4020 Minnehaha Avenue South Minneapolis, MN 55406







LEASE DETAILS:

4020 Minnehaha Avenue South — multiple suites available

Base Rental Rate:

RE Taxes and CAM:

\$20.00 PSF

\$10.00 PSF

FEATURES:

- Nice, clean image, building with newly renovated common areas and spaces.
- Excellent visibility on Minnehaha Avenue South only blocks from the Light Rail System.
- Multiple availabilities ranging from 129 sf to 1,887 SF.
- Common Conference Room with kitchenette, ADA compliant restrooms.
- Many area amenities including restaurants, banking, grocery, pharmacy and recreation/ entertainment.
- Easy access to 394, 94 and 35W minutes away.
- Local, responsive management.
- Daily vehicle traffic of 10,394 on Minnehaha Ave, 17,400 on Hiawatha (2024 ESRI).
- Demographics: 21,549 1 mile radius, 191,062– 3 mile radius, 476,727– 5 mile radius (2024 ESRI).
- Est. Avg. Household Income: \$132,892-1 mile radius, \$132,499-3 mile radius, \$132,647–5 mile radius (2024 ESRI).

*All information in this brochure is deemed reliable, but not guaranteed.



CONTACT:

Patrick Lensing, CPM

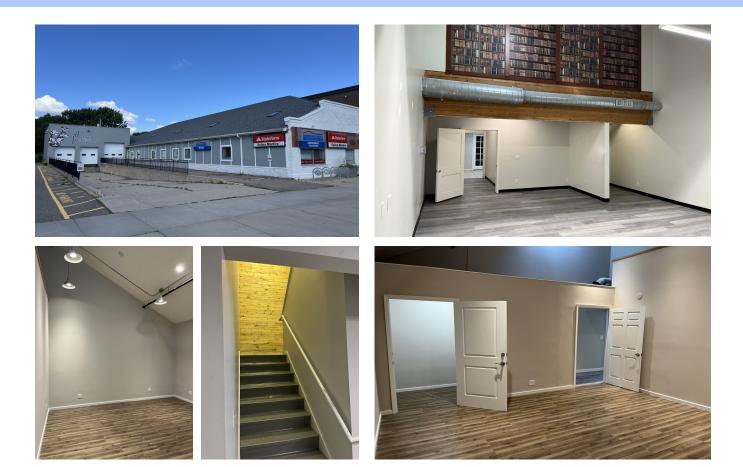
plensing@summerhillcommercial.com 952-475-5121

Summerhill Commercial Real Estate 6495 City West Parkway Eden Prairie, MN 55344

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OFFICE LEASE DETAILS:

AVAILABILITY	SF	BASE RENT/MO.	RE TAX-CAM/MO.	EST. TOTAL
Suite 1004*	1,118	\$1,863.00	\$932.00	\$2,795.00
Suite 1005*	769	\$1,282.00	\$641.00	\$1,923.00
Suite 1075	618	\$1,030.00	\$515.00	\$758.00
Suite 1080	129	\$215.00	\$108.00	\$323.00
Suite 2055	303	\$505.00	\$253.00	\$758.00
Suite 2085	276	\$460.00	\$230.00	\$690.00
*Suite 1004/1005, are contiguous				



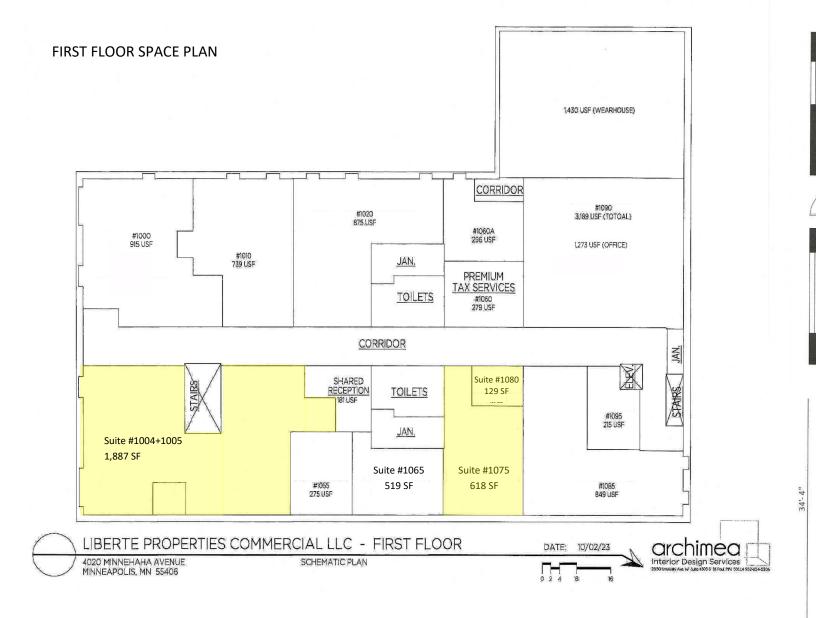
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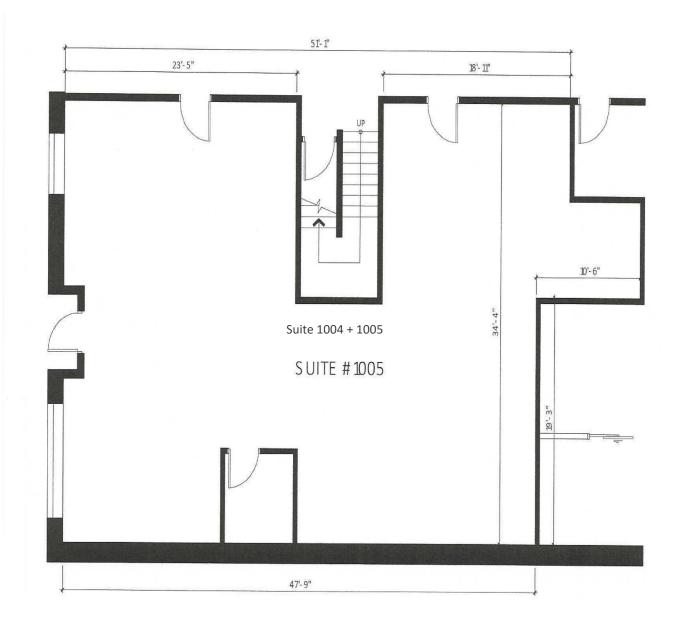
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FIRST FLOOR SUITES



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Suite #2000 #2020 531 RSF #2050 CONFERENCE ROOM #2090 400 RSF 256 SF 0 353 RSF #2010 244 RSF JAN. #2070 Z6 RSF JAN. Suite #2055 Suite #2025 #2001 491 RSF 010 #2005 595 RSF #2075 280 RSF 355 SF Ħ 303 SF Suite #2085 276 SF LIBERTE PROPERTIES COMMERCIAL LLC - SECOND FLOOR DATE: 10/02/23 archimea 4020 MINNEHAHA AVENUE DEMISING PLAN MINNEAPOLIS, MN 55406 0 2 2'-6" SUITE #2055 16'-2" 20'-2" 9'-8" SUITE #2085 12'-0"

SECOND FLOOR SPACE PLAN

CONTACT:

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15'-9"

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6'-0"

16'-9"