

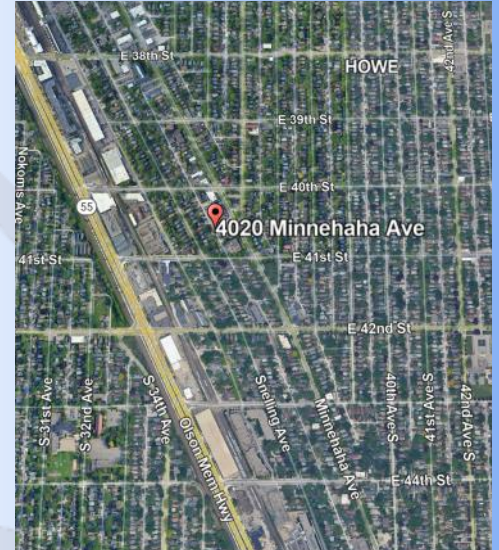
FOR LEASE OFFICE-RETAIL

4020 Minnehaha Avenue South
Minneapolis, MN 55406



SUMMERHILL

Commercial Real Estate, LLC



LEASE DETAILS:

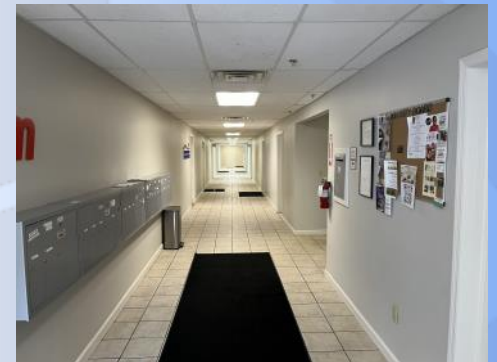
4020 Minnehaha Avenue South

Base Rental Rate Office Suites: **\$22.00 PSF Flr 1 / \$20.00 PSF Flr 2**

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:

