

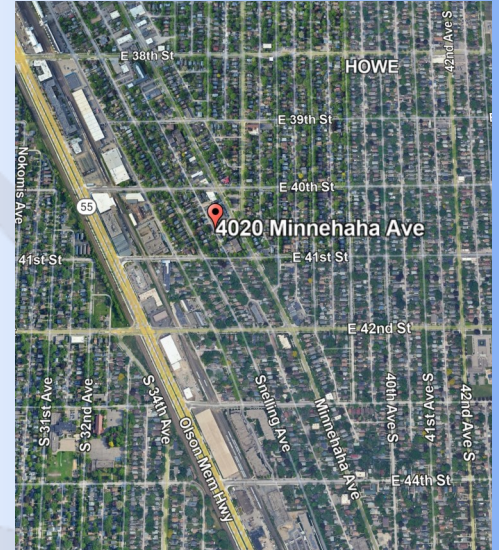
# FOR LEASE OFFICE-RETAIL

4020 Minnehaha Avenue South  
Minneapolis, MN 55406



## SUMMERHILL

Commercial Real Estate, LLC



## LEASE DETAILS:

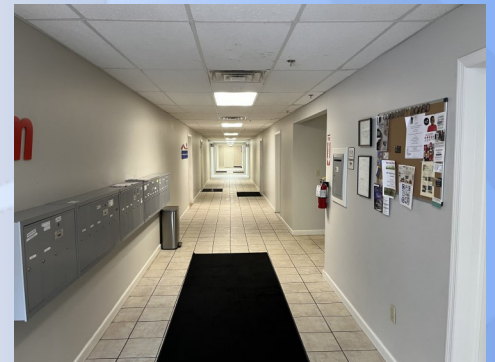
**4020 Minnehaha Avenue South — multiple suites available**

**Base Rental Rate Office Suites: \$20.00 PSF**

**RE Taxes and CAM: \$10.25 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.
- 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).



## CONTACT:

**Patrick Lensing, CPM**

[plensing@summerhillcommercial.com](mailto:plensing@summerhillcommercial.com)

952-475-5121

Summerhill Commercial Real Estate

6495 City West Parkway

Eden Prairie, MN 55344

[www.summerhillcommercial.com](http://www.summerhillcommercial.com)

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

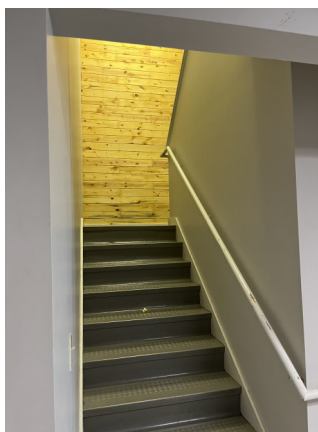
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### OFFICE LEASE DETAILS:

AVAILABILITY	SF	BASE RENT/MO.	RE TAX-CAM/MO.	EST. TOTAL
Suite 2055	303	\$505.00	\$253.00	\$758.00



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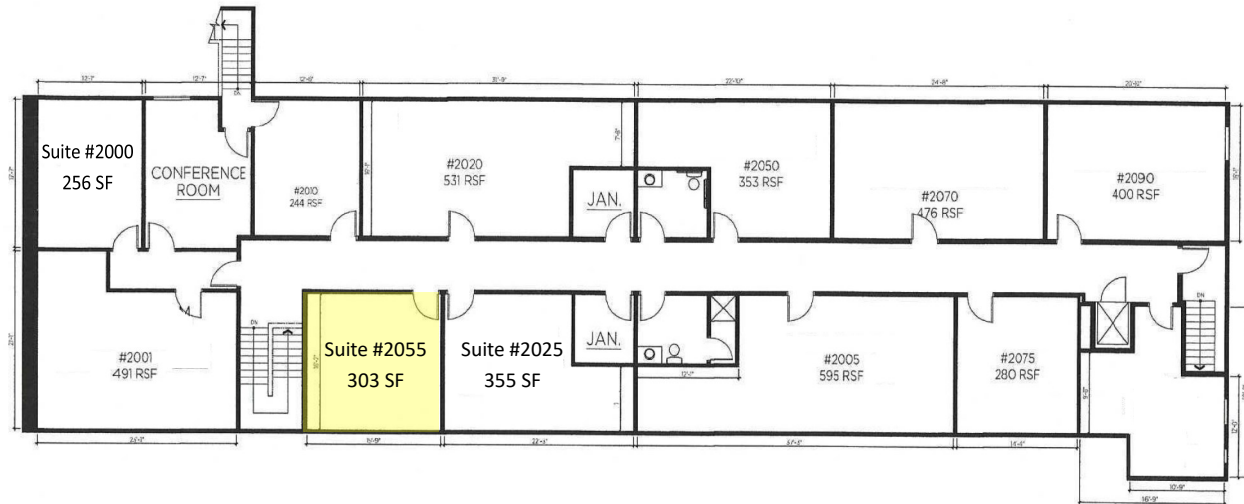
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## SECOND FLOOR SPACE PLAN



LIBERTE PROPERTIES COMMERCIAL LLC - SECOND FLOOR

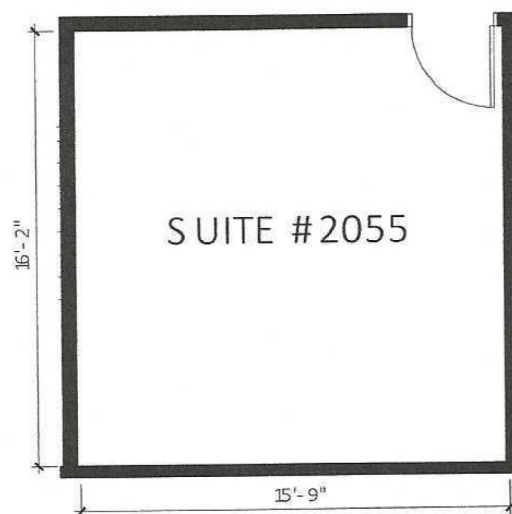
4020 MINNEHAHA AVENUE  
MINNEAPOLIS, MN 55406

DEMISING PLAN

DATE: 10/02/23



**archimea**  
Interior Design Services  
2300 University Ave W, Suite #500 S, St Paul, MN 55114 952-854-5006



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