

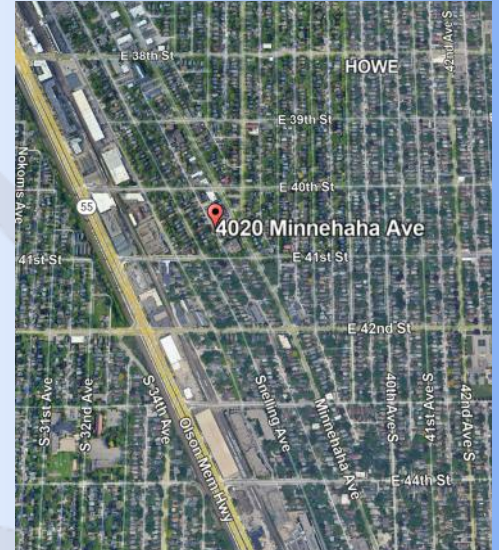
FOR LEASE OFFICE-RETAIL

4020 Minnehaha Avenue South
Minneapolis, MN 55406



SUMMERHILL

Commercial Real Estate, LLC



LEASE DETAILS:

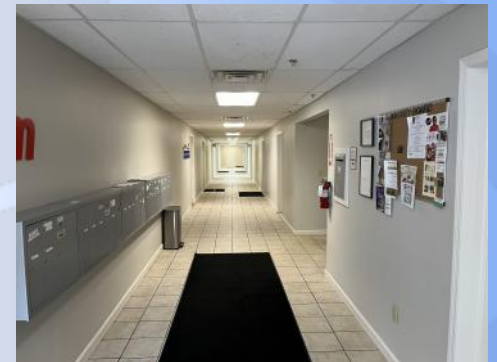
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Base Rental Rate Office Suites: **\$22.00 PSF Flr 1 / \$20.00 PSF Flr 2**

RE Taxes and CAM: **\$11.17 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

www.summerhillcommercial.com

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

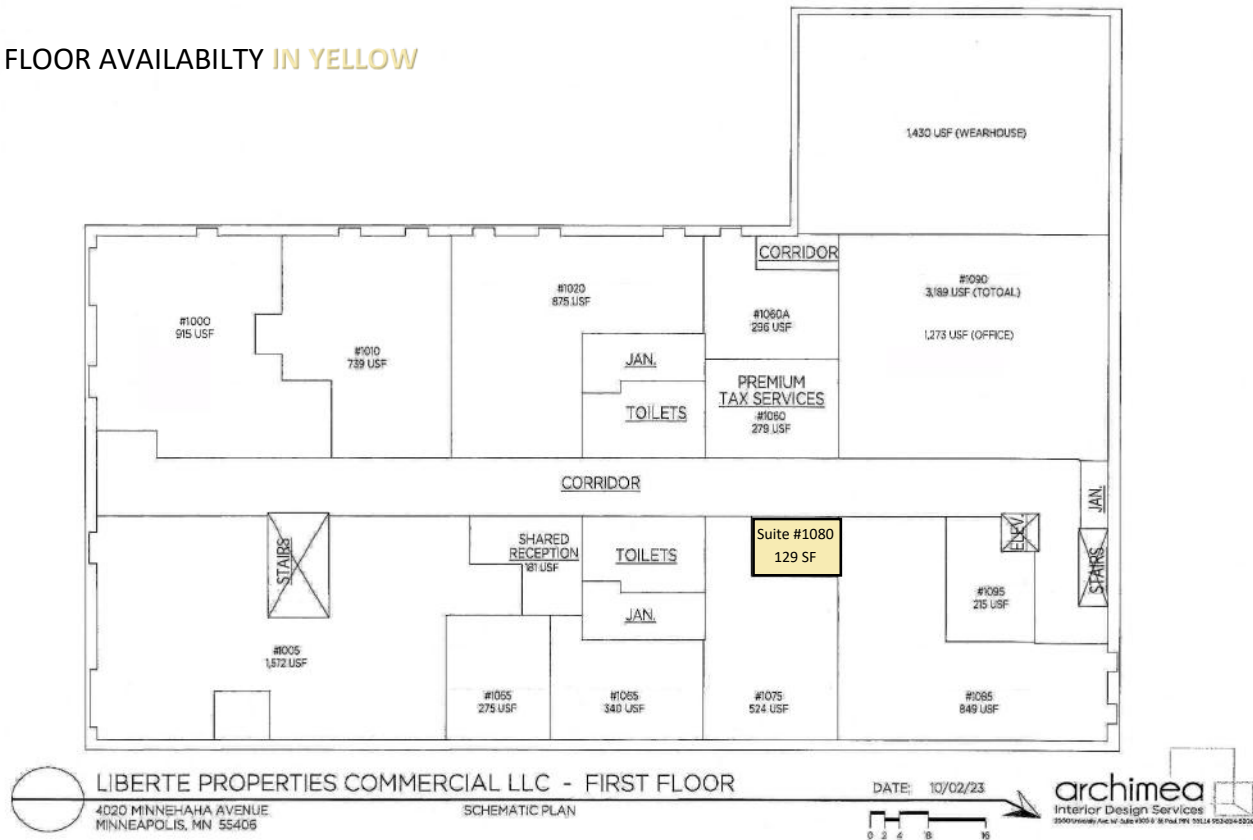
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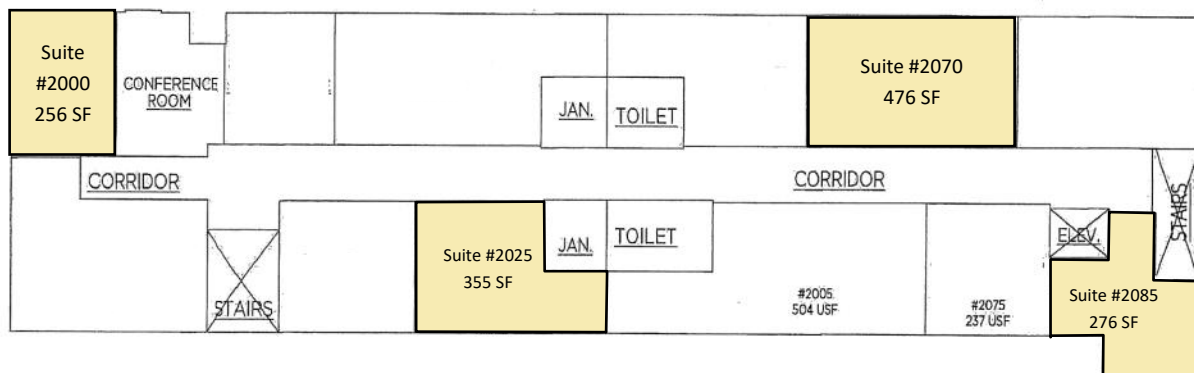


