

FOR LEASE

Hennepin Business Center-B
Minneapolis, MN

Colliers
INTERNATIONAL



Available For Lease

Suites	Size	Comments	Loading Dock
974/980*	18,700 SF	4,500 sf - office 14,200 sf - warehouse 18,700 sf - Total	(3) dock doors
960	1,897 SF	office/tech space	

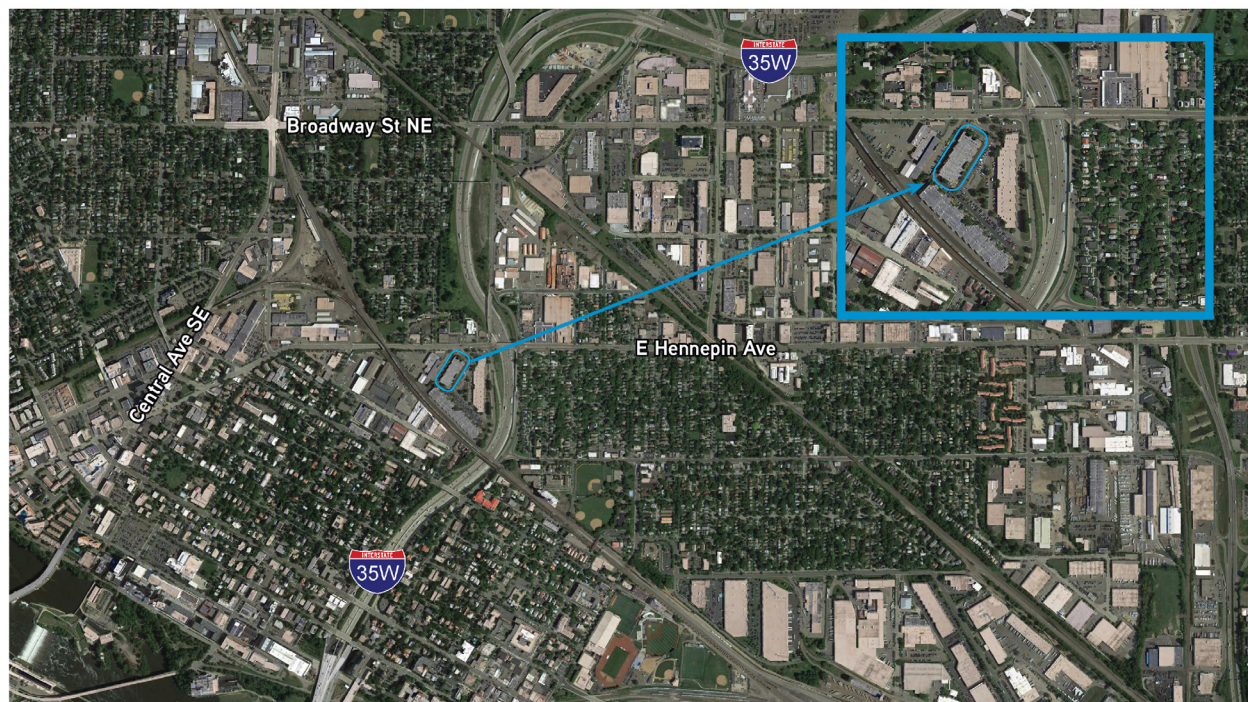
* Space is divisible to 9,237 SF

Address

950 East Hennepin Avenue
Minneapolis, MN

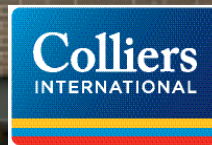
Lease Rates

- > \$9.50 PSF - Office
- > \$4.75 PSF - Warehouse



FOR LEASE

Hennepin Business Center-B
Minneapolis, MN



Building Size

- › 47,764 SF

Year Built

- › 1986

Clear Height

- › 14'

Parking

- › 2.78 stalls per 1,000 SF

Zoning

- › I-1 Industrial

Column Spacing

- › 40' by 30'