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952-475-5121

Summerhill Commercial Real Estate

6495 City West Parkway

Eden Prairie, MN 55344

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

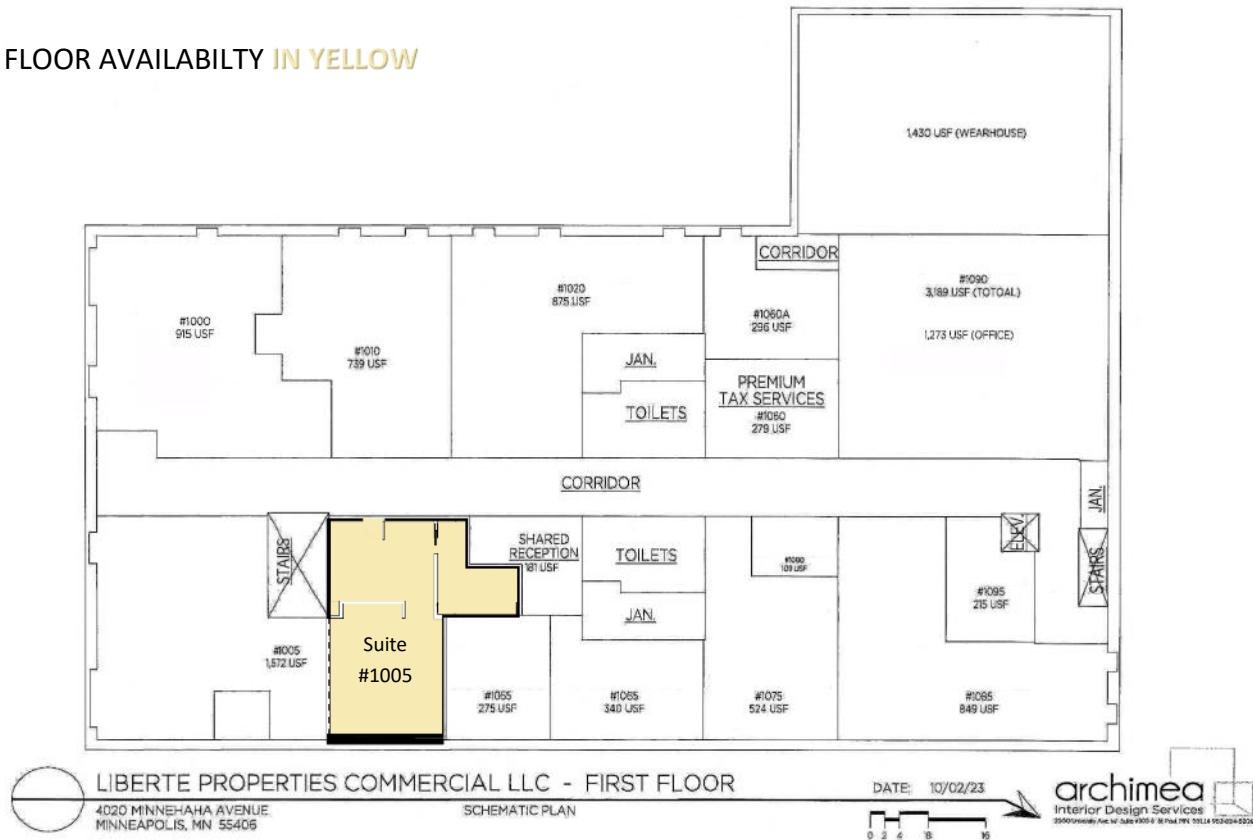
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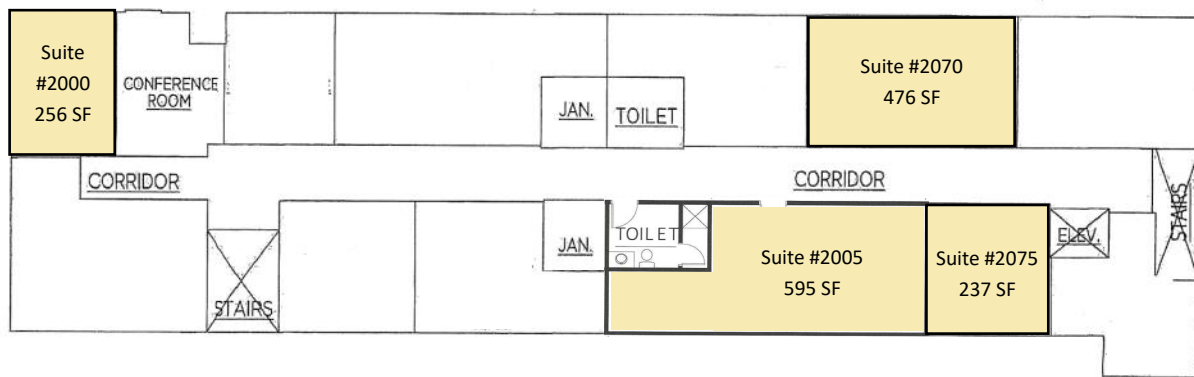


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FIRST FLOOR AVAILABILITY IN YELLOW



