



OFFICE SPACE FOR LEASE

2021 East Hennepin Avenue | Minneapolis, MN 55413

DETAILS

BUILDING SIZE	95,500 SF
FLOORS	5, including lower level
AVAILABILITY	1,100 to 10,300 RSF on 5 levels
RENT RATES	\$18.00 - \$21.00/RSF modified gross/RSF
CONSTRUCTION	Masonry
YEAR BUILT	1923
PARKING	Large surface parking lot Underground climate controlled parking Parking Ratio: 3.17/1,000

AMENITIES

Located in the Heart of the Twin Cities, between Minneapolis and Saint Paul, with close proximity to both downtowns

Easy access to the metro area via I-35, I-94, MN 36 and MN 280

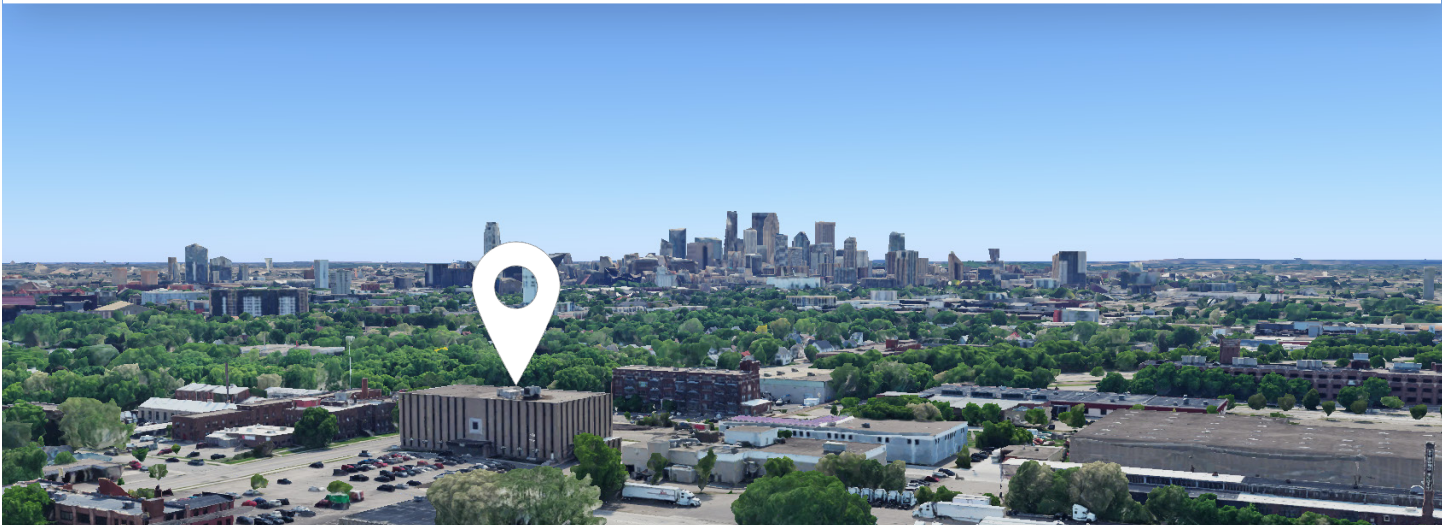
Short distance to independent art, dining, specialty coffee shops, micro-breweries and distilleries, and entertainment

Close proximity to the Quarry Retail District, including Target, Cub Foods, Home Depot, PetSmart and more

On-site amenities include two large common conference rooms and full concierge service

METRO Transit bus stop on East Hennepin

On-site property management



Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



Independent Advantage

We provide personalized service and take the time to fully invest in our clients.



Full-Service

From start to finish: we're directly involved every step of the way.