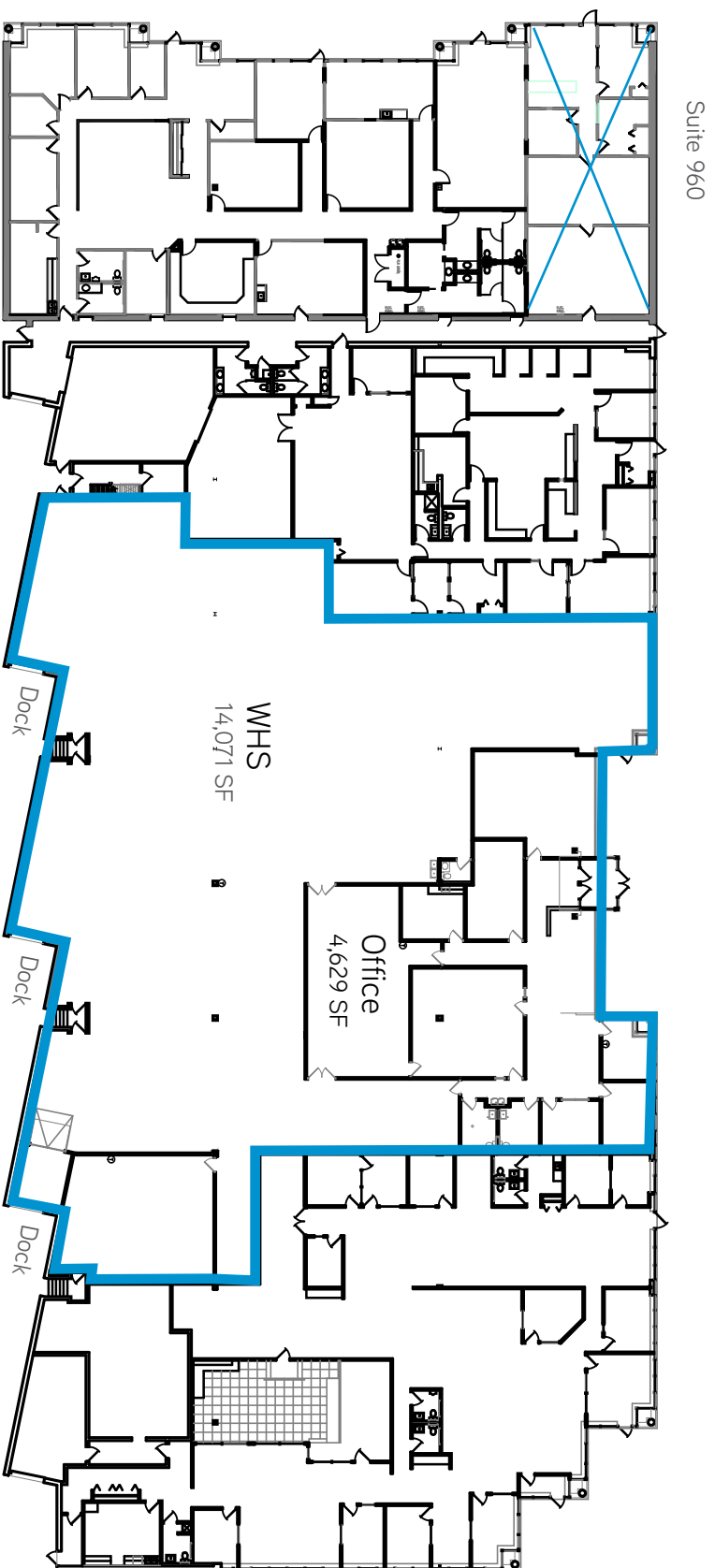
Amenities

- › Ideal use for office, warehouse, showroom and/or research labs
- › Attractive office/showroom with brick exterior and wrap around tinted ribbon glass
- › Minutes to both downtown Minneapolis or St. Paul
- › Ideal location at I-35W and East Hennepin Avenue
- › Convenient to I-35W, Hwy 280, I-94 and Hwy 36
- › Nicely landscaped

ERIC BATIZA
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COLLIERS INTERNATIONAL
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B 974 + B 980
18,700 Total SF