SECOND FLOOR AVAILABILITY IN YELLOW



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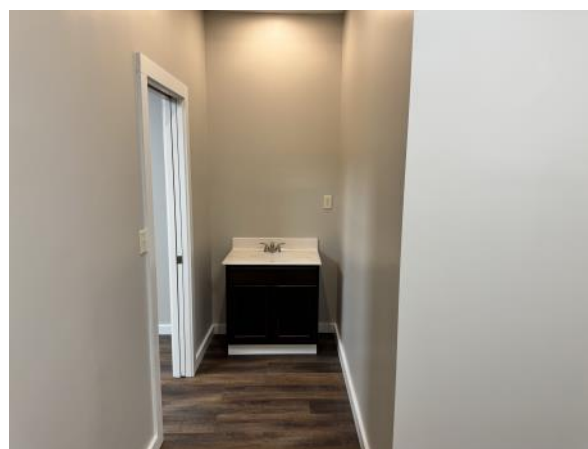
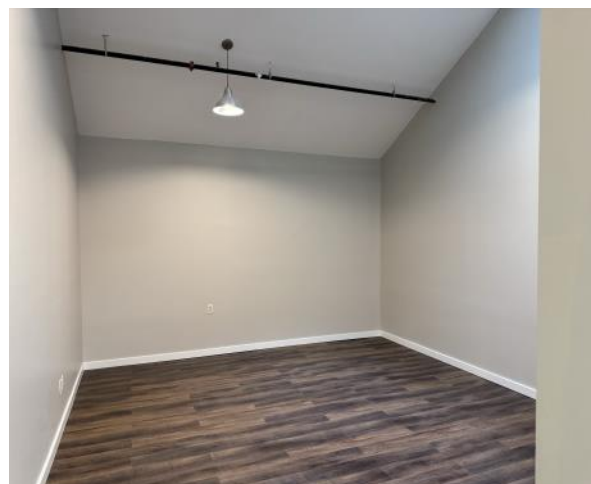
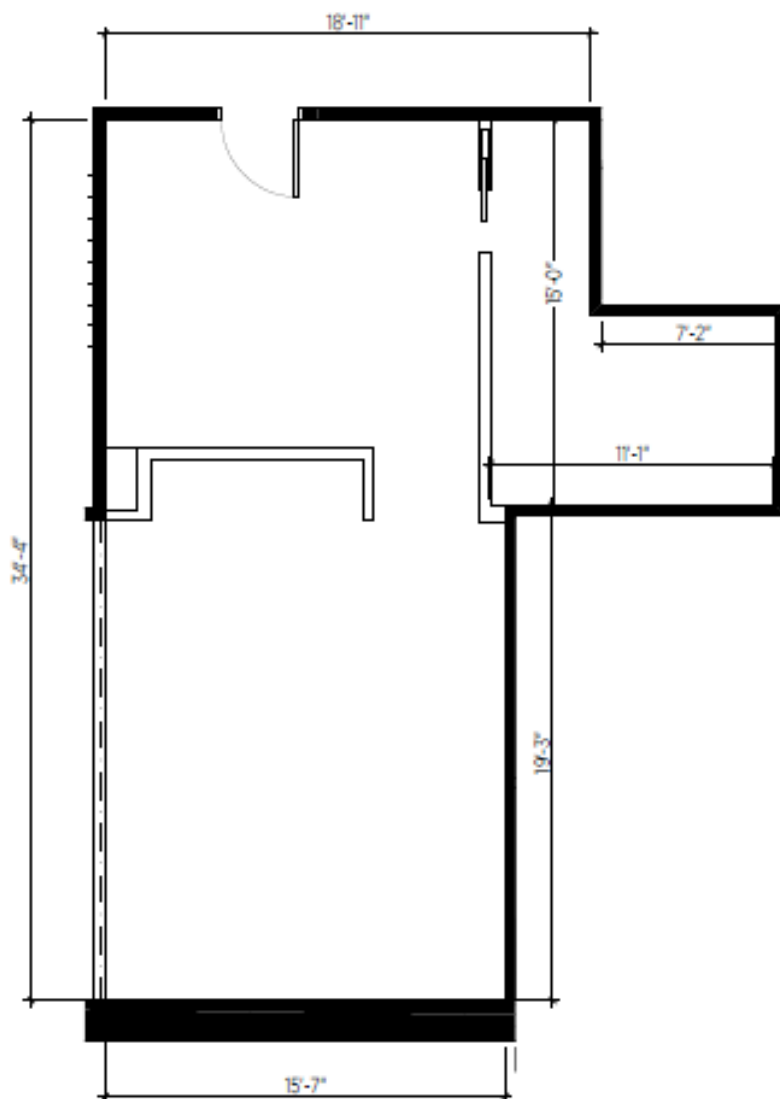


