare opportunity to establish your business in an ultra energy-efficient, low-carbon, 4-story mixed-use community. Designed and built to Passive House and Net Zero Energy Ready standards, *The Argo* delivers climate-resilient, high-performance spaces that keep operating costs low while reducing environmental impact. The building includes 32 residential units, bike hub, and pet-friendly amenities, contributing to steady foot traffic and a vibrant community base. The 1,392 SF commercial space features excellent street frontage along Minnehaha Avenue and a small southern facing patio, creating the perfect setting for a neighborhood café, boutique retailer, wellness studio, or service provider committed to sustainability and community connection.

Location

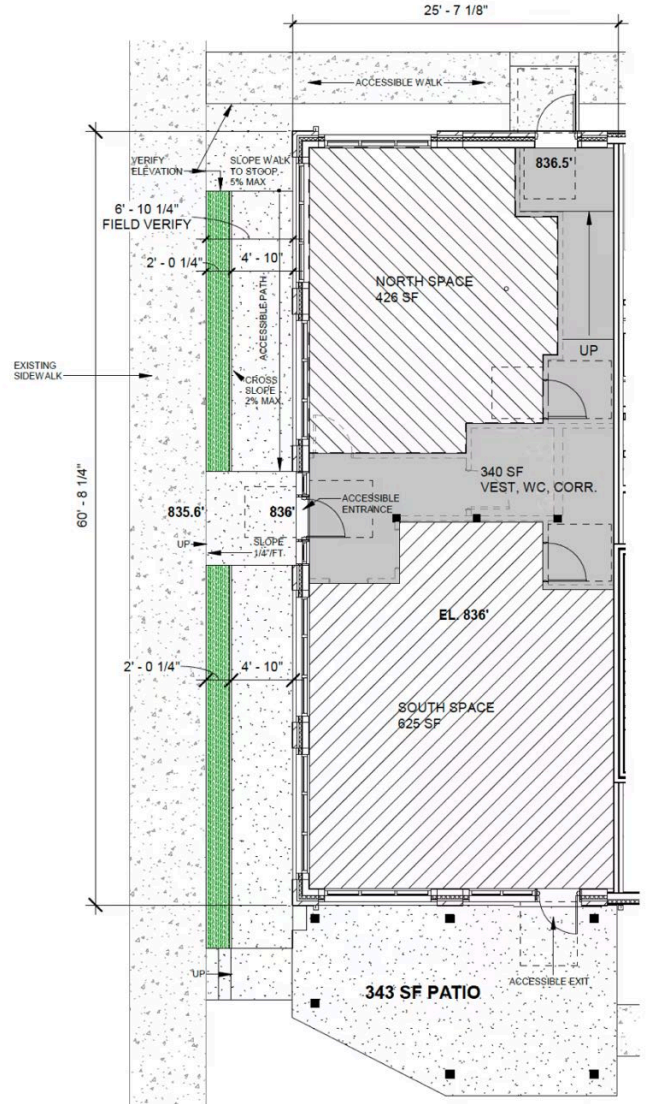
Nestled in the Howe neighborhood, part of the Longfellow community and neighboring Hiawatha, *The Argo* places your business in a connected, bike and transit-friendly setting along Minnehaha Avenue. Surrounded by beloved neighborhood destinations, the area offers steady energy and a strong community draw. Outdoor recreation and green space are part of daily life here, with Longfellow Park, Minnehaha Creek, and the Mississippi River Gorge Regional Park all close by. The mix of local businesses, accessible trails, and nearby riverfront create a uniquely active setting for businesses to thrive and energize the neighborhood.