Private Baths
Private Entrance
Docks
Break Room

GENESIS

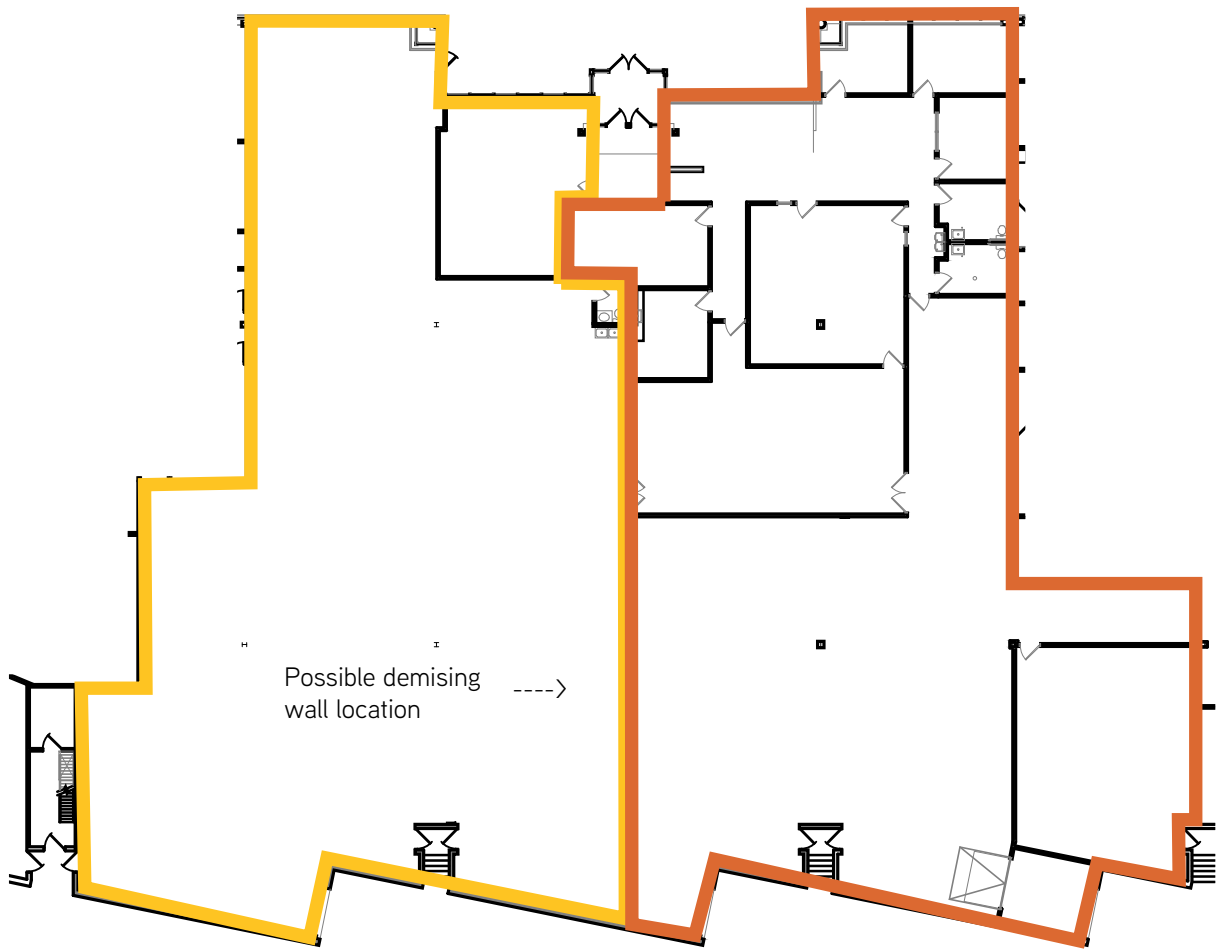
ARCHITECTURE

4350 Baker Road, Suite 400
Minnetonka, MN 55343
952.897.7874 Fax: 952.897.7740

**Hennepin Business Center
Building B
East Hennepin Ave.
Minneapolis, MN 55414**



Leasing Contacts:
Eric Badtza: (952) 837-3007
Brian Doyle: (952) 837-3008



Floor Plan

Scale: 1"=20'-0"

Square Footage:

Office = 4,629 s.f.
 Warehouse = 14,071 s.f.
 Total = 18,700 s.f.

