

FOR LEASE

326 E Hennepin Ave

326 E Hennepin Ave, Minneapolis, MN 55414

This two-story historic building offers a great opportunity for retail and small office space on a vibrant block in Northeast Minneapolis!



326 E Hennepin Ave

About the Property

This second-level retail or office space offers tall ceilings and large windows facing Hennepin Avenue. Planned renovations of the building in early 2021 will bring a refreshed retail shell and small office space on the second floor.

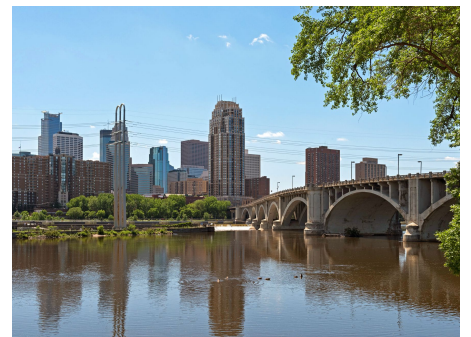
Location

This is the premiere retail 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, Kramarczuk's, Whitey's, Stray Dog, and Red Savoy.

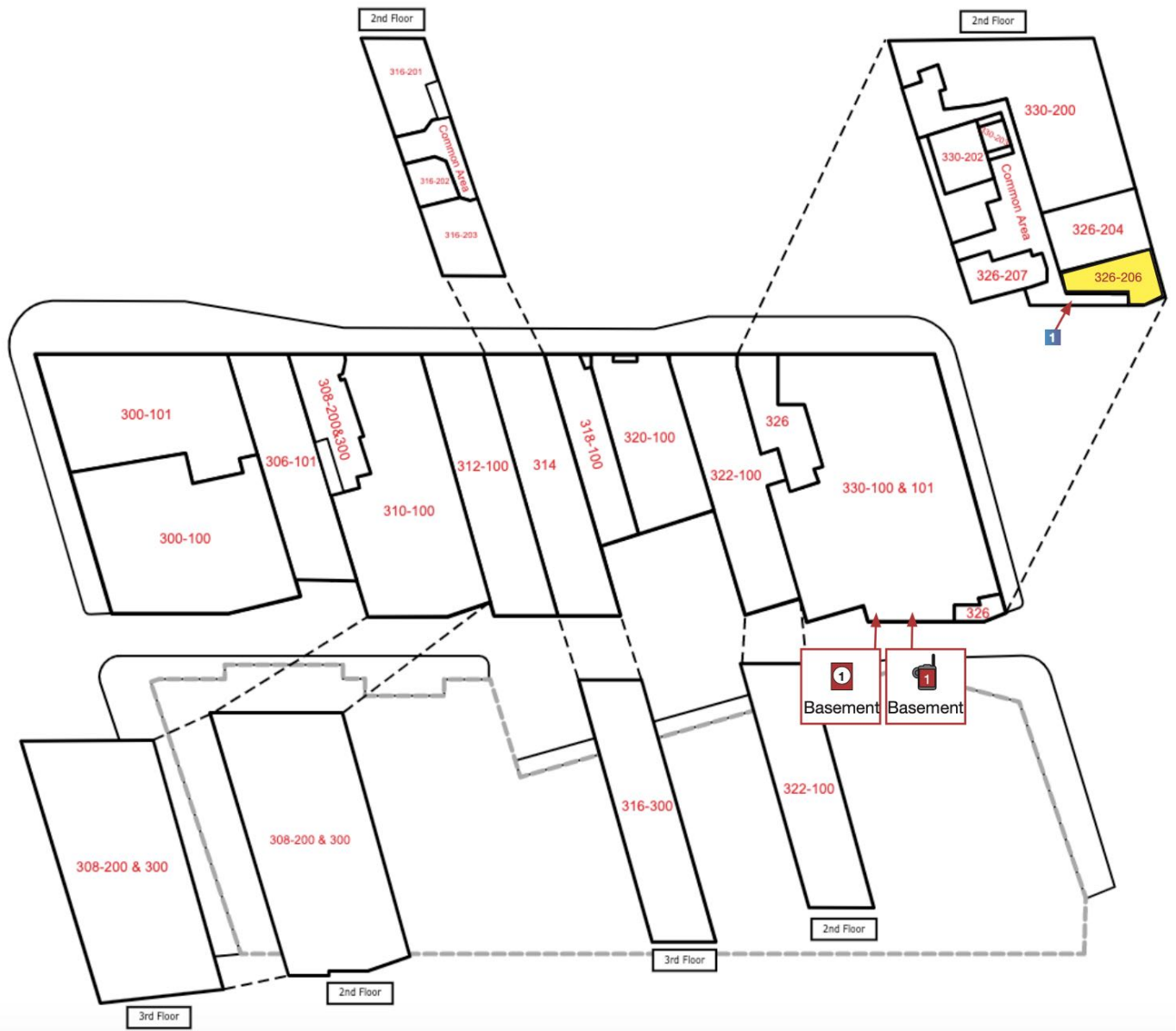
Situated at the center of the Northeast Riverfront District, this amazing location is just steps away from an abundance of dining, retail, and entertainment options. Additionally, it is only 2 blocks from the Mississippi River and its surrounding walking & biking paths. This is an incredible opportunity for a company looking to grow and expand in a beautiful and vibrant environment. There is ample street and metered parking available in nearby lots, along with a limited number of parking contracts.

