

FOR LEASE

845 E Hennepin Ave
Minneapolis, MN

Colliers



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PROPERTY VIEW



.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!

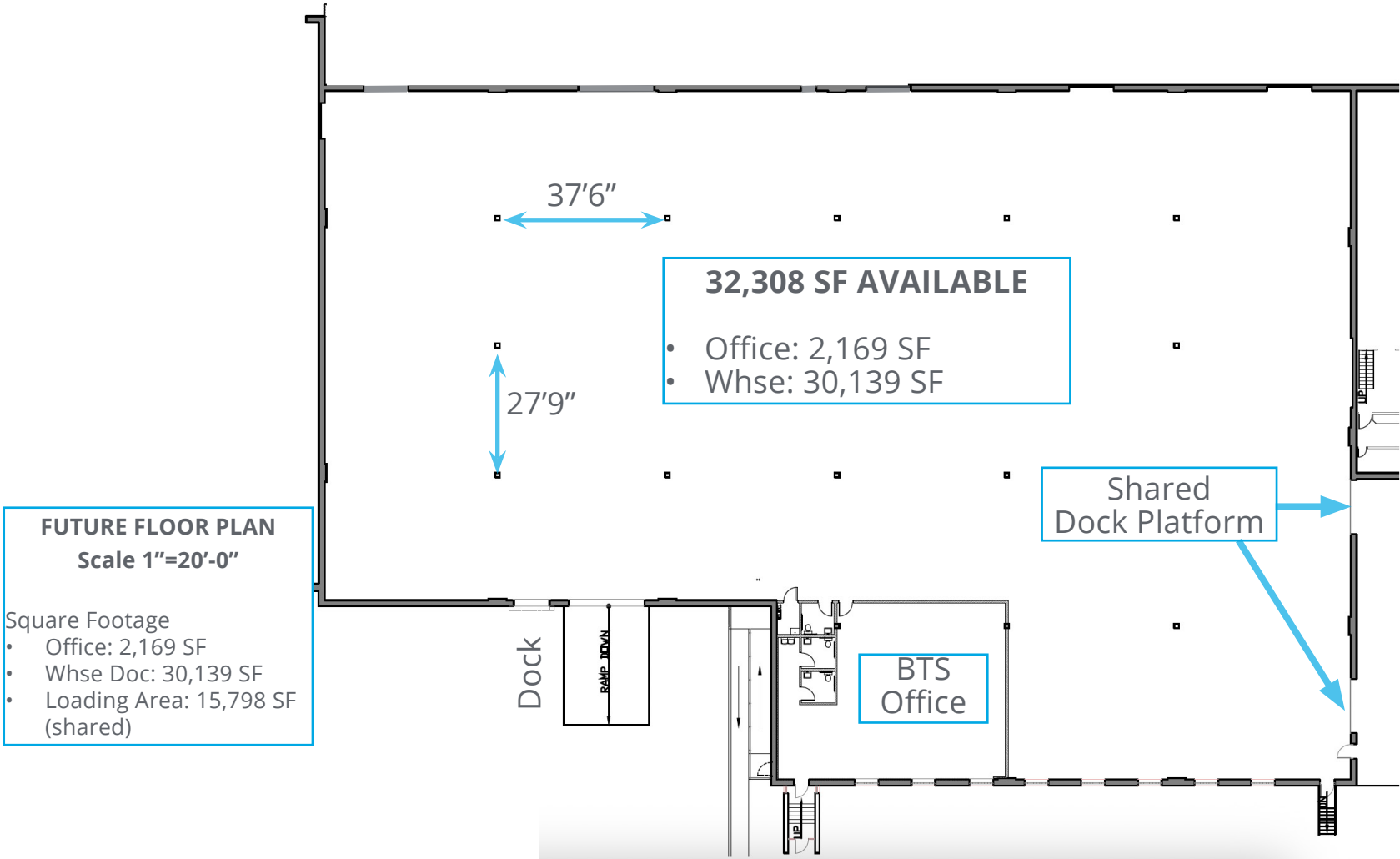
PROPERTY FACTS

Address	845 E Hennepin Ave Minneapolis, MN
Year Built	1953
Building SF	32,308 SF Available - Q3 2026 - 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