The Argo
Site Plan



Full Space Option



Demised Option



The Neighborhood

Howe-Hiawatha

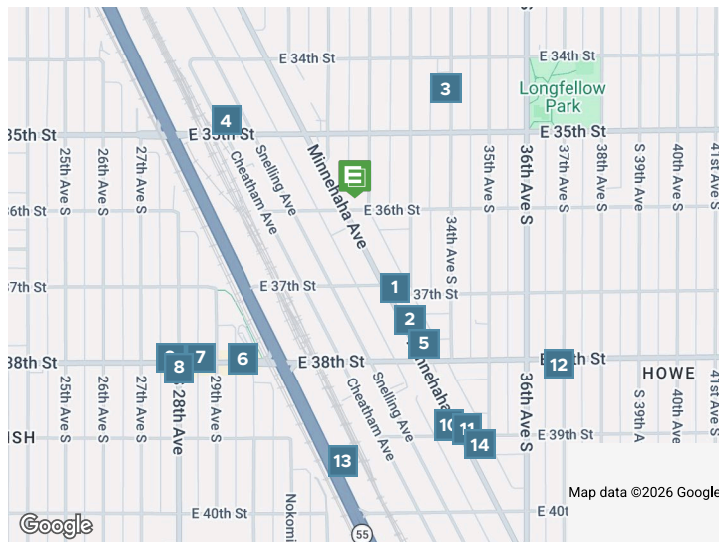
The Howe neighborhood, part of the vibrant Longfellow community and adjacent to Hiawatha, is a welcoming, tree-lined enclave along the Mississippi River that blends historic charm with modern connectivity. Nearly 7,000 residents—many of them professionals and families—are drawn to its mix of classic Craftsman-style homes, abundant green space, and strong sense of community. Known for its walkability and access to landmarks like the Mississippi River Gorge, the Min Hi Line, and the historic Riverview Theater, Howe also benefits from seamless commuting via the Blue Line Light Rail, Midtown Greenway, and Highway 55. Beloved destinations like Moon Palace Books, Minnehaha Scoop, Bluedoor Pub, and nearby breweries and restaurants along Minnehaha Avenue add to the neighborhood's lively character. With its creative spirit, local amenities, and excellent accessibility, Howe stands out as both a desirable residential setting and a dynamic hub for small businesses and neighborhood-serving services.



 **64**
WALK SCORE

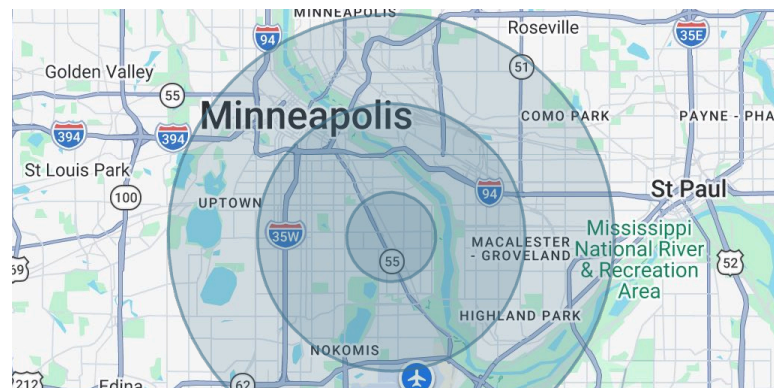
 **55**
TRANSIT SCORE

 **98**
BIKE SCORE



- 1** The Howe Daily Kitchen & Bar
- 2** Paris Apartment Antiques
- 3** Dove Equipment
- 4** Residential Relics ~ Antique Lighting and Accessories
- 5** Red Cricket Healing Center
- 6** Cardinal Restaurant and Bar
- 7** Ted Cook's 19th Hole BBQ
- 8** Key West Bistro
- 8** Atuvava Bakery
- 9** Northbound Smokehouse & Brewpub
- 10** Selam Restaurant
- 11** Meseret Ethiopian Restaurant
- 12** Fireroast Coffee
- 13** Mesob Ethiopian Restaurant
- 14** Tacos El Primo Restaurant
- 14** Taqueria Mi Guanajuato

Demographics	1 Mile	3 Miles	5 Miles
Total population	24,831	225,857	499,875
Median age in years	39.4	34.0	34.2
Total households	11,310	94,432	226,808
Median household income	\$85,956	\$76,799	\$81,943
Average household size	2.16	2.20	2.08
Average home value	\$429,220	\$459,804	\$505,916



Neighborhood Photos

