For Lease or Sale

845 E Hennepin Ave
Minneapolis, MN



Vacancy Prep Underway for New Leasing Opportunity!

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Property View



845 E Hennepin Ave Minneapolis, MN

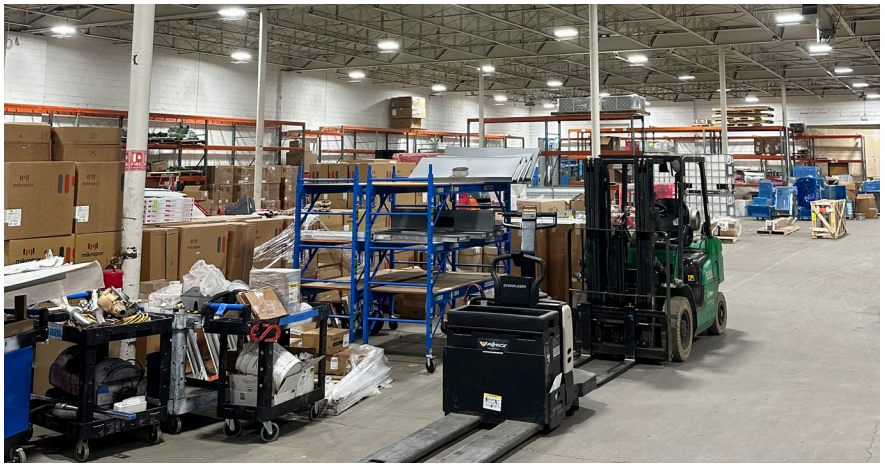
Excellent Mid-City Opportunity With Warehouse and Surface Parking Available For Lease!

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

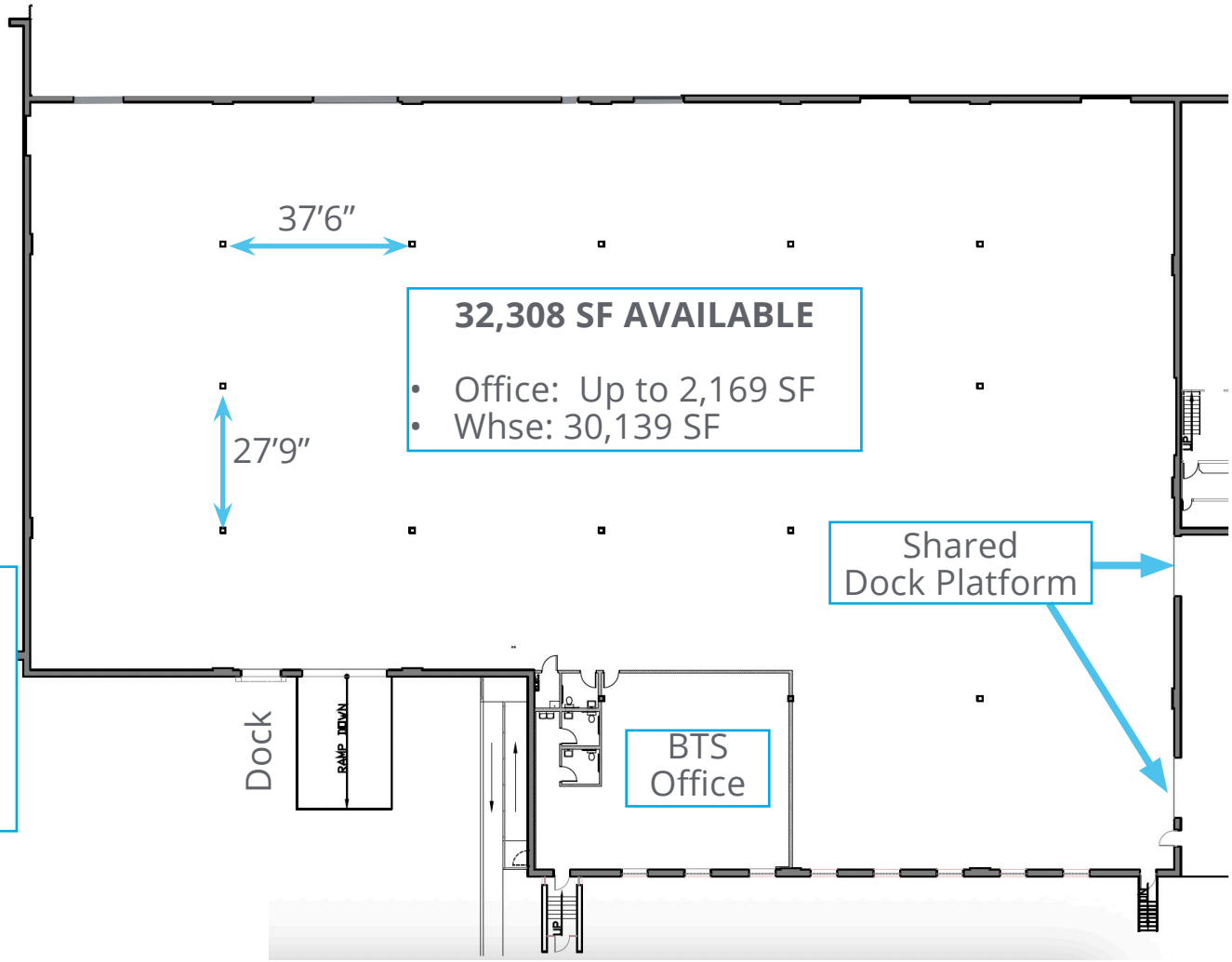






Floor Plan

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)

Aerial


SITE
Broadway Street Northeast
Hennepin Avenue East
11,453 vpd
Main Street NE
5,658 vpd
Island Avenue E
1st Avenue Northeast
DeLaSalle High School
760 Students
Boom Island Park
Main Street Park
Nicollet Island Inn
West River Parkway
2nd Street South
Minneapolis
8th Street Southeast
7th Street Southeast
6th Street Southeast
5th Street Southeast
4th Street Southeast
6th Avenue Southeast
7th Avenue Southeast
8th Avenue Southeast
10th Avenue Southeast
15th Ave SE
University Ave SE 10,502 vpd
5th St SE
4th St SE
Interstate 35W
35W
66
65
52
dk
Otters Saloon
YogaFit
Kramarczuk's
Hyde
Step Child
Chipotle
Haus Salon
vellee
Surdyk's Liquor & Cheese Shop
Holiday
White Castle
Brasa
Taco
noodles & company
masu
Punch
Bruegger's Bagels
NYE'S
Sonder Shaker
L&B
Caribou
Chuck & Dan's
The Main Cinema
Aster Minneapolis
Pho Riverplace
Flatiron
N



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.



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