

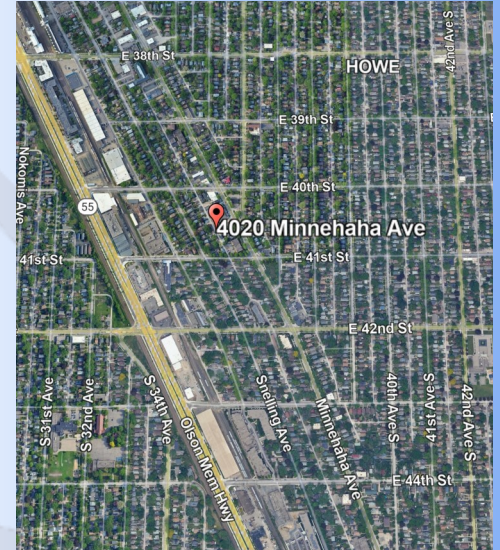
# FOR LEASE OFFICE-RETAIL

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:

**Patrick Lensing, CPM**

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952-475-5121

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Eden Prairie, MN 55344

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*\*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 1005	769	\$1,410.00	\$657.00	\$2,067.00
Suite 2005	595	\$992.00	\$508.00	\$1,500.00
Suite 2070	476	\$793.00	\$407.00	\$1,200.00



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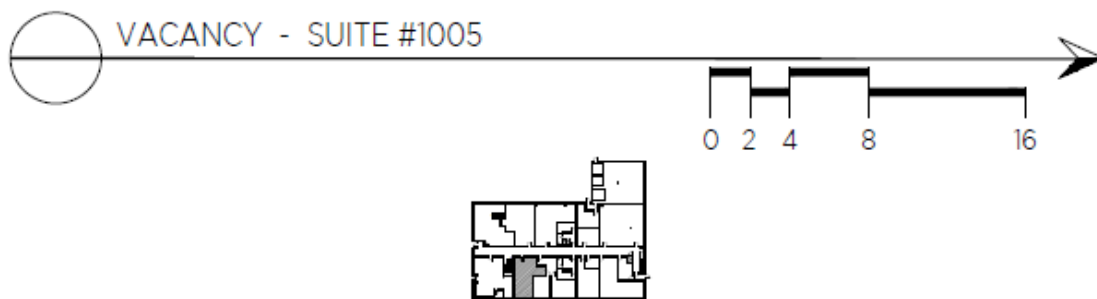
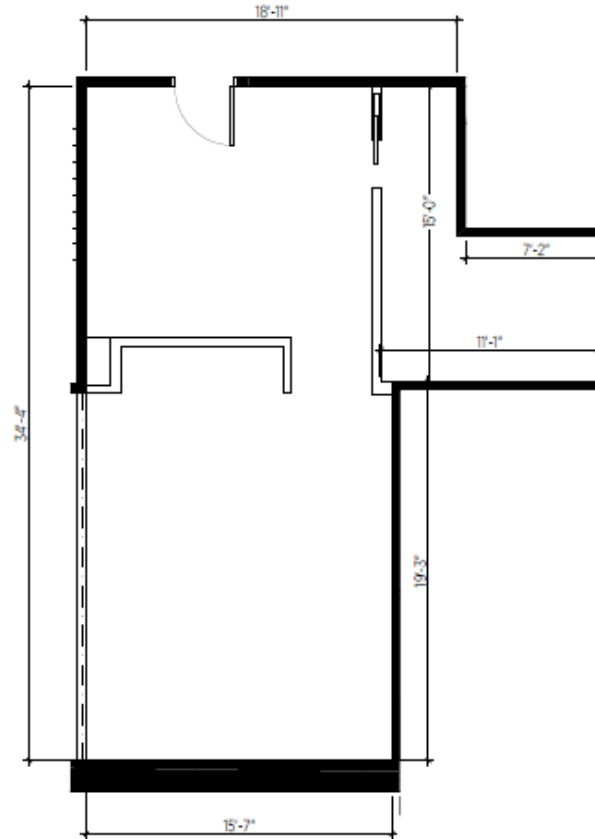
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## FIRST FLOOR AVAILABILITY SPACE PLAN



