

727 HENNEPIN



Office in Historic Minneapolis
THEATRE DISTRICT

FOR SALE OR LEASE

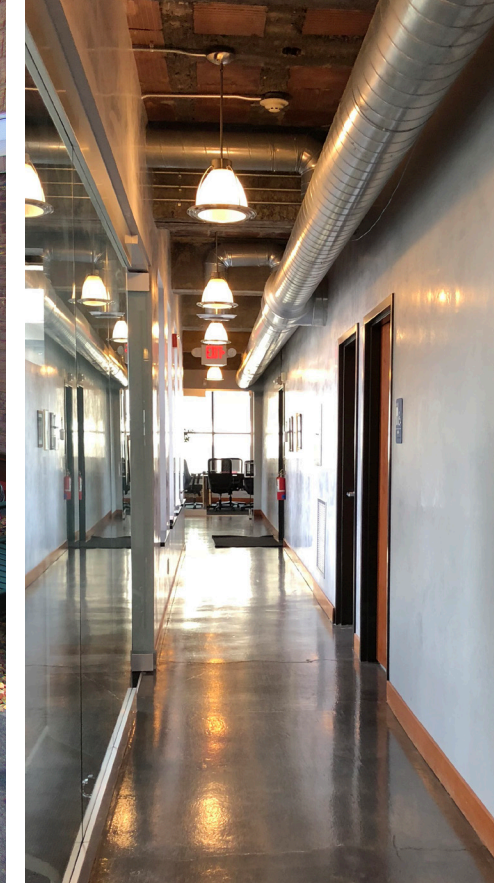
Conveniently located on Hennepin Avenue in the Downtown West neighborhood. Easy access to I-94 and 394. Metro Transit bus lines just steps from the front door along with multiple parking options nearby.

Property Details

- 20,472 total building square feet
- 0.08 acre site
- Built in 1922; fully renovated 2014
- Five stories, plus lower level
- Floor 1: 3,200 RSF
- Floors 2-5: 12,126 RSF

Building Highlights

- Exposed brick, ceilings and concrete floors
- New keyless entry
- New plumbing, electrical, lighting and HVAC with separate equipment on each floor
- 1/2 block to skyway



