

FOR LEASE

308 E Hennepin Ave

308 E Hennepin Ave, Minneapolis, MN 55414

Prominent retail and office building in Northeast Minneapolis with unique historic details including exposed brick and high ceilings.



308 E Hennepin Ave

About the Property

Ideally located on a prominent Northeast Minneapolis block, the building offers unique historic details including exposed brick and high ceilings.

Location

This is the premiere block in Northeast Minneapolis with historic store fronts along a very walkable portion of Hennepin Avenue. Join retailers Masu, G2, Discover Strength, and Noodles in a bustling neighborhood commercial district that includes Surdyk's, Bruegger's, Kramarczyk's, Whitey's, Stray Dog, and Red Savoy. Northeast has seen an explosion of residential development over the past two years, with over 1,000 new apartments added within three blocks of the site.

Building Size

26,164 SF

Year Built / Year Renovated

1900 / 2015

Space Available

4,331 SF

Rent Rate

\$15.00/SF/yr (NNN)

CAM & Taxes

\$11.87/SF/yr

- ✓ High Ceilings
- ✓ Historic Woodwork
- ✓ Natural Light
- ✓ Vibrant/Amenity Rich Neighborhood



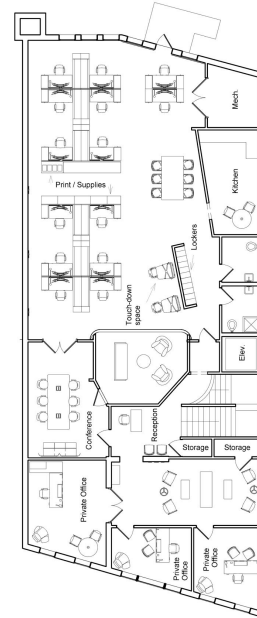
308 E Hennepin Ave
Suite 300

Rentable Area: **4,331 RSF**

Availability: **Immediately**

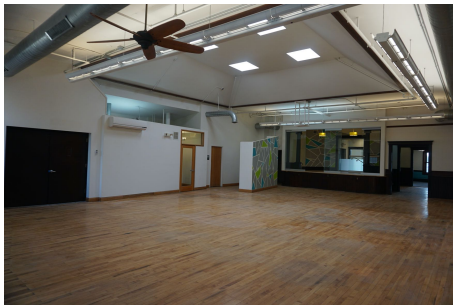
Lease Rate: **\$15.00/SF/yr**

CAM & Taxes: **\$11.87/SF/yr**



Unique creative office space in Northeast Minneapolis along Hennepin Avenue.

- Vaulted ceilings & skylights
- Full kitchen
- Large windows
- Hardwood floors
- Bathrooms with shower



The Neighborhood

Northeast

The Heart of Northeast Minneapolis provides a small-town feel nestled in the city. You will find a mix of old and new which fit together well here. The history of the area coupled with the modern amenities that abound has made this part of Northeast a desirable place to be.



 **91**
WALK SCORE

 **75**
TRANSIT SCORE

 **97**
BIKE SCORE



- 1** Noodles And Company
- 1** Mac's Industrial Sports Bar
- 2** Caribou Coffee
- 2** Lunds & Byerlys
- 3** The Nomu Room
- 3** Masu Sushi & Robata
- 3** Whitey's Old Town Saloon
- 4** Surdyk's Liquor & Cheese Shop
- 5** Northeast Tea House
- 5** Bardo
- 5** Taraccino Coffee
- 5** Bruegger's Bagels
- 6** Jimmy John's
- 6** PinKU Japanese Street Food
- 6** Chipotle Mexican Grill
- 6** Keegan's Pub
- 7** The Terminal Bar
- 7** The Stray Dog
- 7** Ground Zero Nightclub
- 8** West Photo
- 9** Kramarczuk Sausage Company
- 10** Aveda Arts & Sciences Institute Minneapolis
- 11** Gorkha Palace
- 12** The Sonder Shaker
- 12** Nye's Bar
- 13** Conga Latin Bistro
- 14** Ray J's American Grill
- 15** Gardens Of Salonica

Demographics	1 Mile	3 Miles	5 Miles
Total population	33,837	227,510	475,561
Median age in years	31.5	30.0	33.2
Total households	17,695	97,634	203,357
Median household income	\$73,873	\$48,284	\$58,263
Average household size	1.78	2.17	2.22
Average home value	\$442,596	\$318,359	\$306,952

Data Source: ESRI/ArcGIS (2020)



Northeast

Neighborhood Photos