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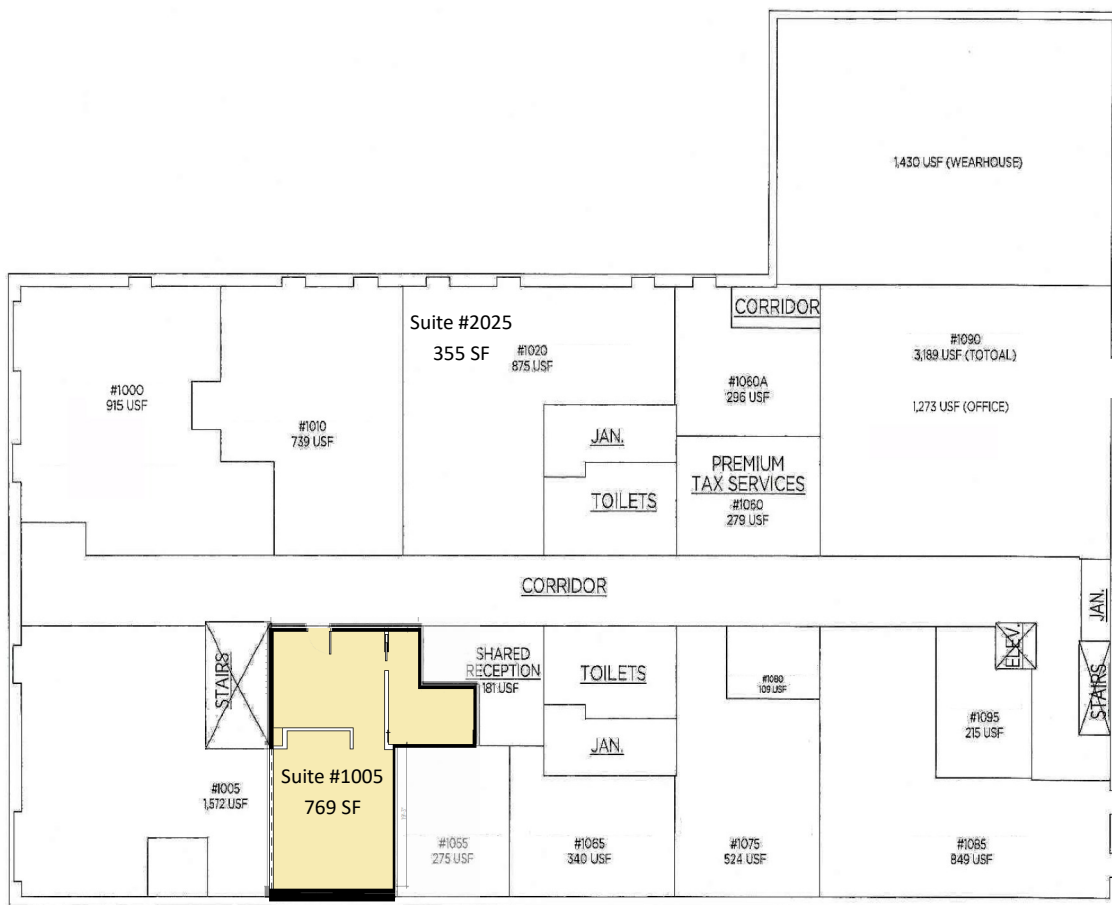
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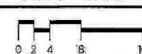


LIBERTE PROPERTIES COMMERCIAL LLC - FIRST FLOOR

4020 MINNEHAHA AVENUE  
MINNEAPOLIS, MN 55406

SCHEMATIC PLAN

DATE: 10/02/23



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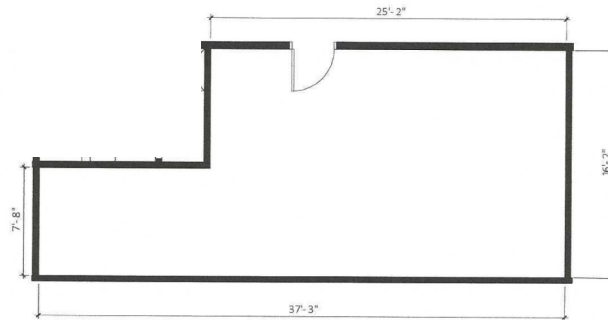
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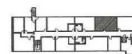
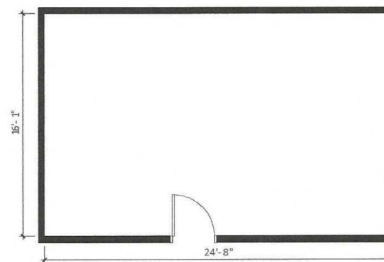


**SUMMERHILL**  
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## SECOND FLOOR AVAILABILITY SPACE PLAN



LIBERTE PROPERTIES COMMERCIAL LLC



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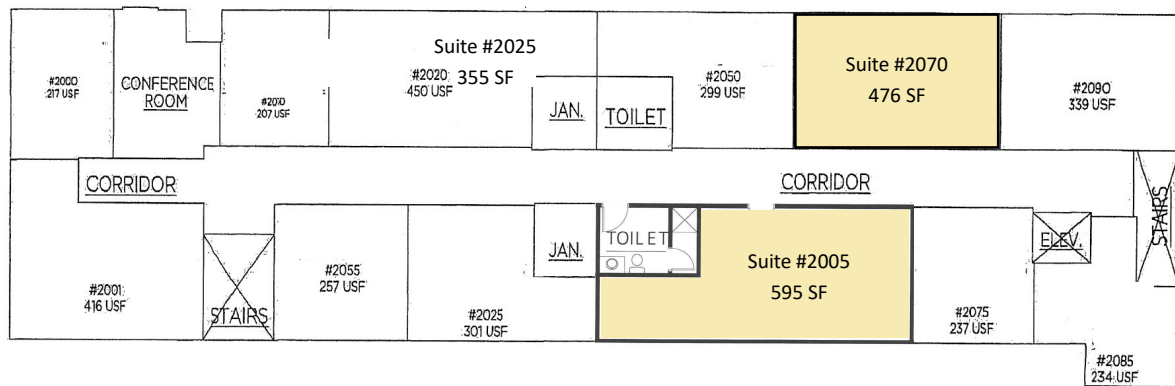
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## SECOND FLOOR SPACE PLAN



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