# **FOR LEASE** Hennepin Business Center-B Minneapolis, MN



#### Available For Lease

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

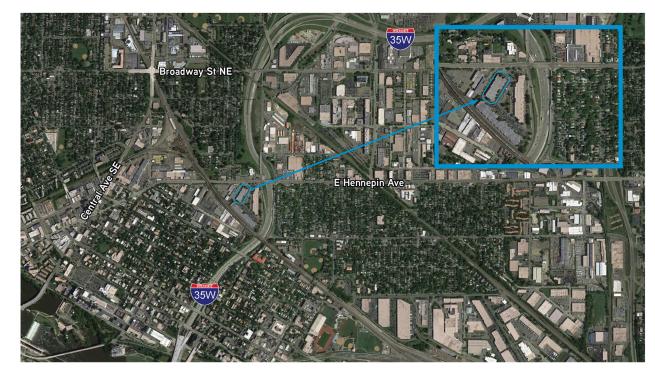
\* Space is divisible to 9,237 SF

#### Address

950 East Hennepin Avenue Minneapolis, MN Colliers INTERNATIONAL

#### 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

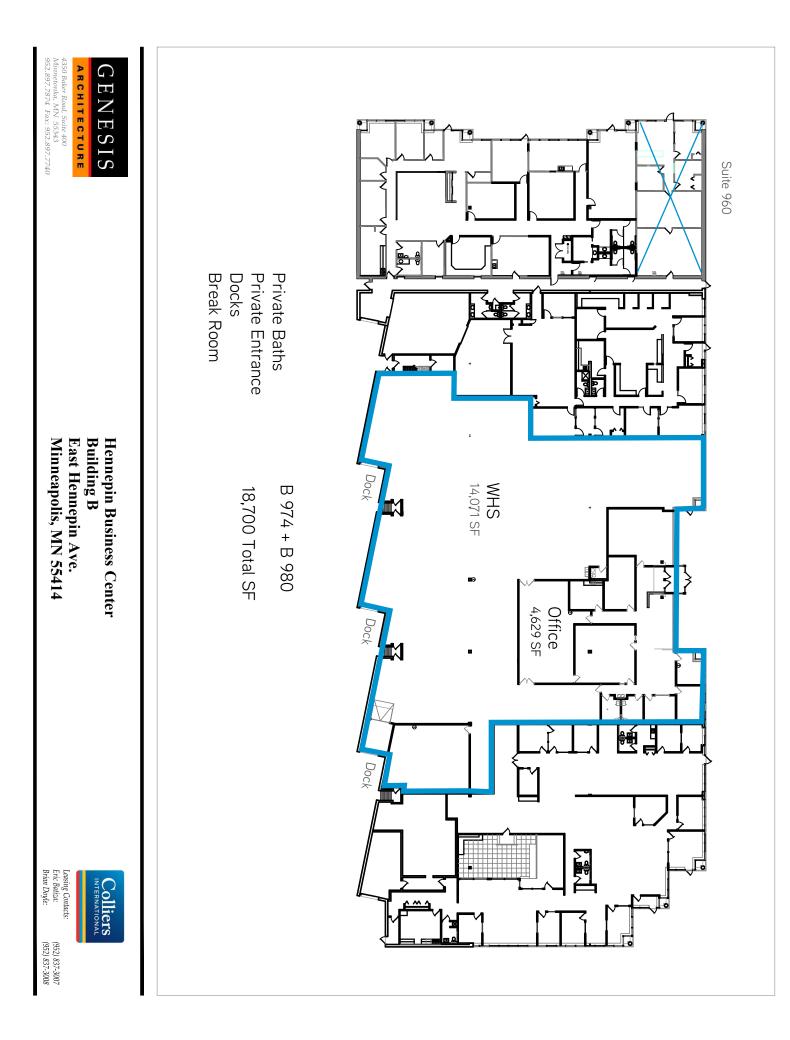
- > Ideal use for office, warehouse, showroom and/or research labs
- > Attractive office/showroom with brick exterior and wrap around tinted ribbon glass
- > Minutes to both downtown Minneapolis or St. Paul
- > Ideal location at I-35W and East Hennepin Avenue
- > Convenient to I-35W, Hwy 280, I-94 and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

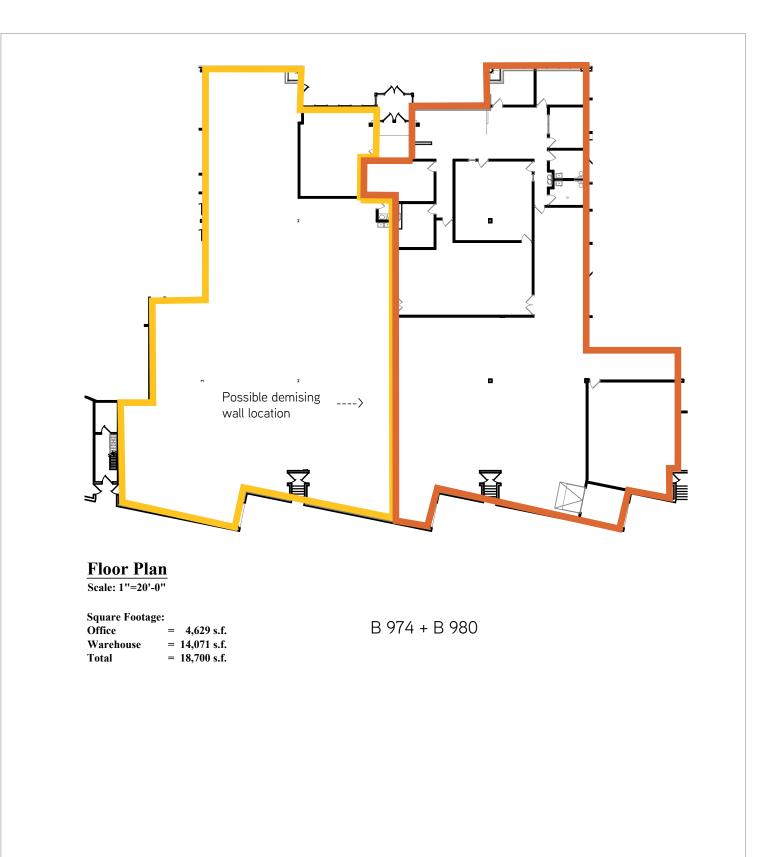
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