CONTACT US

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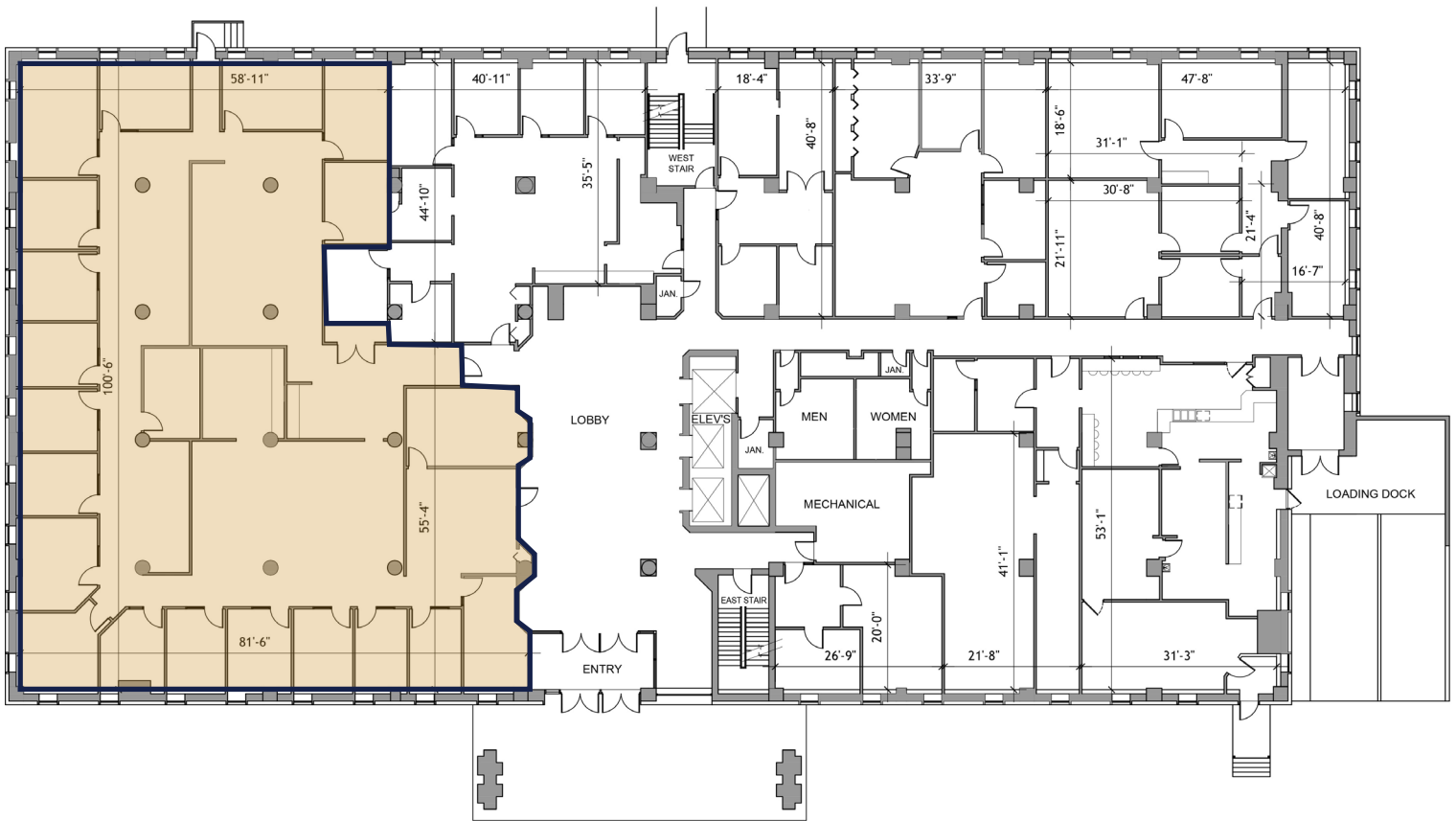
