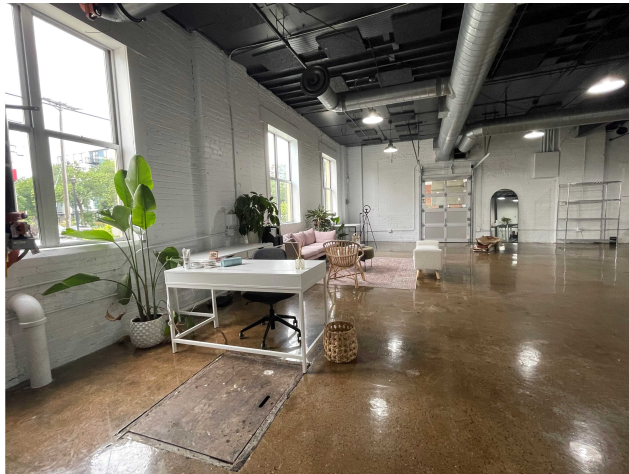


# OFFICE FOR SUBLEASE- 575 9TH ST. SE., SUITE 80, MINNEAPOLIS

575 SOUTHEAST 9TH STREET



## OFFERING SUMMARY

<b>SPACE AVAILABLE:</b>	Suite 80: 2,645 Sq. Ft.
<b>SUBLEASE TERM:</b>	Expires 9/30/2026
<b>BASE RENT:</b>	\$2,645/month Net (\$12.00/sf/yr.)
<b>CAM &amp; TAXES:</b>	\$1,152.78/month (\$5.23/sf/yr.)
<b>TOTAL MONTHLY RENT:</b>	\$3,797.78 per month before utilities
<b>UTILITIES:</b>	Gas, Electric, Water (approx. \$250/month)
<b>PARKING:</b>	5 off-street stalls + ample street parking available

## SPACE OVERVIEW

2,645 sq. ft. of main level, creative office and storage space available for sublease. The space is currently occupied by a floral business and is ideally set up for office users seeking an open, collaborative floor plan, or an office user with a need for frequent deliveries and storage. The space consists of a reception/front office area and a back open area with access to a dock door and a kitchenette. This space has modern features with stained concrete floors, high open ceilings, and white brick walls. A great space for a variety of potential users!

## PROPERTY HIGHLIGHTS

- 1st Floor- handicap accessible!
- Dock door access (5'Wx8'H door)!
- 9'2" clear height
- Exterior building signage and directory signage available!
- Building Hours Monday-Friday 8am-5 pm
- In-unit kitchenette!
- Centrally located in NE Minneapolis near I-35W and East Hennepin Ave.
- Seconds from breweries, restaurants, coffee and retail.
- Onsite fitness and wellness tenants, Minneapolis Cidery Co., and other creative businesses.

**KW COMMERCIAL - LAKE MINNETONKA**  
13100 Wayzata Boulevard, Suite 400  
Minnetonka, MN 55305

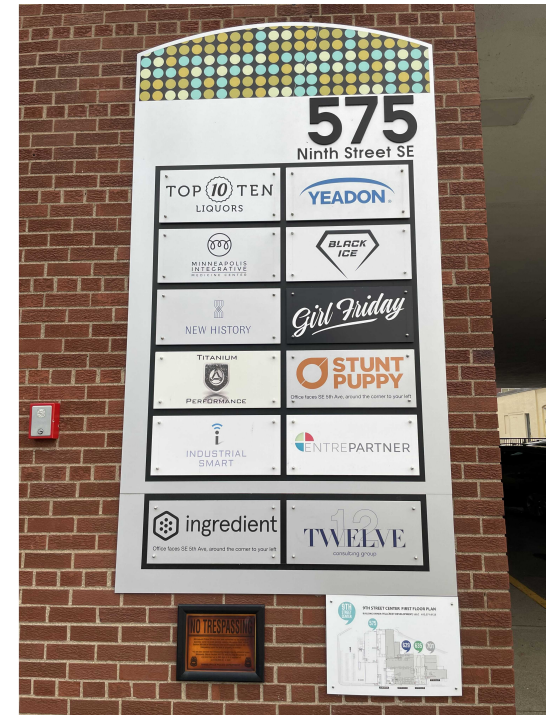


Each Office Independently Owned and Operated

**ROYCE DURHMAN, CCIM**  
Commercial Real Estate Agent  
O: (651) 492-2201  
C: (651) 492-2201  
royce.durhman@kw.com  
40409468, Minnesota

