



OFFICE BUILDING FOR SALE



1115

NEWMARK

1115 HENNEPIN AVENUE SOUTH

MINNEAPOLIS, MN 55403



Building Size: 13,800 SF

Lot Size: .15 acres

Floors: 3



Sale Price: \$2,360,000

2019 RE Taxes: \$71,666.38

Year Built: 1915



Very well maintained building



Additional income from roof billboard



High visibility Location



High ceilings



8 on-site parking stalls



Abundance of natural light



Easy freeway access



Many mass transit options nearby

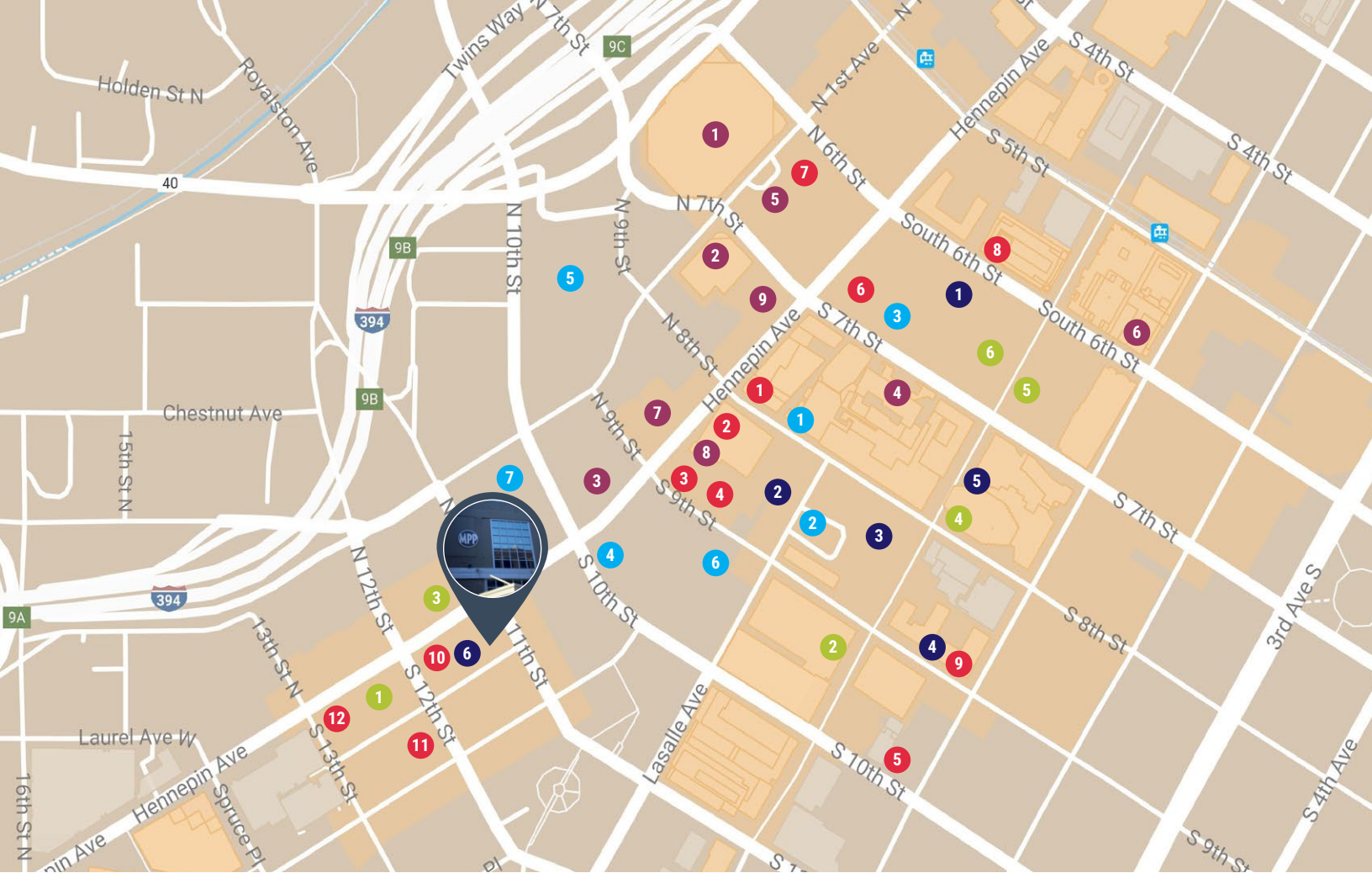


Located within blocks of Loring Park green space



**VIRTUAL TOUR
AVAILABLE**

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RESTAURANTS & BARS

1. Union Bar & Grill
2. The Capital Grill
3. Crave American Kitchen
4. Rock Bottom Brewery
5. The Local
6. Fogo de Chão
7. Kierans's Irish Pub
8. Ike's Food & Cocktails
9. Hell's Kitchen
10. Butcher & The Boar
11. Buca di Beppo
12. Eli's Food & Cocktails



COFFEE SHOPS

1. Starbucks
2. Dunn Bros. Coffee
3. Caribou Coffee
4. Angel Food Bakery & Coffee Bar
5. People's Organic Cafe
6. Caribou Coffee



MONTHLY PARKING

1. Park and Shop - \$204
2. LaSalle Court - \$204
3. City Center - \$256
4. Hennepin at 10th - \$210
5. Ramp A/Hawthorne - \$130
6. Downtown Auto Park - \$170
7. Orpheum Lot - \$136



RETAIL

1. Lunds & Byerlys
2. Target
3. CVS
4. Nordstroms Rack
5. Walgreens
6. Marshalls



OTHER

1. Target Center
2. First Avenue
3. Orpheum Theatre
4. Radisson Blu
5. Loews Minneapolis
6. The Westin
7. Brave New Workshop
8. State Theater
9. Pantages Theatre



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FOR MORE INFORMATION, CONTACT:

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