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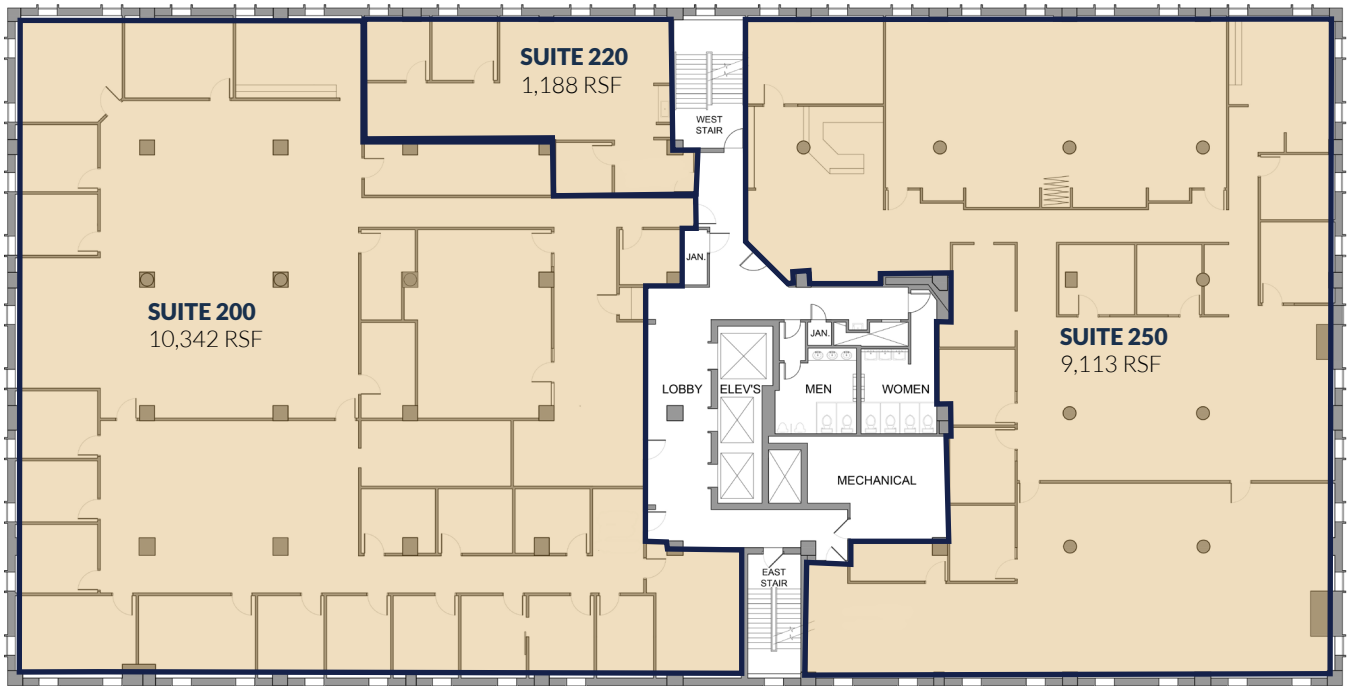
FIRST FLOOR, SUITE 100