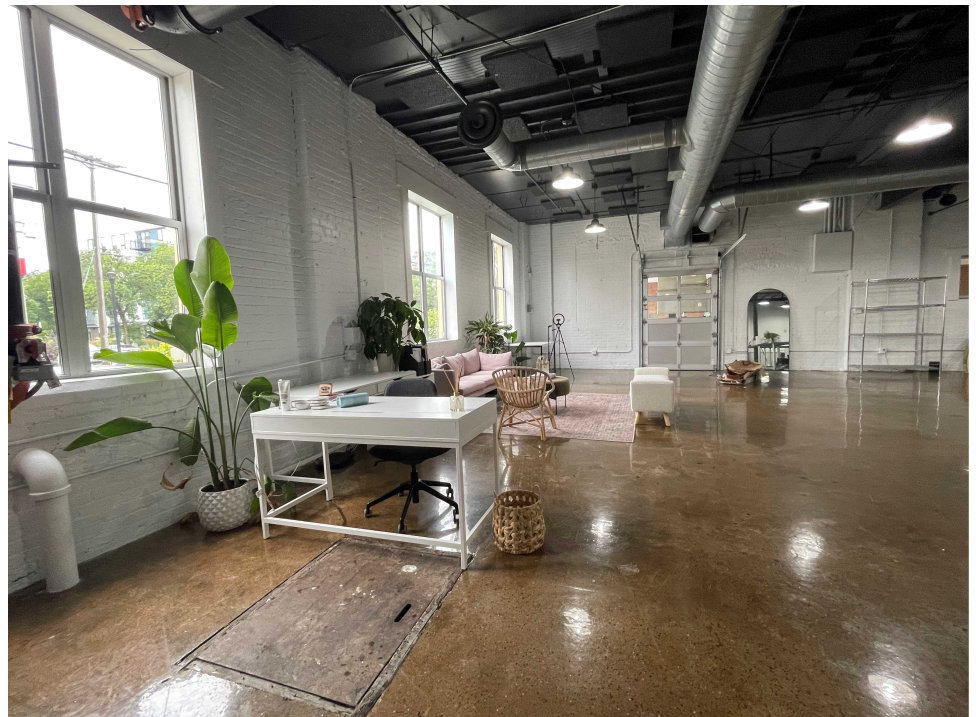
# PROPERTY PHOTOS

575 SOUTHEAST 9TH STREET



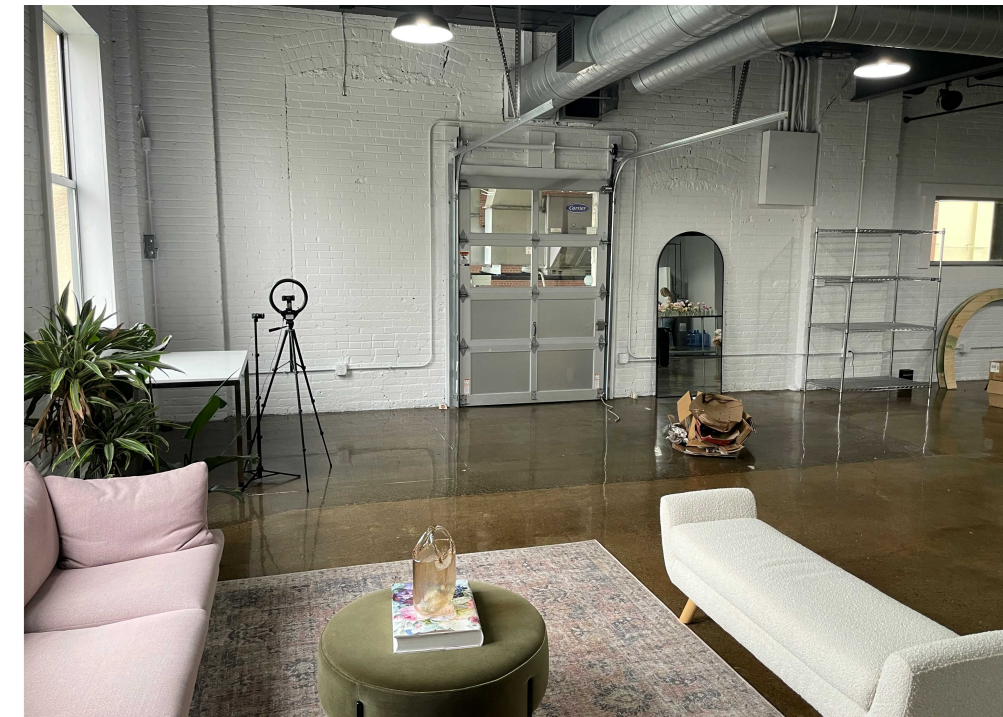
