

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!**

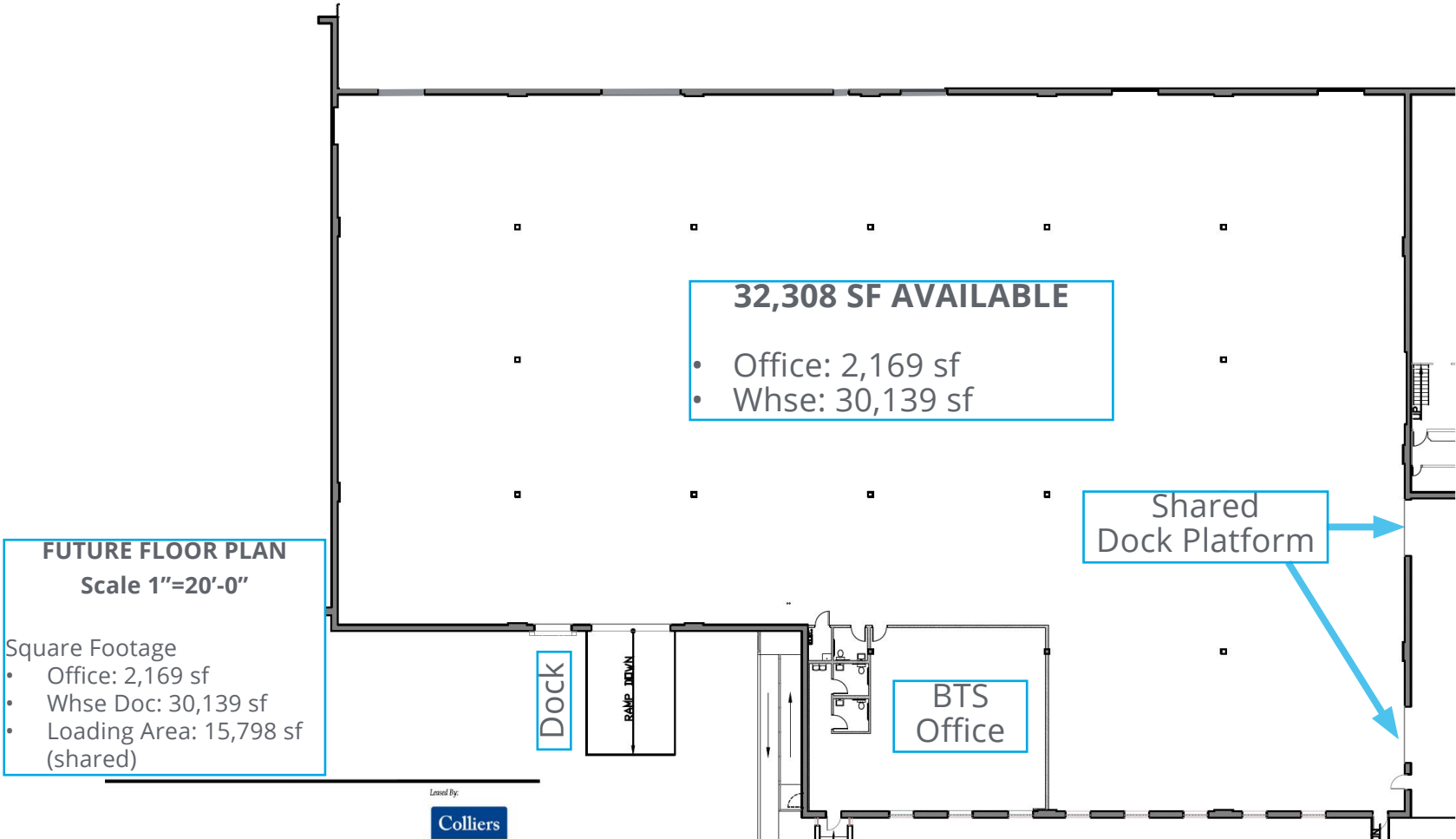
PROPERTY FACTS

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)
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