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SUITE 1005

SF	BASE RENT PER MONTH	RE TAX & CAM PER MONTH	ESTIMATED TOTAL
769	\$1,410.00	\$657.00	\$2,067.00



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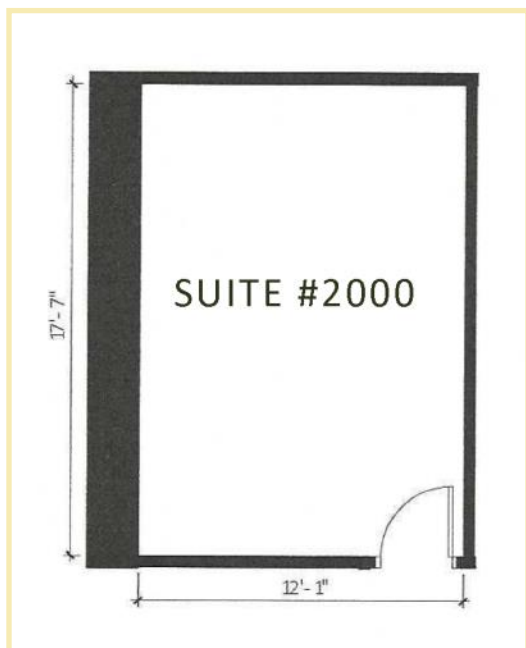
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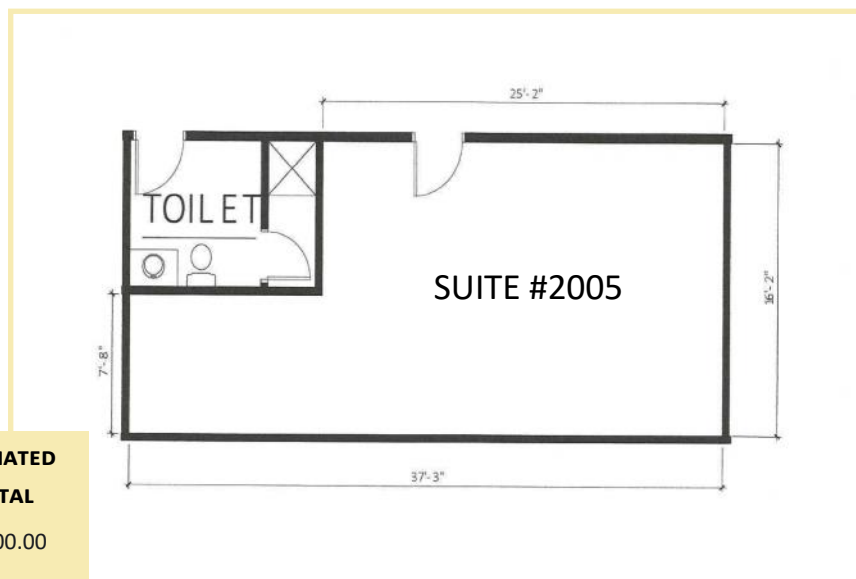
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SUITE 2000



	BASE RENT	RE TAX & CAM	ESTIMATED
SF	PER MONTH	PER MONTH	TOTAL
256	\$427.00	\$219.00	\$646.00

SUITE 2005



	BASE RENT	RE TAX & CAM	ESTIMATED
SF	PER MONTH	PER MONTH	TOTAL
595	\$992.00	\$508.00	\$1,500.00

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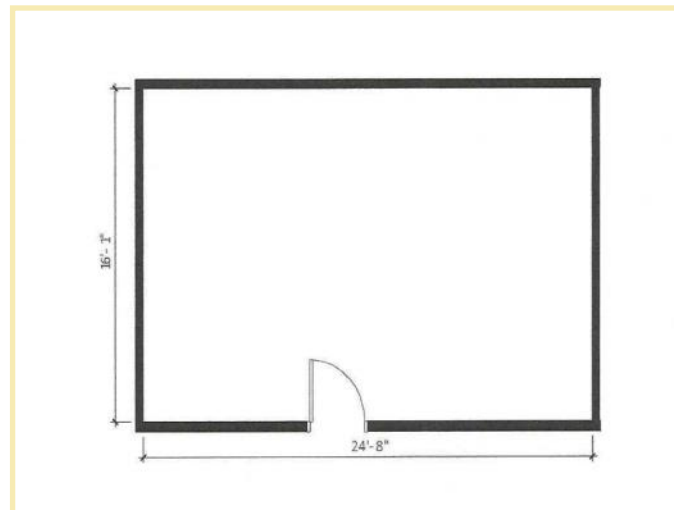
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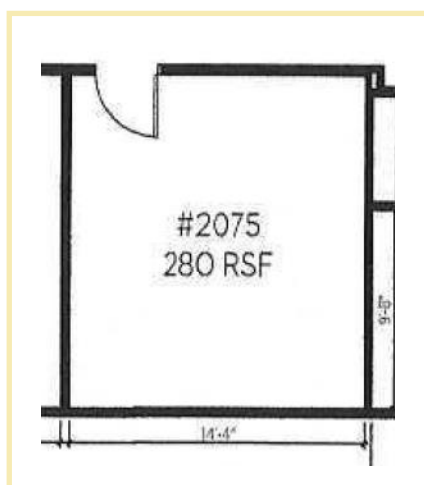
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SUITE 2070



	BASE RENT	RE TAX & CAM	ESTIMATED
SF	PER MONTH	PER MONTH	TOTAL
476	\$793.00	\$407.00	\$1,200.00

SUITE 2075



	BASE RENT	RE TAX & CAM	ESTIMATED
SF	PER MONTH	PER MONTH	TOTAL
280	\$467.00	\$239.00	\$706.00

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