Building Size 26,164
Year Built 1890
Space Available 778 SF
Rent Rate \$18.00/SF/yr (NNN)
CAM & Taxes \$11.87/SF/yr

- ✓ High Ceilings
- ✓ Natural Light
- ✓ Amenity Rich Neighborhood
- ✓ Exterior Signage Opportunity on Vibrant Block



Site Plan



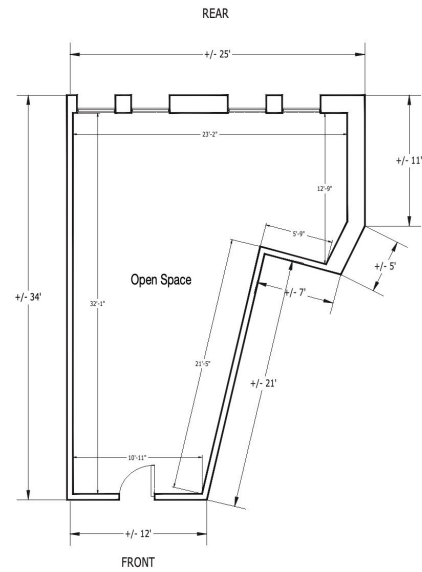
326 E Hennepin Ave
Suite 206

Rentable Area: **778 SF**

Availability: **Immediately**

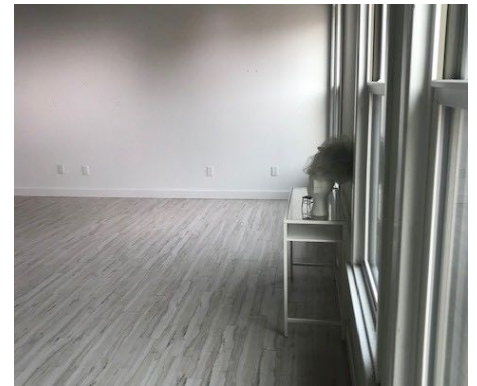
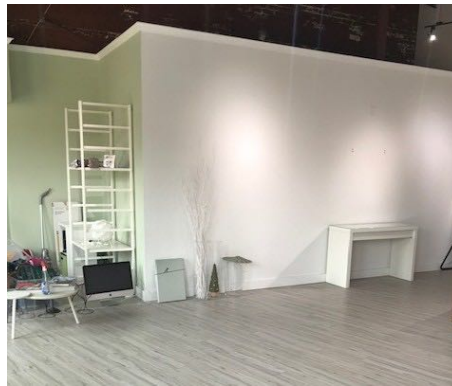
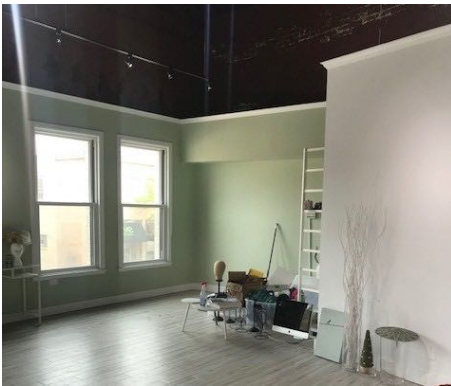
Lease Rate: **\$18.00/SF/yr**

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



Move-in ready second floor retail or small professional office suite in vibrant Northeast Minneapolis neighborhood.

- Elevator access
- Common restroom
- Exterior signage opportunity along Hennepin Ave
- Move-in ready
- Short term lease possible



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.



 **94**
WALK SCORE

 **69**
TRANSIT SCORE

 **97**
BIKE SCORE



- 1** The Nomu Room
- 1** Whitey's Old Town Saloon
- 1** Masu Sushi & Robata
- 2** Mac's Industrial Sports Bar
- 2** Noodles And Company
- 3** Lunds & Byerlys
- 3** Caribou Coffee
- 4** The Stray Dog
- 4** The Terminal Bar
- 4** Ground Zero Nightclub
- 5** Sidebar At Surdyk's
- 5** Surdyk's Liquor & Cheese Shop
- 6** Aveda Arts & Sciences Institute Minneapolis
- 7** Northeast Tea House
- 7** Bruegger's Bagels
- 8** Gorkha Palace
- 9** West Photo
- 10** Jimmy John's
- 10** Chipotle Mexican Grill
- 11** PinKU Japanese Street Food
- 12** Punch Pizza Northeast
- 13** Kramarczuk Sausage Company
- 14** Conga Latin Bistro
- 15** Ray J's American Grill
- 16** Hyde Kitchen & Cocktails
- 17** Gardens Of Salonica
- 18** Glam Doll Donuts
- 19** Spitz Mediterranean Restaurant

Demographics	1 Mile	3 Miles	5 Miles
Total population	33,986	226,769	476,394
Median age in years	31.3	30.0	33.2
Total households	17,605	97,397	203,627
Median household income	\$73,409	\$48,311	\$58,254
Average household size	1.80	2.16	2.22
Average home value	\$441,332	\$318,136	\$306,244

Data Source: ESRI/ArcGIS (2020)



Northeast

Neighborhood Photos

