



PENCE

BUILDING

800 HENNEPIN AVENUE
MINNEAPOLIS, MN 55403



HEMPEL
REAL ESTATE

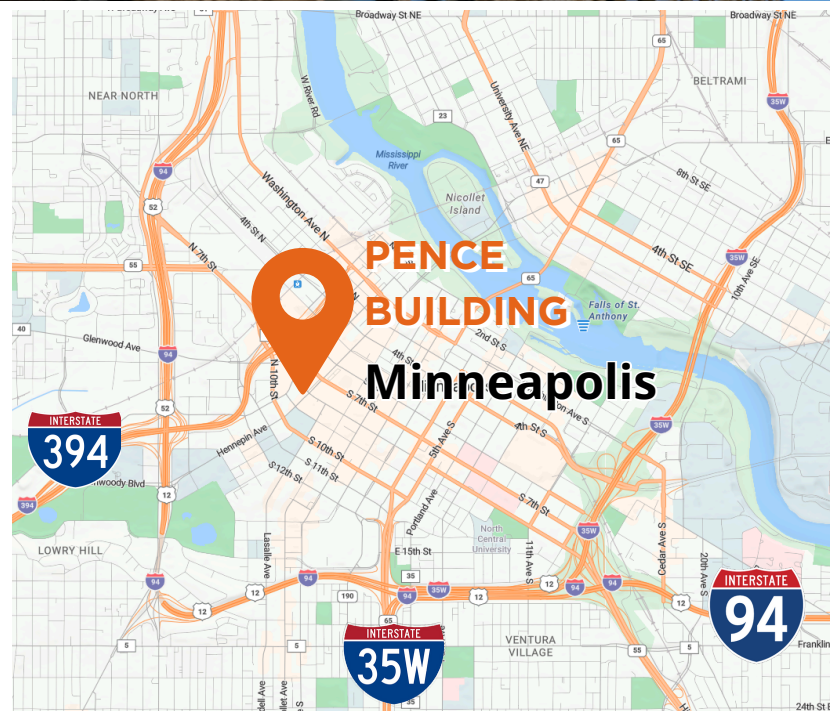


PROPERTY OVERVIEW

Available Space: Up to 30,000 SF
Lease Rate: Negotiable
CAM/Tax (est. 2025): \$11.29 Per SF

Highlights:

- Premier Downtown Minneapolis location in the Theater District
- Skyway connected
- Close proximity to Target Center, Target Field, and multiple corporate headquarters



Our team of professionals ensures a full-service commitment from start to finish



Cultivating partnerships and providing exceptional tenant experiences



Our buildings embody our dedication to excellence in every detail



Sports & Entertainment

- 1 Target Field
- 2 Target Center
- 3 Orpheum Theatre
- 4 Brave New Workshop
- 5 State Theatre
- 6 Pantages Theatre
- 7 First Avenue

Hotels

- 8 Fairfield Inn & Suites
- 9 The Chambers
- 10 Residence Inn
- 11 The Royal Senesta
- 12 Minneapolis Marriott
- 13 The Loews
- 14 Embassy Suites
- 15 Four Seasons
- 16 The Westin
- 17 The Rand
- 18 The Marquette
- 19 W Minneapolis - The Foshay