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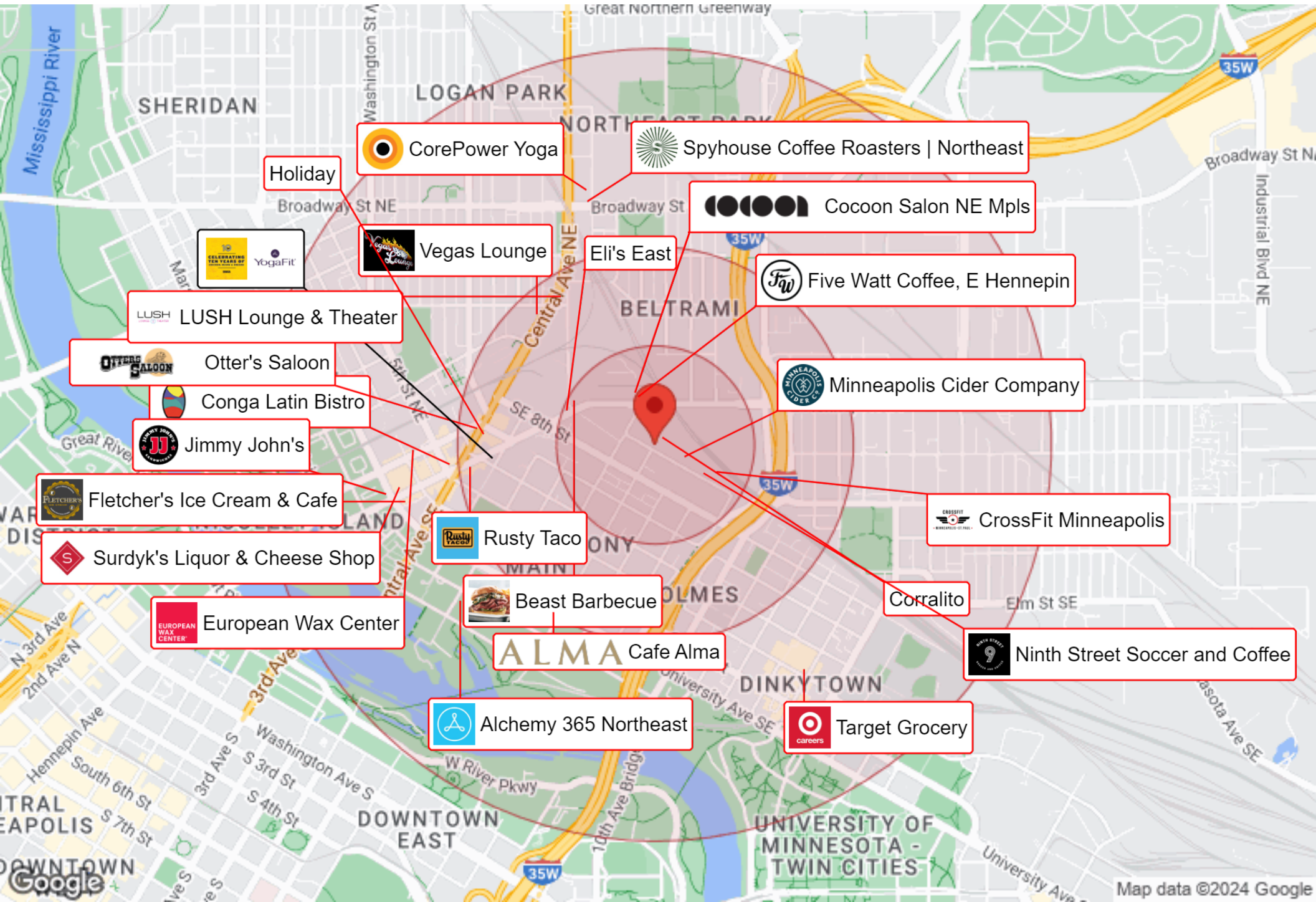
# PROPERTY PHOTOS