B 974 + B 980

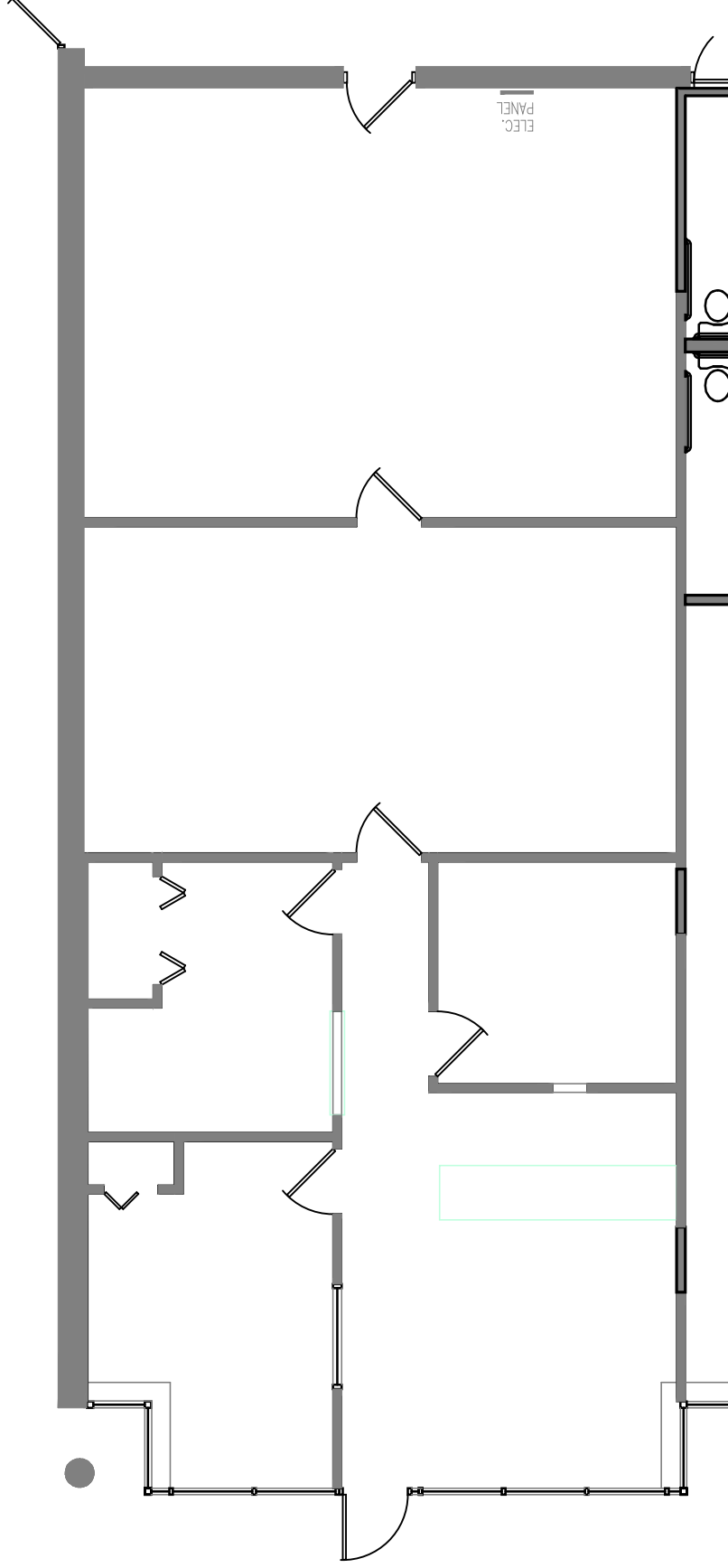
GENESIS
ARCHITECTURE

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**Hennepin Business Center
 Building B
 980 East Hennepin Ave.
 Minneapolis, MN 55414**



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 Brian Doyle: (952) 837-3008



Floor Plan
Scale: 1"=20'-0"

Square Footage:	
Office	= 1,273 s.f.
Warehouse	= 624 s.f.
Total	= 1,897 s.f.