7,926 RSF



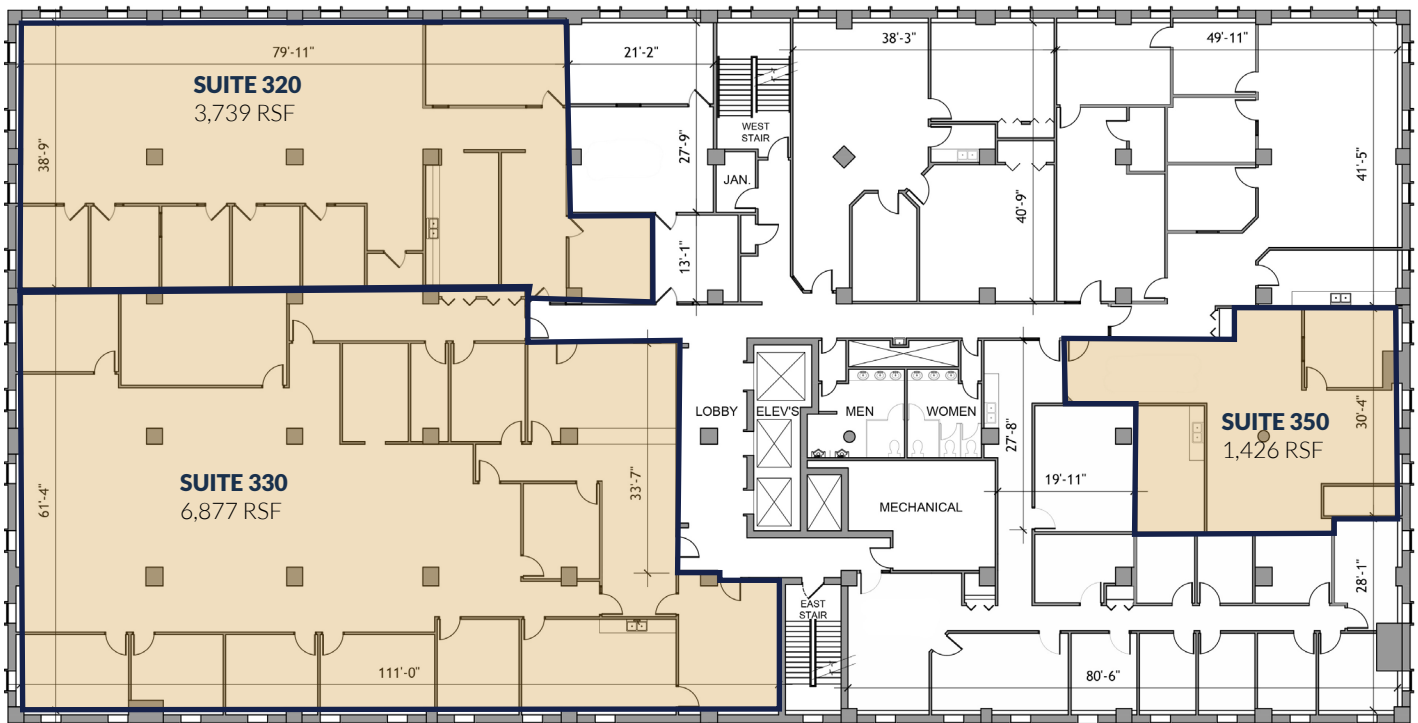
SECOND FLOOR

1,188 to 10,352 RSF



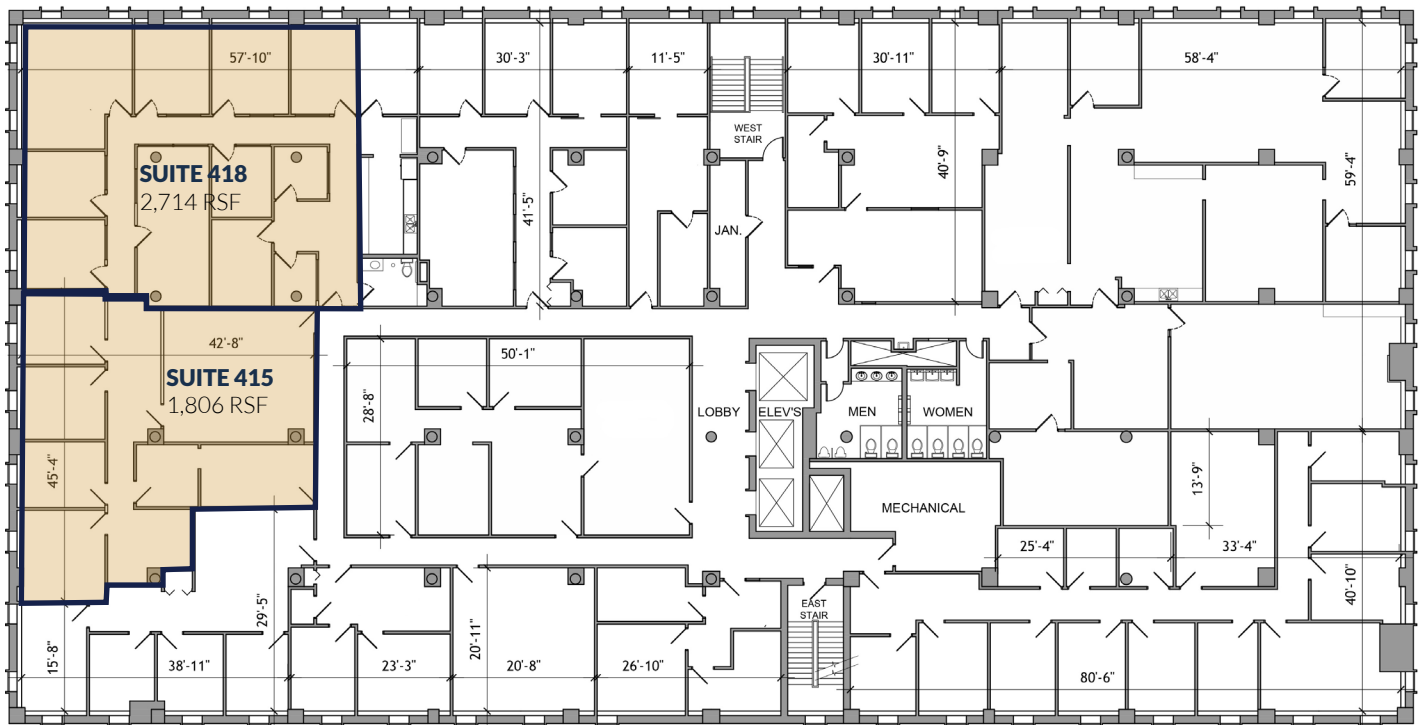
THIRD FLOOR

1,426 - 10,616 RSF



FOURTH FLOOR, SUITE 418

2,714 RSF



LOWER LEVEL - STORAGE

2,436 - 3,037 RSF

