

# THE CARLING



NOW LEASING

CREATIVE UPTOWN OFFICE  
OPPORTUNITY **ON HENNEPIN AVENUE**



# PROPERTY FEATURES



PRIME UPTOWN LOCATION



INTERSECTION OF LAGOON & HENNEPIN AVE.



HIGH VISIBILITY



EXTERIOR SIGNAGE OPPORTUNITIES



CONTRACT PARKING AVAILABLE  
1,400 stalls within 2 blocks



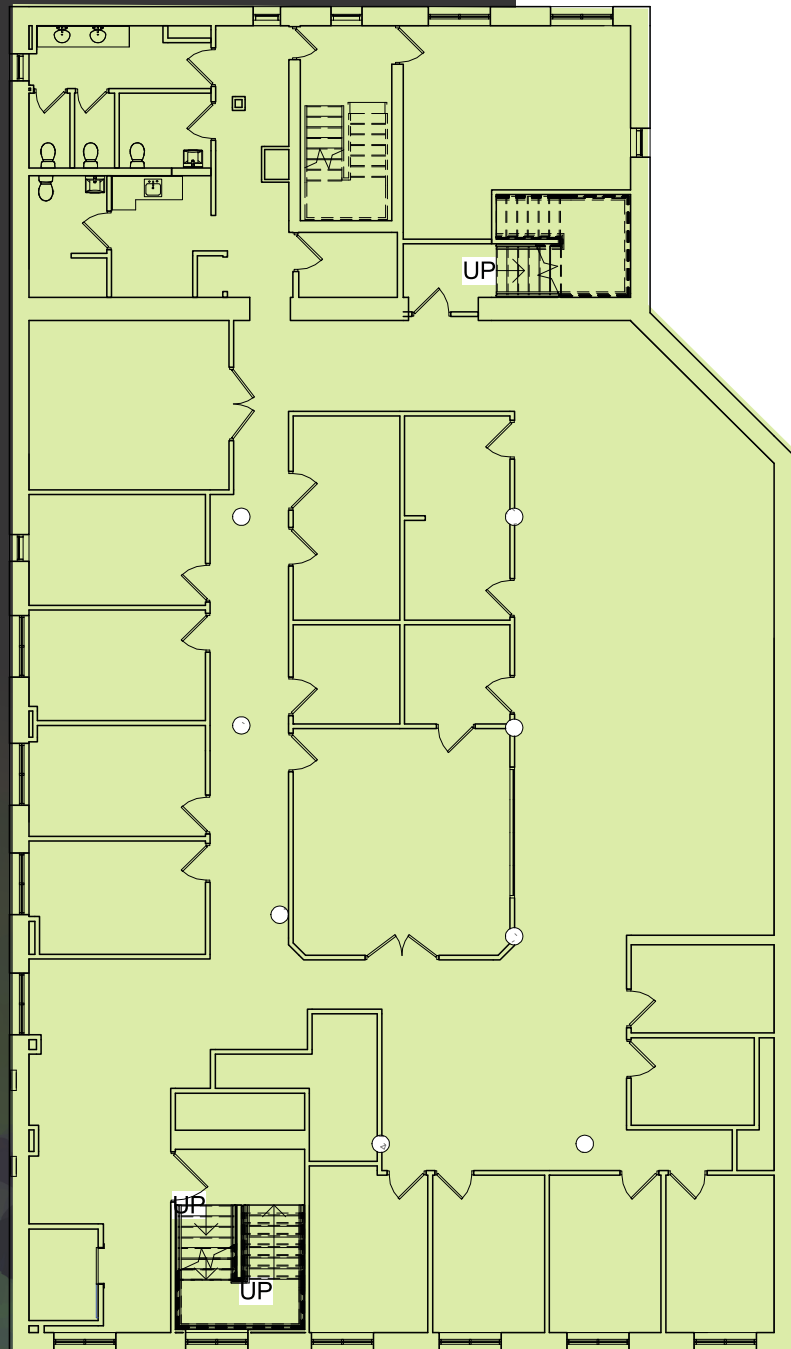
OPPORTUNITY FOR EXPANDED CEILINGS AND EXPOSED WALLS



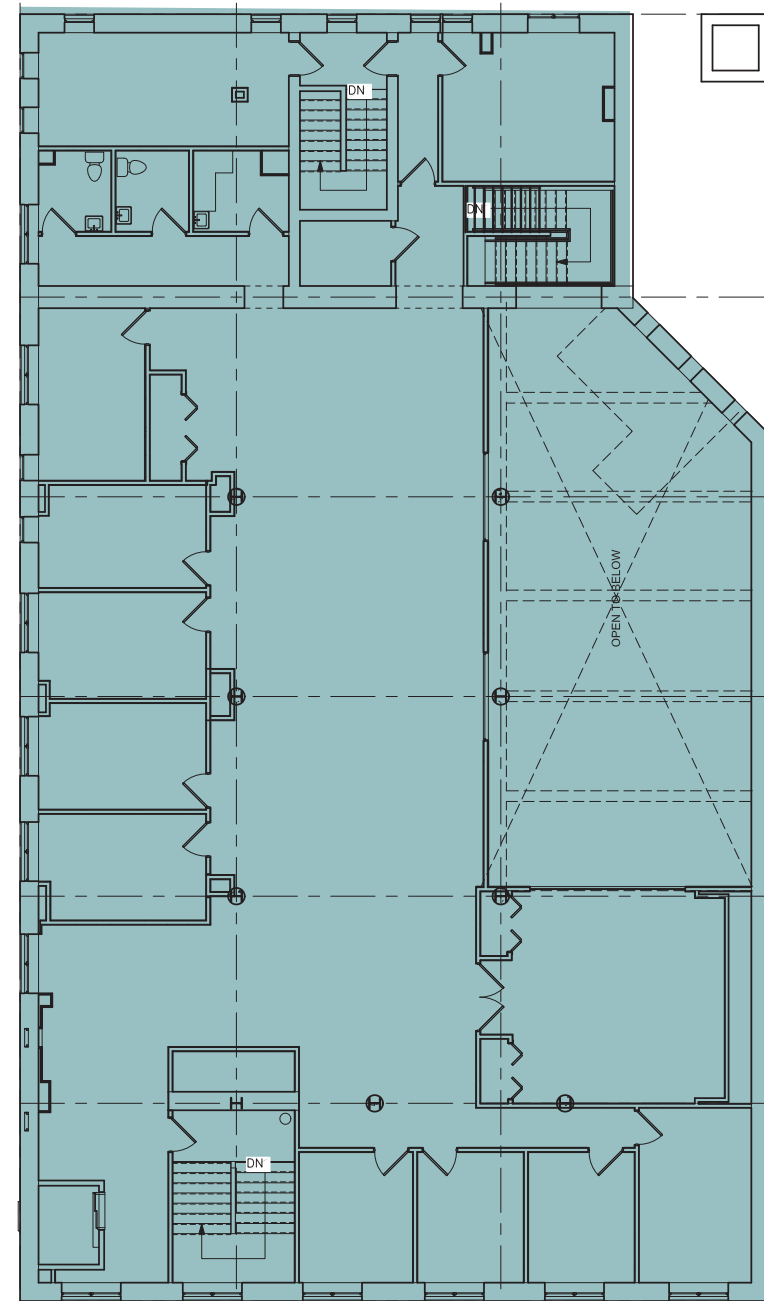


