

OFFICE/WAREHOUSE/FLEX SPACE FOR LEASE >

# Hennepin Business Center C

Building C: 1051-1099 10th Avenue SE | Minneapolis, MN

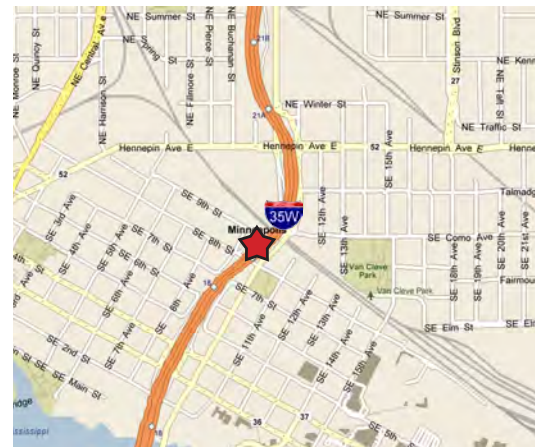


Accelerating success.



## BUILDING AMENITIES

- > 70,945 Total Square Foot Building
  - > Currently Available: 2,405 SF Office/Flex Suite
- > Attractive office/showroom with brick exterior and wrap around tinted glass
- > Signage and visibility to East Hennepin Ave
- > 13,400 VPD from East Hennepin Ave
- > Ideal location at I-35W and East Hennepin Avenue
- > Convenient to Hwy 280, I-94 and Hwy 36



## CONTACT US >

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## > HENNEPIN BUSINESS CENTER C | AVAILABLE SPACE

Building Size:	70,945 SF
Available for Lease:	Suite 1097: 2,406 SF Office/Flex
Year Built:	1986
Parking:	3.5 stalls per 1,000 SF
Clear Height:	14'
Lease Rates:	\$10.00 PSF Office
2018 Est. CAM & Taxes:	\$4.24 PSF



### DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	25,053	182,970	468,669
Median HH Income	\$31,395	\$40,646	\$49,837
Average HH Income	\$58,937	\$66,150	\$73,860



### TRAFFIC COUNTS

- > I-35W: 133,000 vpd
- > E Hennepin Ave: 13,400 vpd



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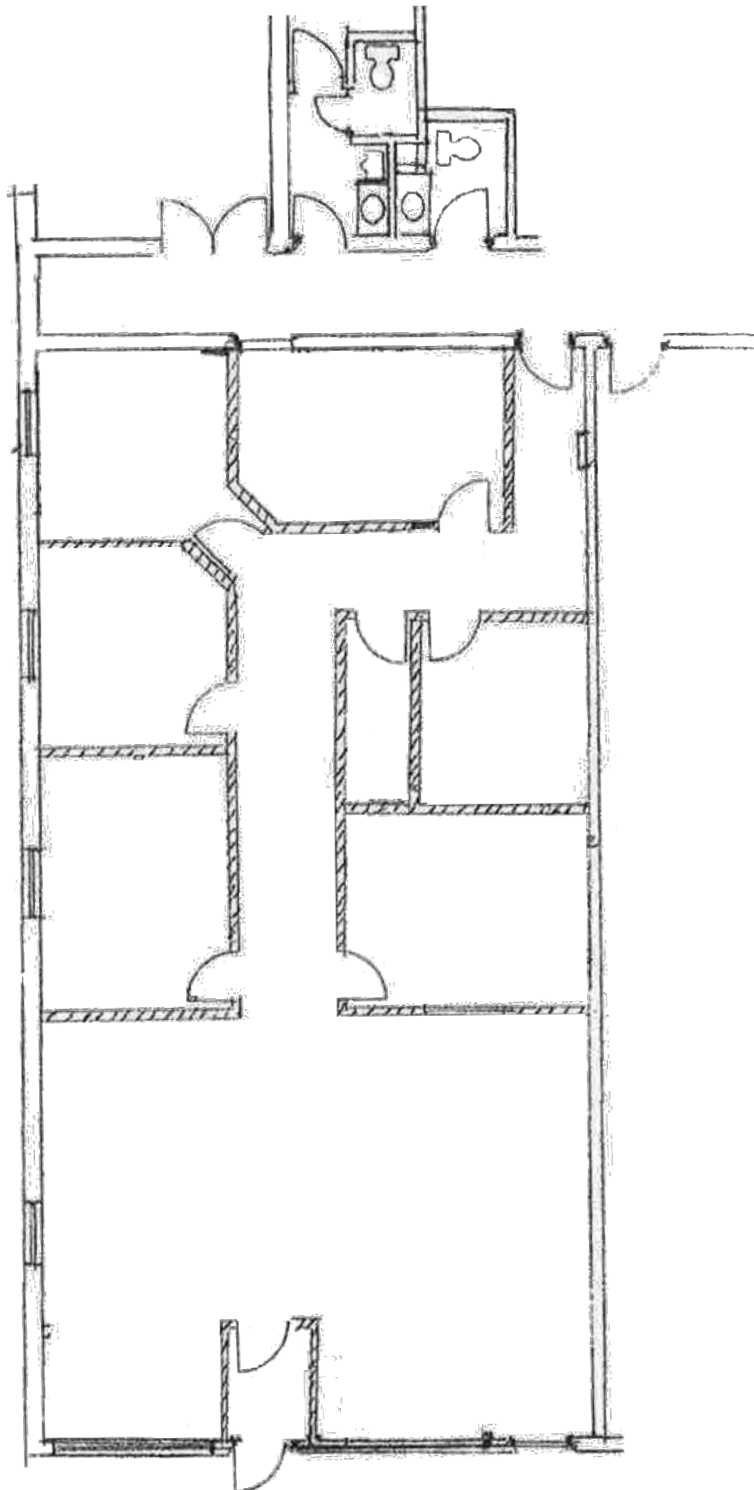
# FLOOR PLAN >

## Hennepin Business Center Building C

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### SUITE 1097:

- 2,406 SF Office/Flex



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