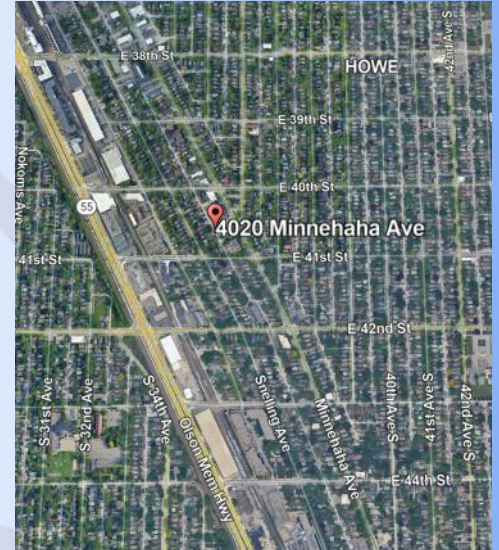


4020 Minnehaha Avenue South
Minneapolis, MN 55406



RE Taxes and CAM: **\$10.25 PSF**

- 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).

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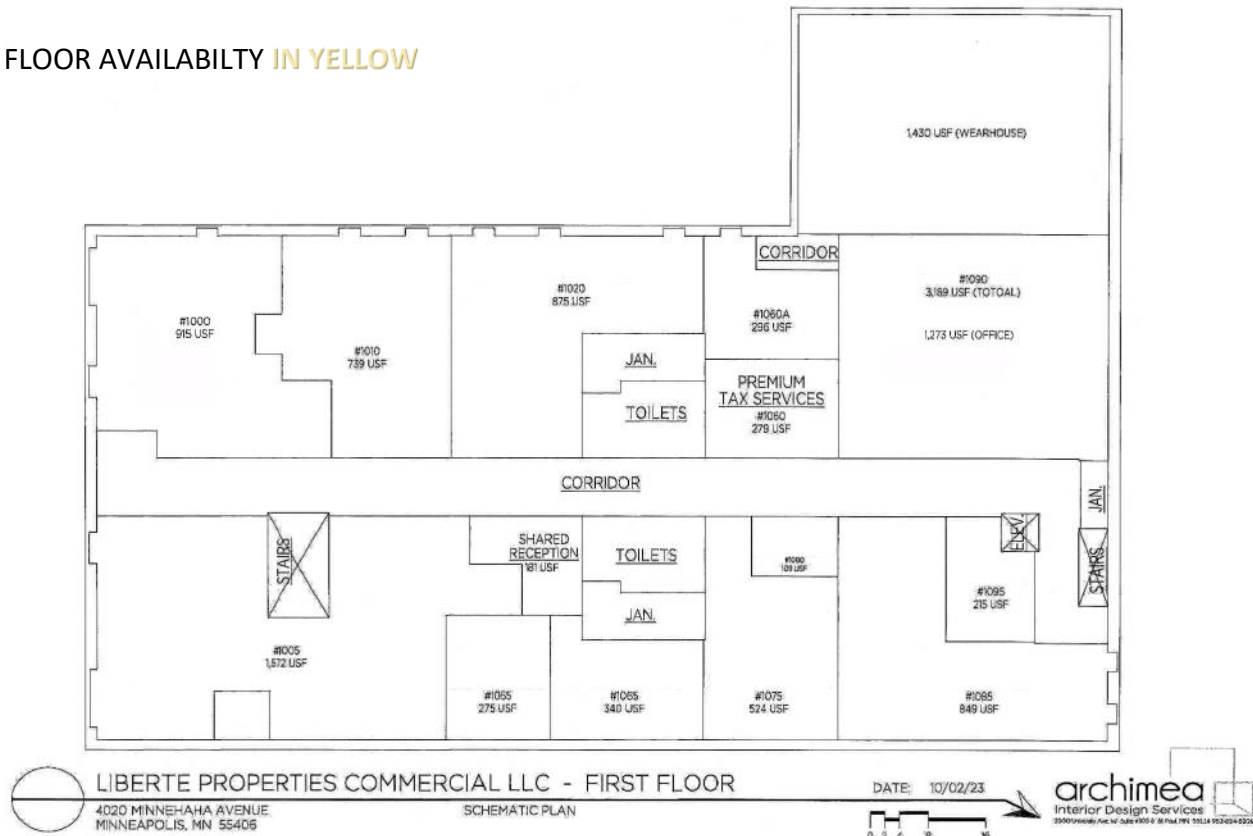
FOR LEASE OFFICE-RETAIL