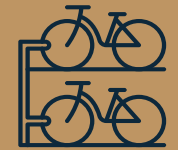
ON-SITE AMENITIES



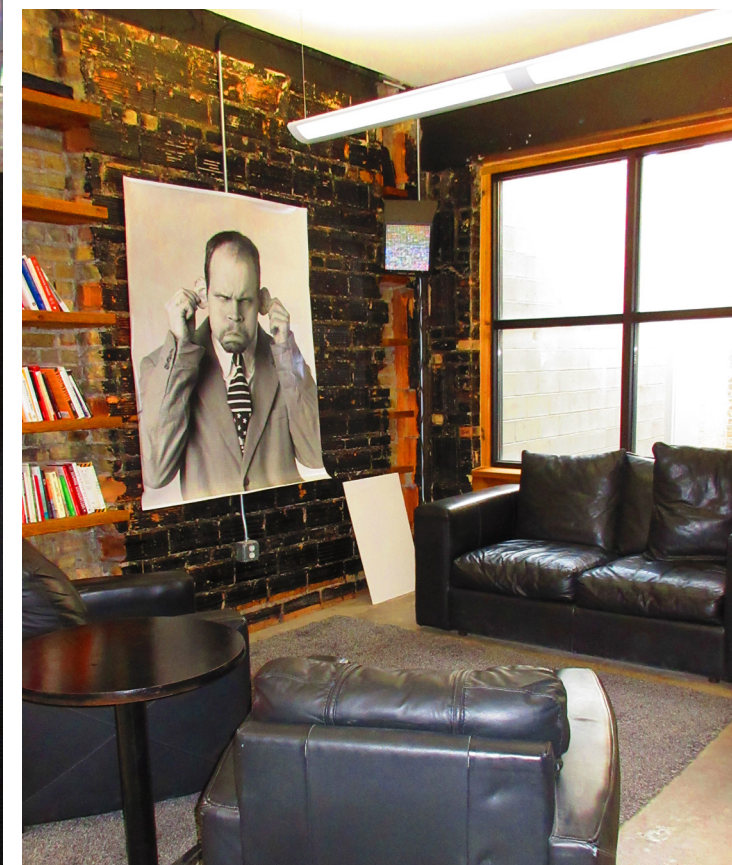
Golf simulator and lounge



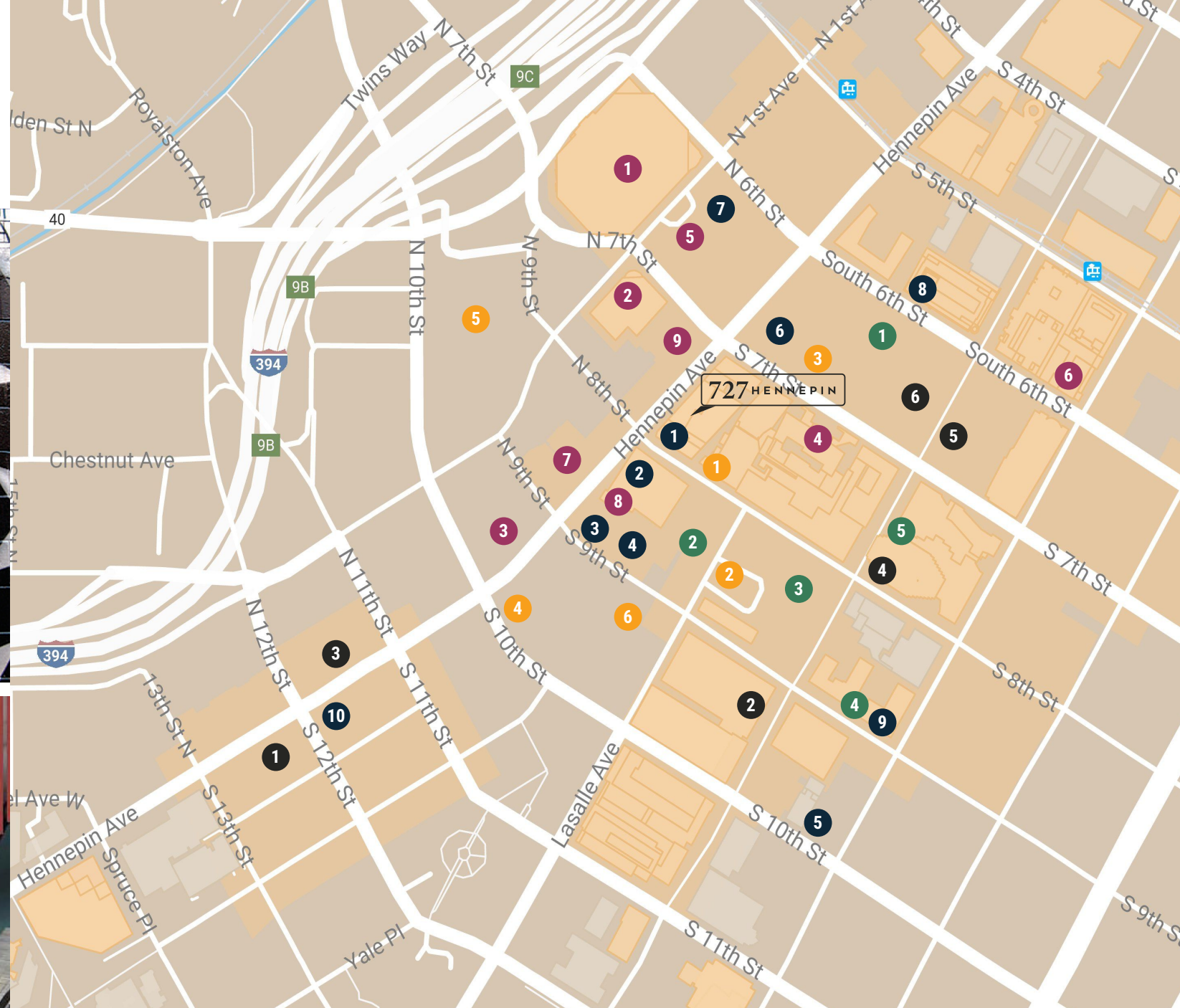
Each floor has built out kitchenette



Bike storage



NEARBY AMENITIES



RESTAURANTS & BARS

1. Union Bar & Grill
2. The Capital Grill
3. Crave American Kitchen
4. Rock Bottom Brewery
5. The Local
6. Fogo de Chão
7. Kierans's Irish Pub
8. Ike's Food & Cocktails
9. Hell's Kitchen
10. Butcher & The Boar



