

OFFICE BUILDING FOR SALE



1115

1115 HENNEPIN AVENUE SOUTH
MINNEAPOLIS, MN 55403



**Newmark
Knight Frank**



Building Size: 13,800 SF

Lot Size: .15 acres

Floors: 3



Sale Price: \$2,360,000

2019 RE Taxes: \$71,666.38

Year Built: 1915



Very well maintained building



Additional income from roof billboard



High visibility Location



High ceilings



8 on-site parking stalls



Abundance of natural light



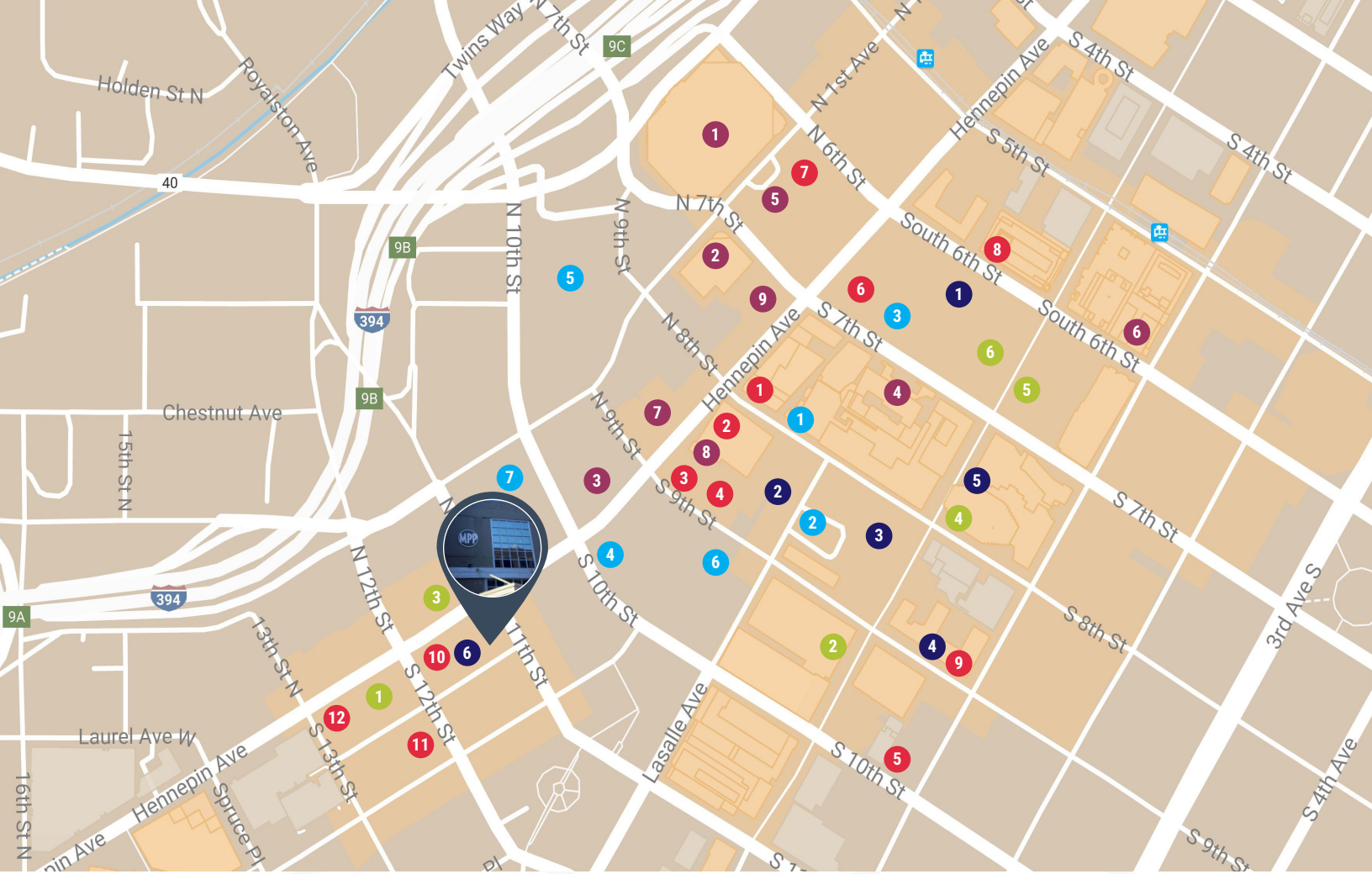
Easy freeway access



Many mass transit options nearby



Located within blocks of Loring Park green space



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
11. Buca di Beppo
12. Eli's Food & Cocktails



COFFEE SHOPS

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



MONTHLY PARKING

1. Park and Shop - \$204
2. LaSalle Court - \$204
3. City Center - \$256
4. Hennepin at 10th - \$210
5. Ramp A/Hawthorne - \$130
6. Downtown Auto Park - \$170
7. Orpheum Lot - \$136



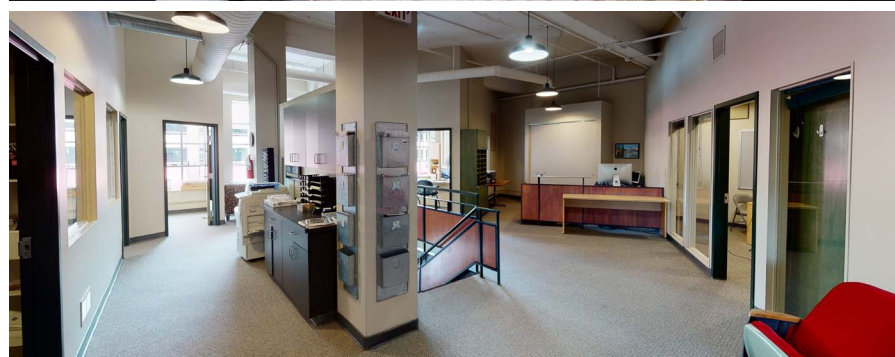
RETAIL

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



**VIRTUAL TOUR
AVAILABLE**

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