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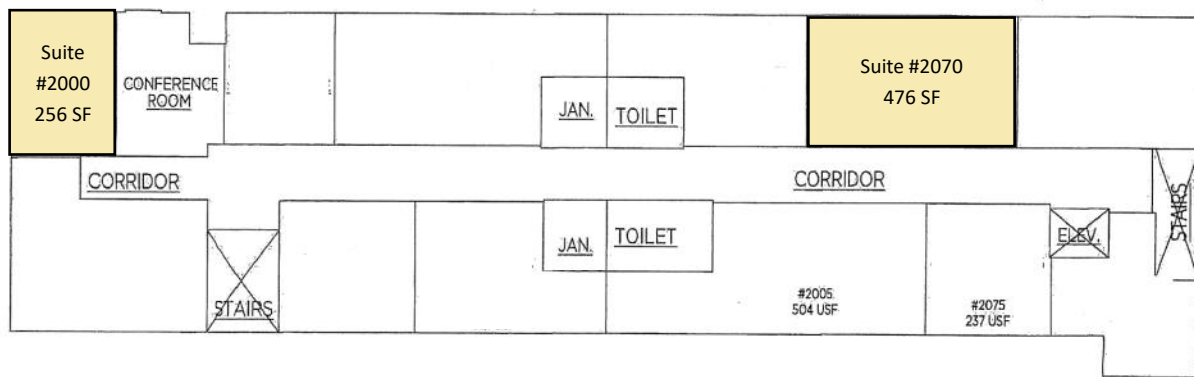


SUMMERHILL
Commercial Real Estate, LLC

FIRST FLOOR AVAILABILITY IN YELLOW



SECOND FLOOR AVAILABILITY IN YELLOW



CONTACT:

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Summerhill Commercial Real Estate

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Eden Prairie, MN 55344

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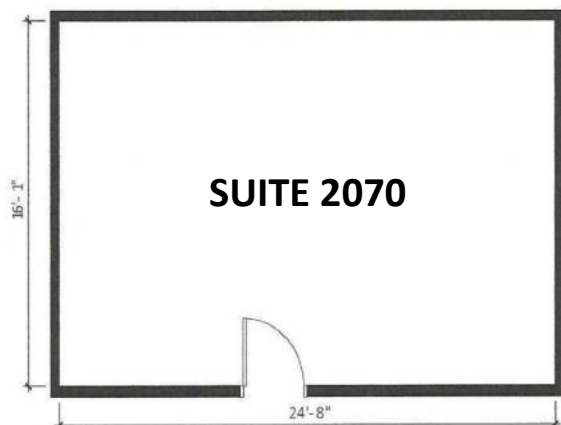
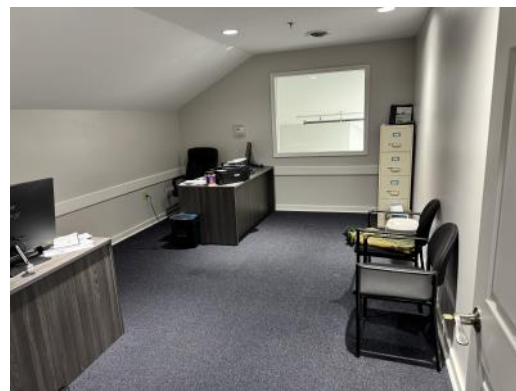
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SUMMERHILL
Commercial Real Estate, LLC



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



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



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