**AVAILABLE**  
FOR LEASE

**SECOND FLOOR** | 6,680 SF

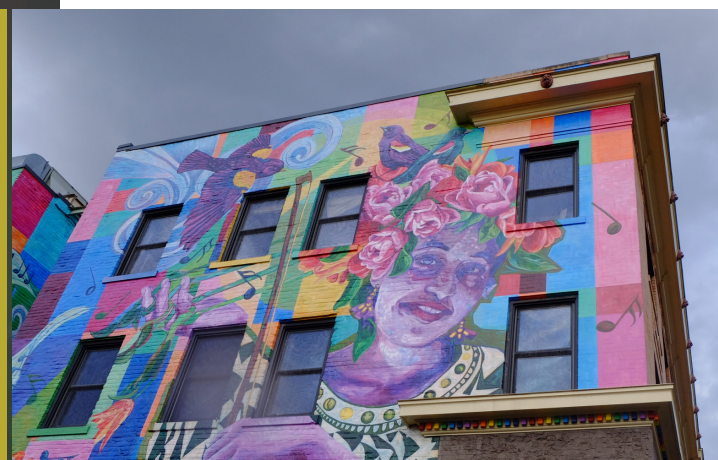


**THIRD FLOOR** | 5,545 SF

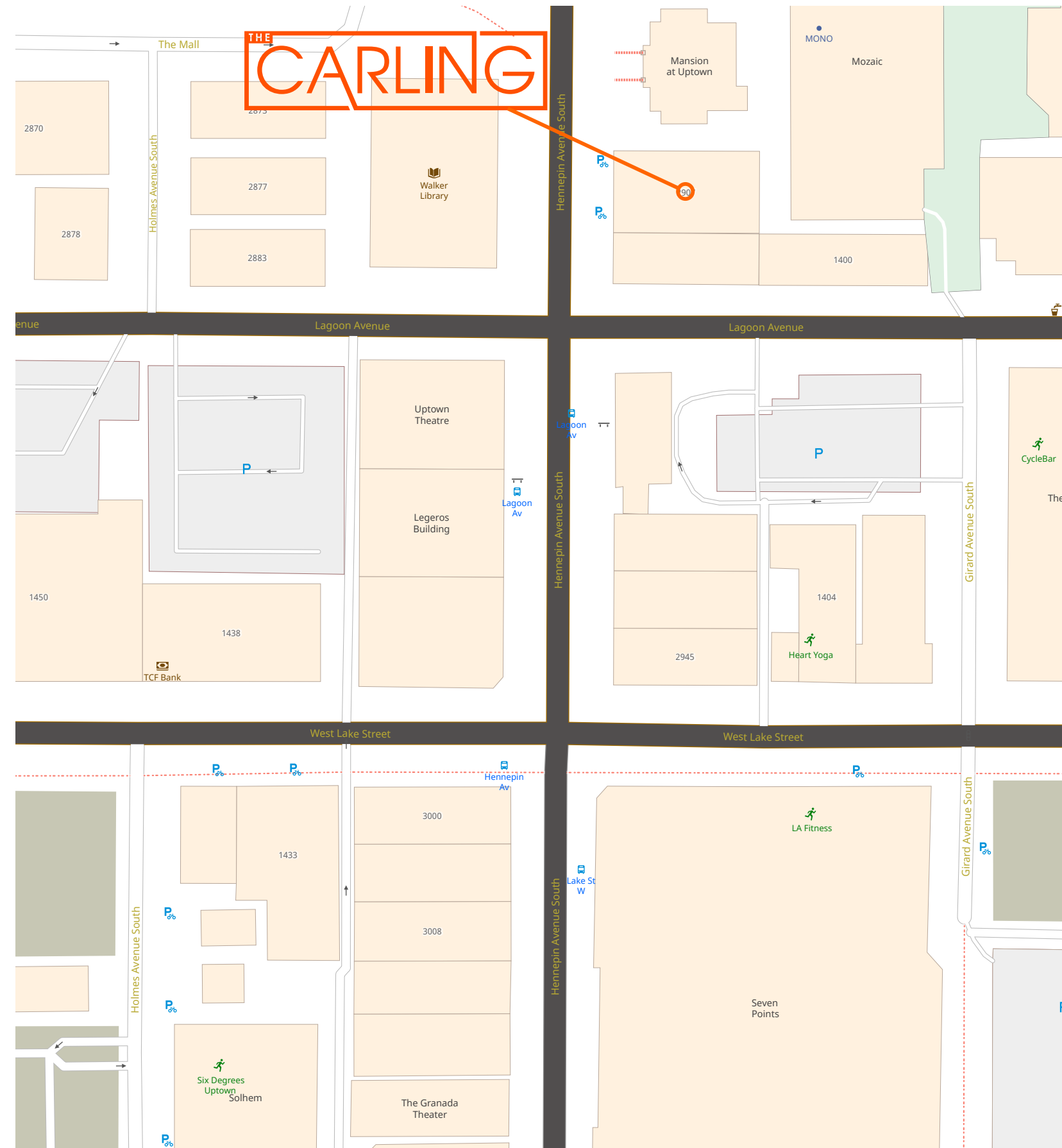


# UPTOWN HIGHLIGHTS

- Unrivaled area amenities including restaurants, retail and entertainment
- Easy access to 94, 394 and 35W
- Steps from the Midtown Greenway and Metro Transit Uptown Station
- Ranked “98” in WalkScore as both a Walker’s Paradise and a Biker’s Paradise
- Just blocks from Bde Maka Ska (formerly Lake Calhoun) trails, beach and Chain of Lakes
- Access to top talent: over 20,000 homes within one mile
- 15 minutes from Downtown Minneapolis, 30 minutes from MSP Airport



## 2909 HENNEPIN AVENUE SOUTH MINNEAPOLIS, MN 55408







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**LEASING AGENTS:**

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**NEWMARK**

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