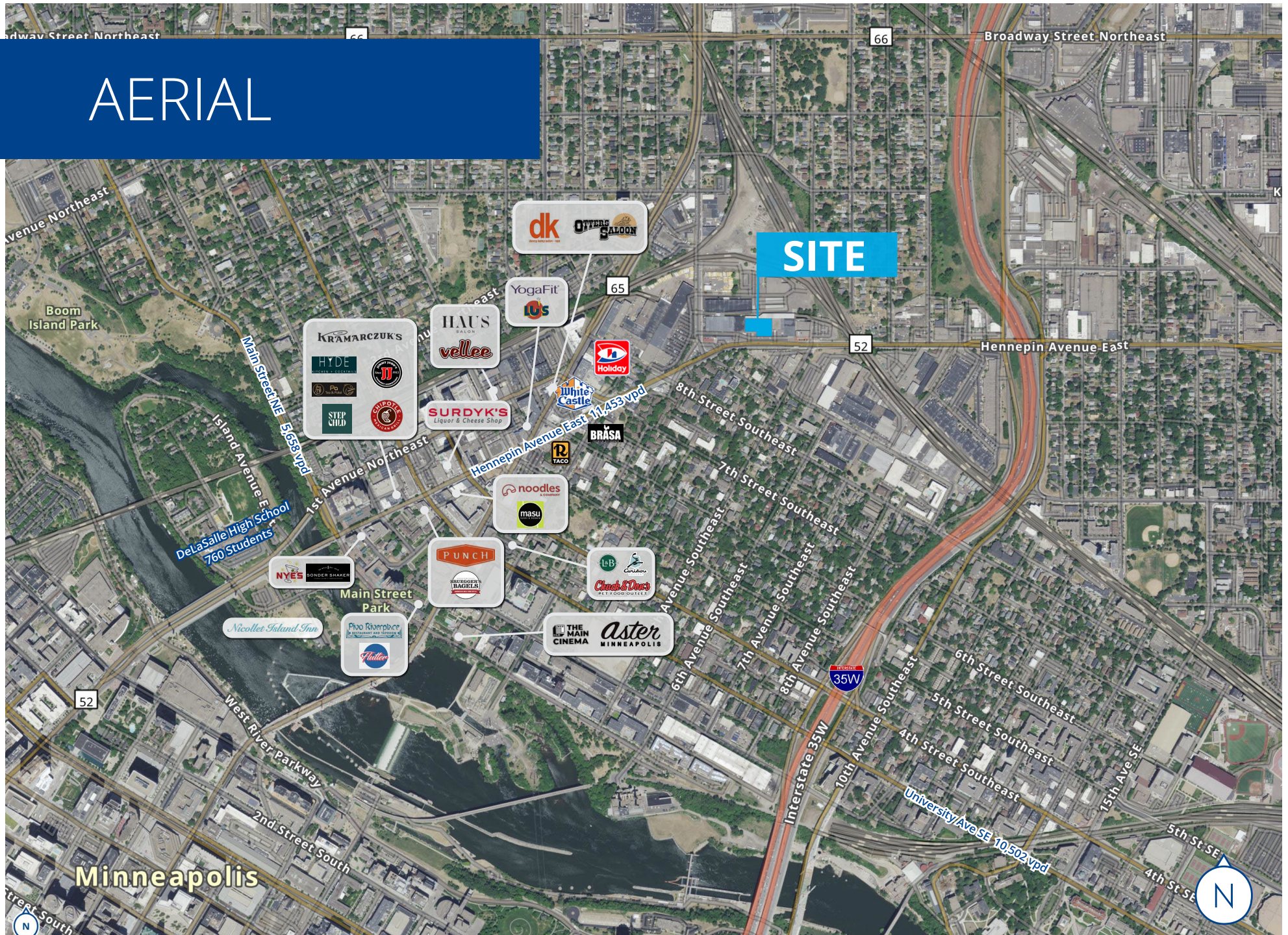


FLOOR PLAN

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 trees and houses. A tall apartment building is visible in the distance.

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