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FIRST FLOOR AVAILABILITY IN YELLOW



SECOND FLOOR AVAILABILITY IN YELLOW



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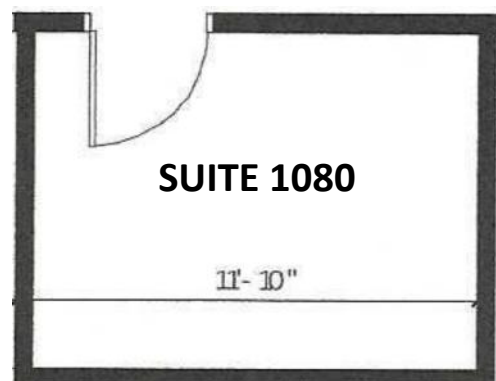
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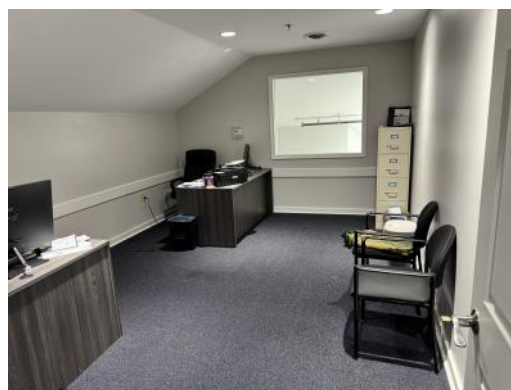
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SF	BASE RENT PER MONTH	RE TAX & CAM PER MONTH	ESTIMATED TOTAL
129	\$237.00	\$120.08	\$357.08



SF	BASE RENT PER MONTH	RE TAX & CAM PER MONTH	ESTIMATED TOTAL
256	\$427.00	\$238.29	\$665.29



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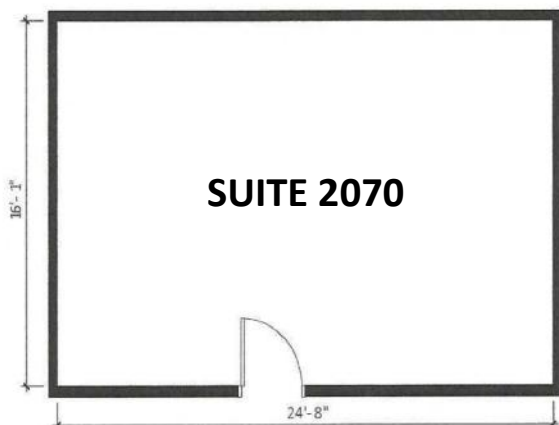
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SF	BASE RENT PER MONTH	RE TAX & CAM PER MONTH	ESTIMATED TOTAL
355	\$592.00	\$330.45	\$922.45



SF	BASE RENT PER MONTH	RE TAX & CAM PER MONTH	ESTIMATED TOTAL
476	\$793.00	\$443.08	\$1,236.08



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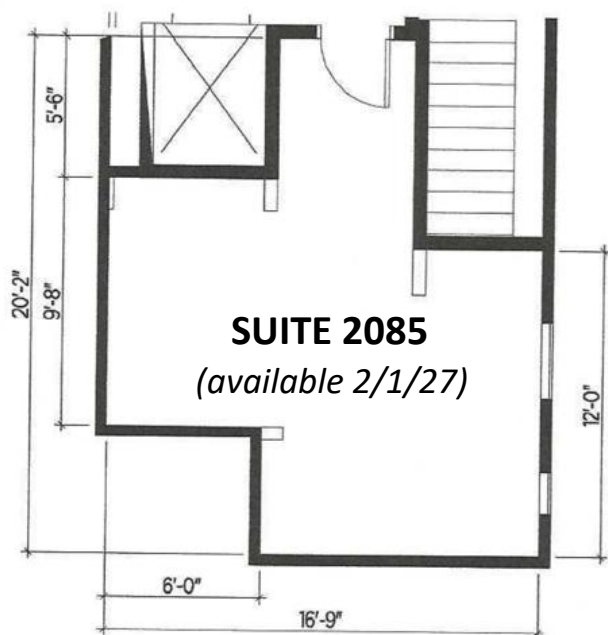
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276	\$460.00	\$256.91	\$716.91

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