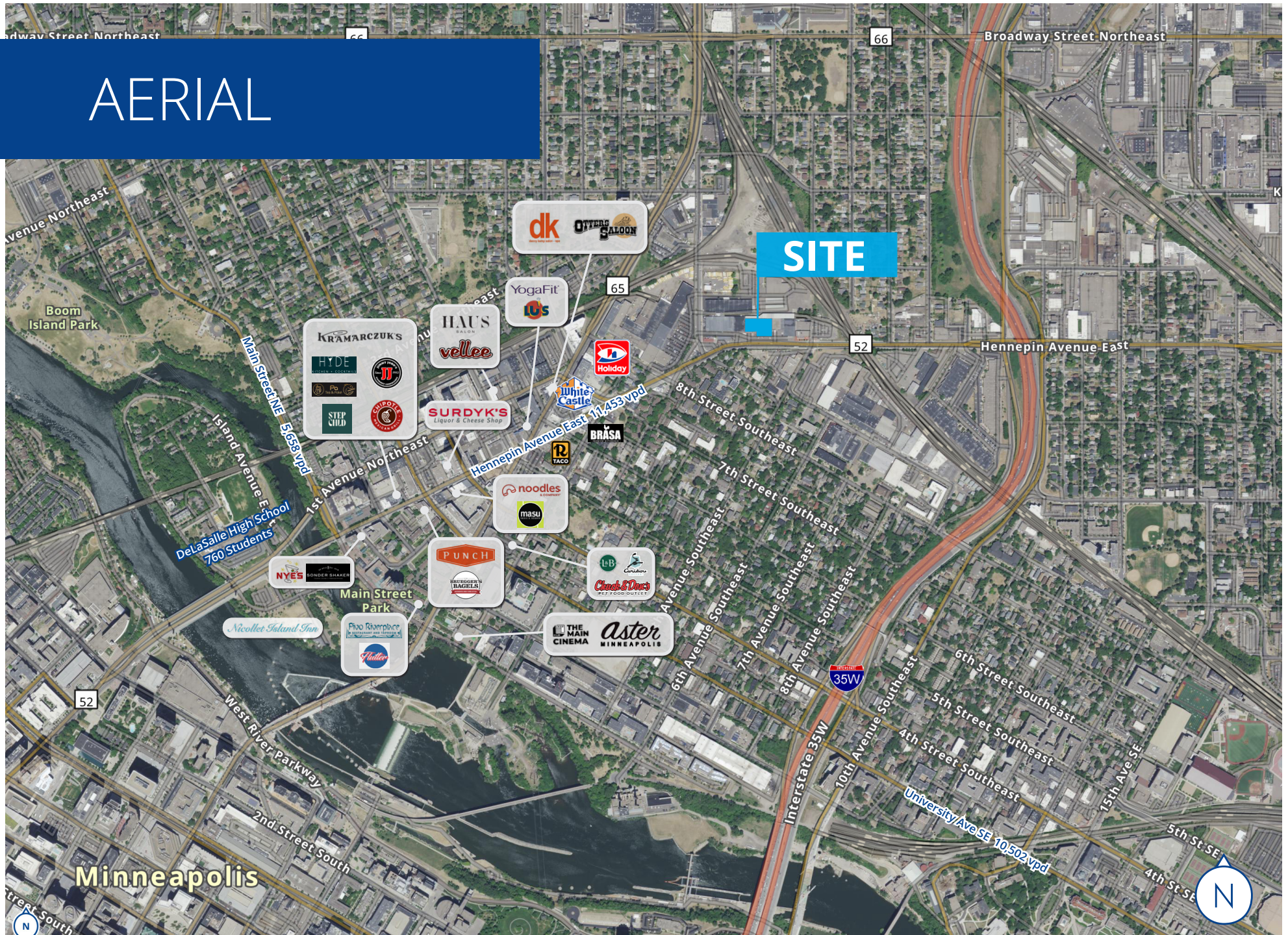


FLOOR PLAN

845 E Hennepin Ave



AERIAL





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 blue roof is the central focus. To the left, a street is labeled 'Hennepin Avenue'. In the background, there are other industrial buildings, a parking lot filled with yellow school buses, and a residential area with green trees. A tall, thin building is visible in the distance.The Colliers logo, featuring the word 'Colliers' in a serif font, with a horizontal bar below it consisting of three colored segments: blue, yellow, and red.

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