



FOR LEASE

845 E Hennepin Ave
Minneapolis, MN

Colliers

Vacancy Prep Underway for New Leasing Opportunity!

Steve Nilsson CCIM, SIOR
Vice President
+1 952 897 7899
steve.nilsson@colliers.com

Matt Newell
Senior Associate
+1 651 356 5074
matthew.newell@colliers.com

PROPERTY VIEW

INTERSTATE
35W

.4 miles
2 minutes to 35W

Hennepin Avenue

845 Hennepin Ave
32,308 SF



845 E HENNEPIN AVE MINNEAPOLIS, MN

Excellent Mid-City Opportunity
With Warehouse and Surface Parking
Available For Lease!

PROPERTY FACTS

Address	845 E Hennepin Ave Minneapolis, MN
Year Built	1953
Building SF	32,308 SF Available *Post vacancy prep - Q3 2026 - BTS Office: 2,169 SF - Whse: 30,139 SF
Loading	3 docks (2 docks in shared loading area) 1 oversized drive-in (*ability to add more docks)
Column Spacing	37'6" x 27'9"
Clear Height	18'
Parking	- Surface stalls - Additional parking lot available to the north of building
Zoning	Industrial
Net Lease Rate	Negotiable
2026 Tax/CAM	\$3.25 PSF



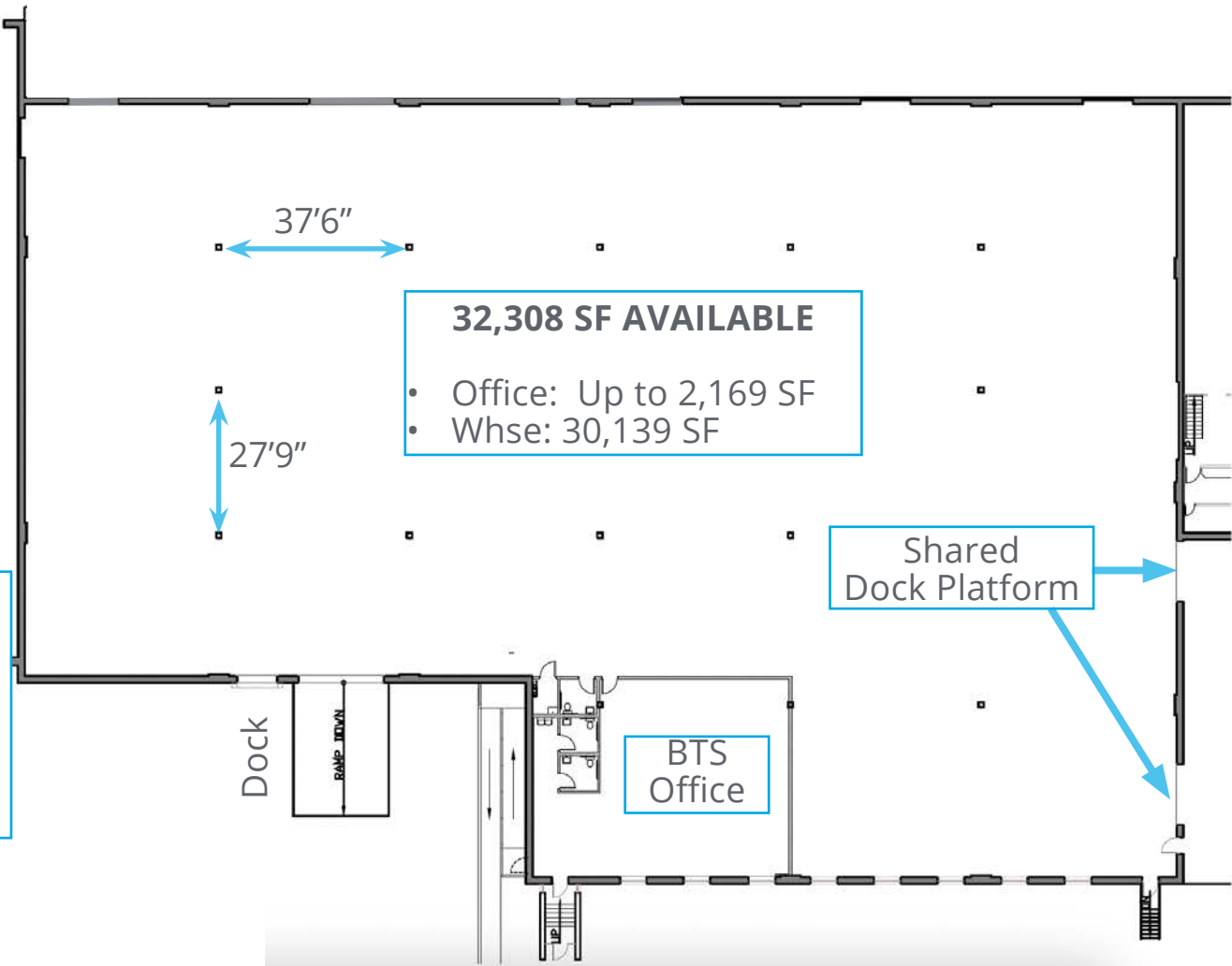
FLOOR PLAN

845 E Hennepin Ave

FUTURE FLOOR PLAN
Scale 1"=20'-0"

Square Footage

- BTS Office: 2,169 SF
- Whse Doc: 30,139 SF
- Loading Area: 15,798 SF (shared)



[illegible]



Downtown Minneapolis (CBD)
2 minutes

Hennepin Avenue

32,308 SF
Available

Opportunity

The building complex at 845 E Hennepin Avenue in Northeast Minneapolis offers the perfect blend of functionality and versatility. With a mix of office and warehouse space totaling 32,308 SF, the space can accommodate a wide variety of tenants. The prime location ensures seamless connectivity to major transportation routes with easy access to I-35W and I-94.

**Drive-in Door/
Surface Parking**

An aerial photograph of an industrial area. A large, L-shaped building with a brown brick exterior and a bright blue roof is the central focus. The building is situated on a street corner, with 'Hennepin Avenue' labeled on the road. To the left of the building is a parking lot filled with various vehicles, including trucks and cars. To the right is a large open lot with stacks of materials. In the background, there are other industrial buildings, a tall apartment-style building, and a dense residential area with many trees under a clear blue sky.

Colliers

1600 Utica Avenue S, Suite 300
St. Louis Park, MN 55416
P: +1 952 897 7700
colliers.com/msp

Steve Nilsson CCIM, SIO

Vice President
+1 952 897 7899
steve.nilsson@colliers.com

Matt Newell

Senior Associate
+1 651 356 5074
matthew.newell@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.