COFFEE SHOPS

1. Starbucks
2. Dunn Bros. Coffee
3. Caribou Coffee
4. Angel Food Bakery & Coffee Bar
5. People's Organic Cafe



PARKING

1. Park and Shop - \$204
2. LaSalle Court - \$204
3. City Center - \$256



RETAIL

1. Lunds & Byerlys
2. Target
3. CVS
4. Nordstroms Rack
5. Walgreens
6. Marshalls



OTHER

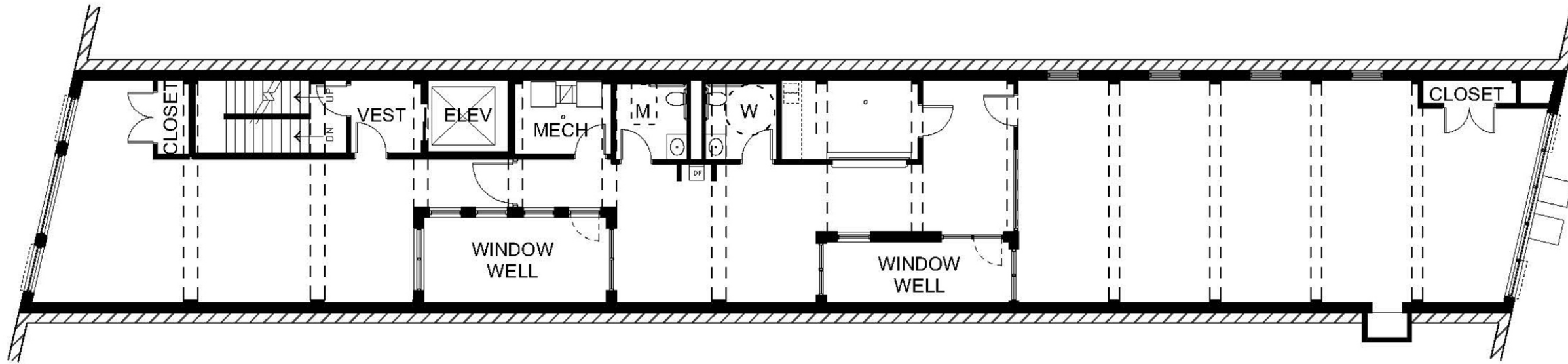
1. Target Center
2. First Avenue
3. Orpheum Theatre
4. Radisson Blu
5. Loews Minneapolis
6. The Westin
7. Brave New Workshop
8. State Theater
9. Pantages Theatre

4. Hennepin at 10th - \$210
5. Ramp A/Hawthorne - \$130
6. Downtown Auto Park - \$170

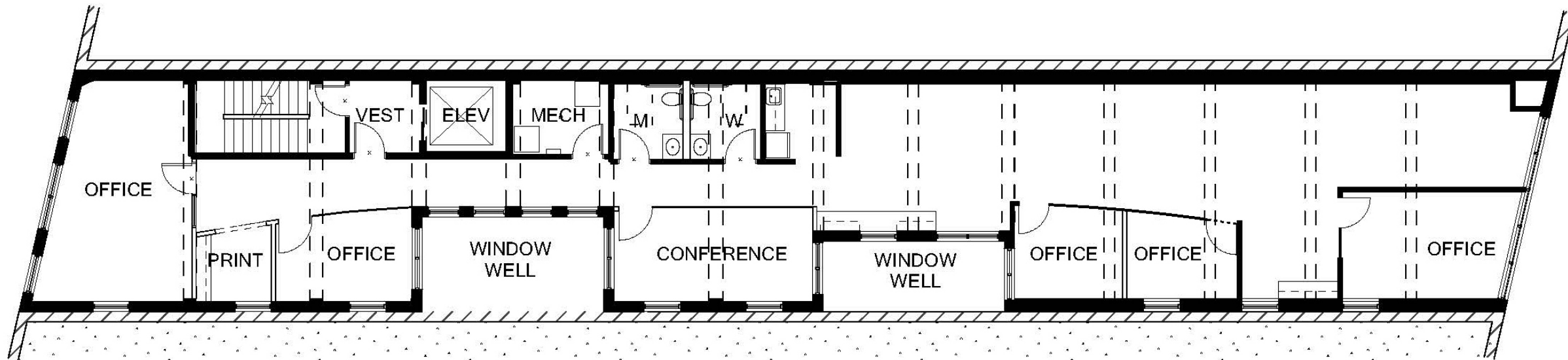
TYPICAL FLOOR PLANS

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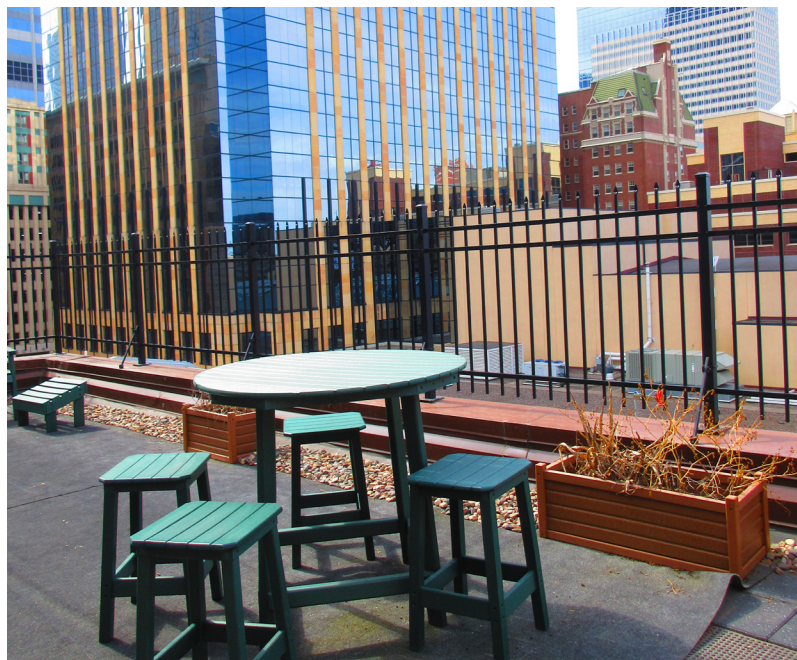
SECOND FLOOR 3,030 SF



FIFTH FLOOR 3,040 SF



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