575 SOUTHEAST 9TH STREET



# BUSINESS MAP

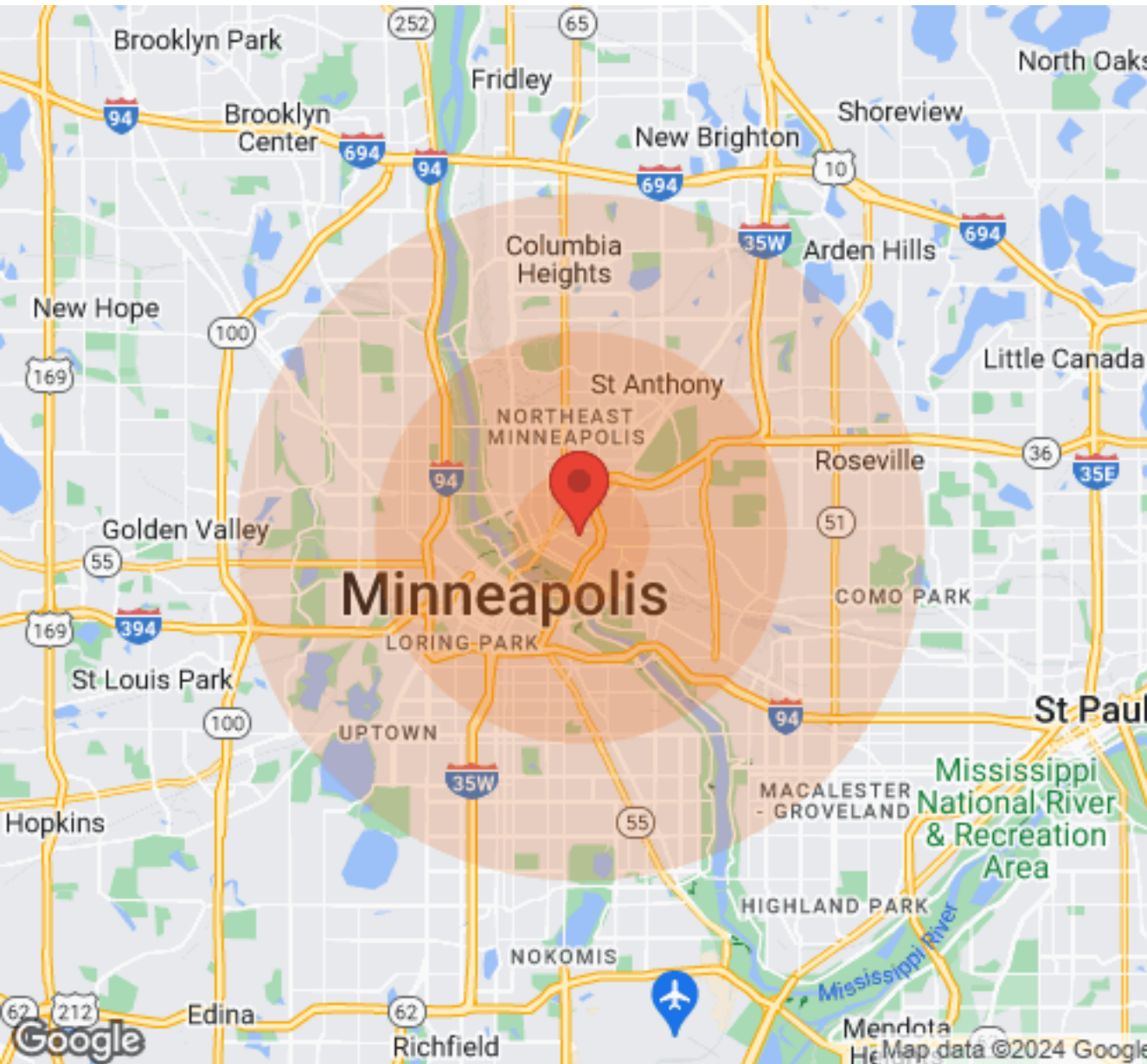
575 SOUTHEAST 9TH STREET





# DEMOGRAPHICS

575 SOUTHEAST 9TH STREET



Population	1 Mile	3 Miles	5 Miles
Male	11,762	94,644	222,805
Female	10,906	90,830	225,941
Total Population	22,668	185,474	448,746

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,733	32,915	85,470
Ages 15-24	1,290	17,426	47,160
Ages 25-54	14,315	92,747	207,330
Ages 55-64	1,912	18,819	49,552
Ages 65+	2,418	23,567	59,234

Race	1 Mile	3 Miles	5 Miles
White	17,874	115,579	300,677
Black	1,349	38,876	78,515
Am In/AK Nat	126	2,786	4,380
Hawaiian	N/A	5	22
Hispanic	1,303	19,648	50,837
Multi-Racial	2,508	33,266	87,552

Income	1 Mile	3 Miles	5 Miles
Median	\$32,521	\$34,542	\$46,612
< \$15,000	2,594	20,610	34,553
\$15,000-\$24,999	1,675	11,089	22,023
\$25,000-\$34,999	842	8,105	20,517
\$35,000-\$49,999	1,333	10,473	27,049
\$50,000-\$74,999	1,597	12,433	33,597
\$75,000-\$99,999	608	7,058	20,518
\$100,000-\$149,999	661	5,995	18,276
\$150,000-\$199,999	252	2,497	6,724
> \$200,000	396	2,434	6,312

Housing	1 Mile	3 Miles	5 Miles
Total Units	10,620	88,298	206,240
Occupied	9,890	79,913	189,209
Owner Occupied	2,547	27,209	90,588
Renter Occupied	7,343	52,704	98,621
Vacant	730	8,385	17,031

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