Restaurants

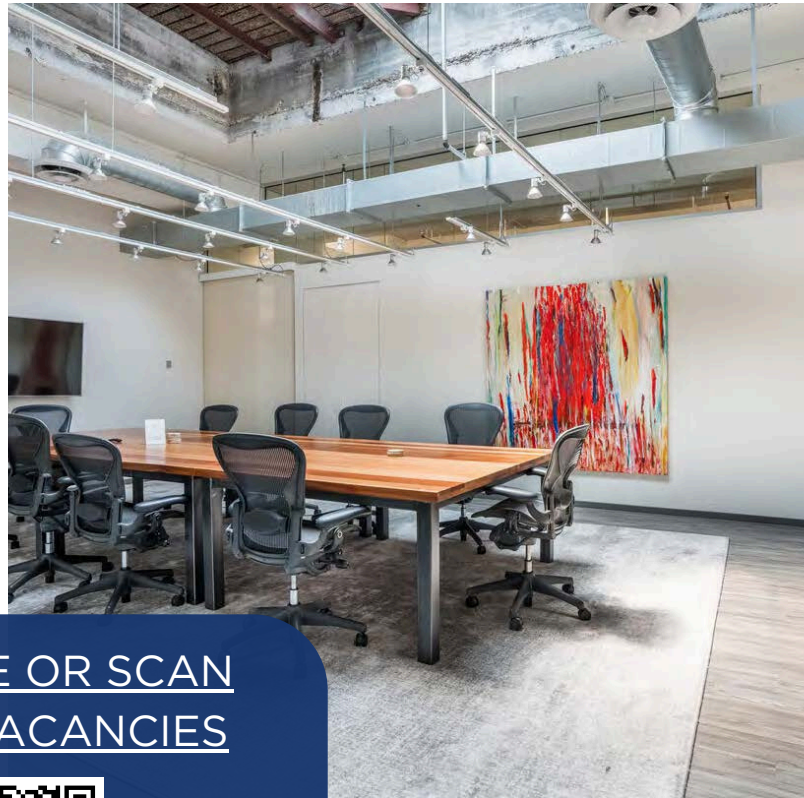
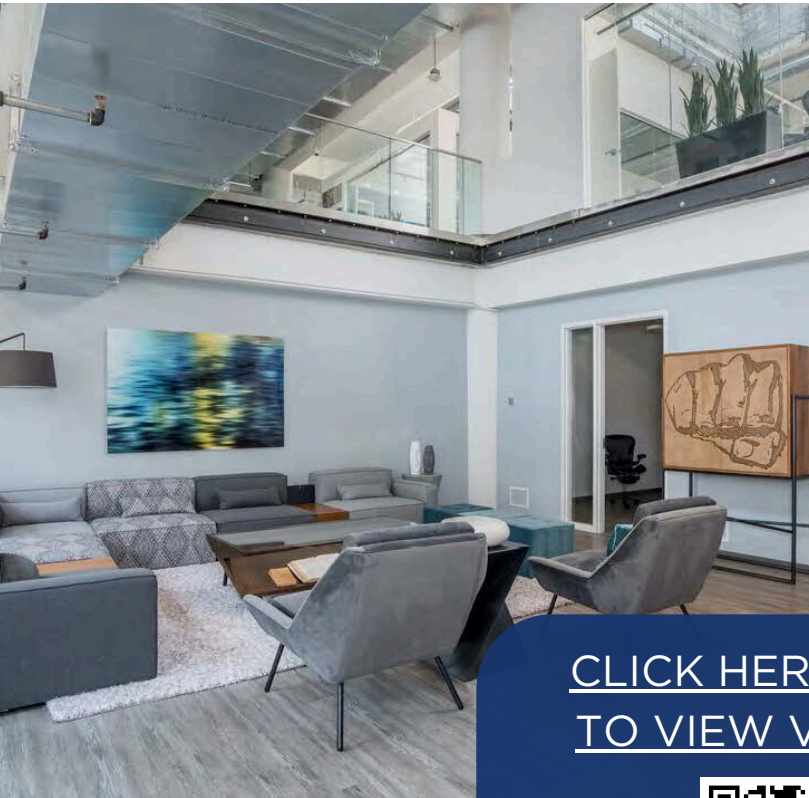
- 20 CRAVE
- 21 The Capital Grille
- 22 Union Rooftop
- 23 Fogo de Chao
- 24 The Oceanaire
- 25 Manny's Steakhouse
- 26 Ruth's Chris Steakhouse

Major Employers

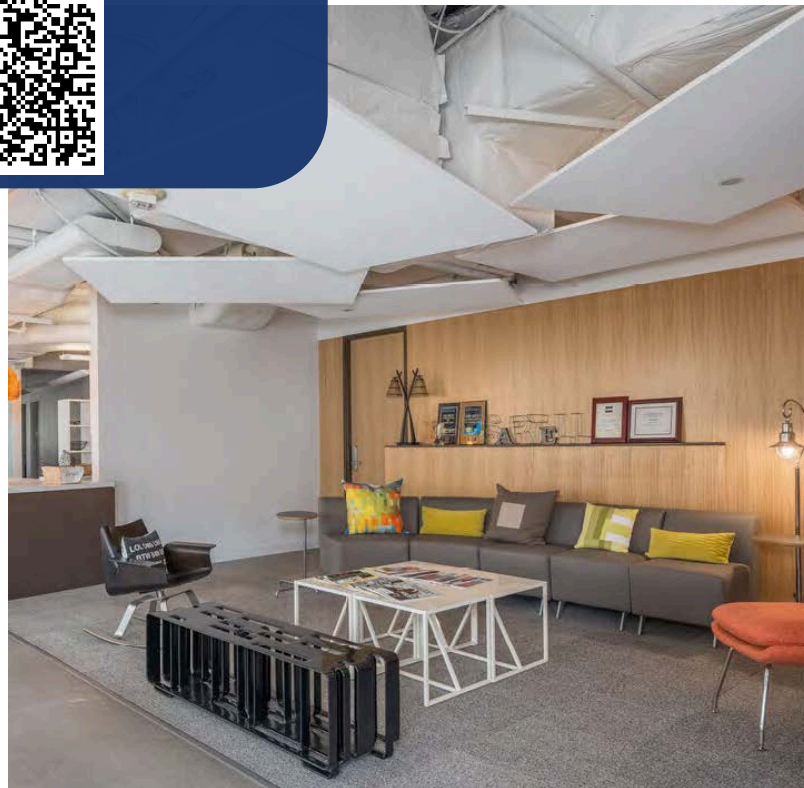
- 27 Target
- 28 US Bank
- 29 Dorsey & Whitney
- 30 Wells Fargo
- 31 Xcel Energy
- 32 Ameriprise

AMENITIES

PENCE BUILDING



[CLICK HERE OR SCAN
TO VIEW VACANCIES](#)



CONTACT US

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