

STUDIO/OFFICE SPACE FOR LEASE



FISK BUILDING

1621 East Hennepin Avenue, Minneapolis, MN 55414

BUILDING HIGHLIGHTS

- Renovated 100 year old, two-story office building including updated restrooms, windows, HVAC/electrical and common areas
- Energy Star Certified (2021)
- Affordable NE Minneapolis indoor storage
- New passenger and freight elevators
- Dedicated building surface parking lot
- Located two blocks off I-35W on the Hennepin Avenue exit
- Easy access to Downtown Minneapolis I-35W and I-94

thefiskbuilding.com



900 North Third Street, Minneapolis, MN 55401

MIKE OLSON

(612) 359-5843

molson@sr-re.com

www.sr-re.com

FISK BUILDING

1621 East Hennepin Avenue, Minneapolis, MN 55414

Building Address	1621 East Hennepin Avenue Minneapolis, MN 55414		
Studio/Office Suites	Suite 105 - 7,710 RSF (available 12/1/24) Suite 125 - 6,012 RSF (available 12/1/24)		
Lease Rate	\$16.00 - \$18.00 PSF Net		
Storage Space	Suite B75 - 2,327 RSF @ \$8.00 - \$10.00 PSF Net Suite B90 - 4,294 RSF @ \$8.00 - \$10.00 PSF Net		
Operating Expenses	CAM	\$6.97 PSF	
	Tax	\$2.44 PSF	
	<u>Insurance</u>	<u>\$0.25 PSF</u>	
	Total	\$9.66 PSF (2024 Est.)	
Parking	Dedicated building parking lot with 188 surface spaces Additional ADA spaces available		
Loading	Three (3) dock-high loading docks		
Access	Easy access to I-35W, I-94 and Hennepin Avenue		



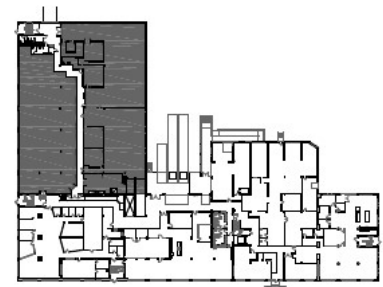
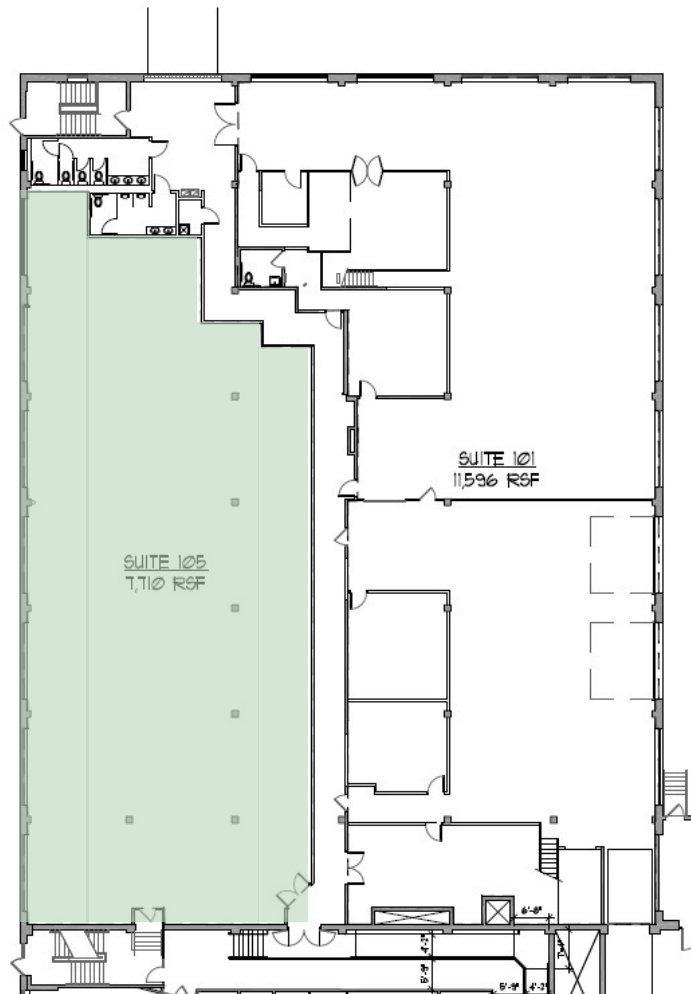
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SUITE 105 FLOOR PLAN



FIRST FLOOR KEY PLAN



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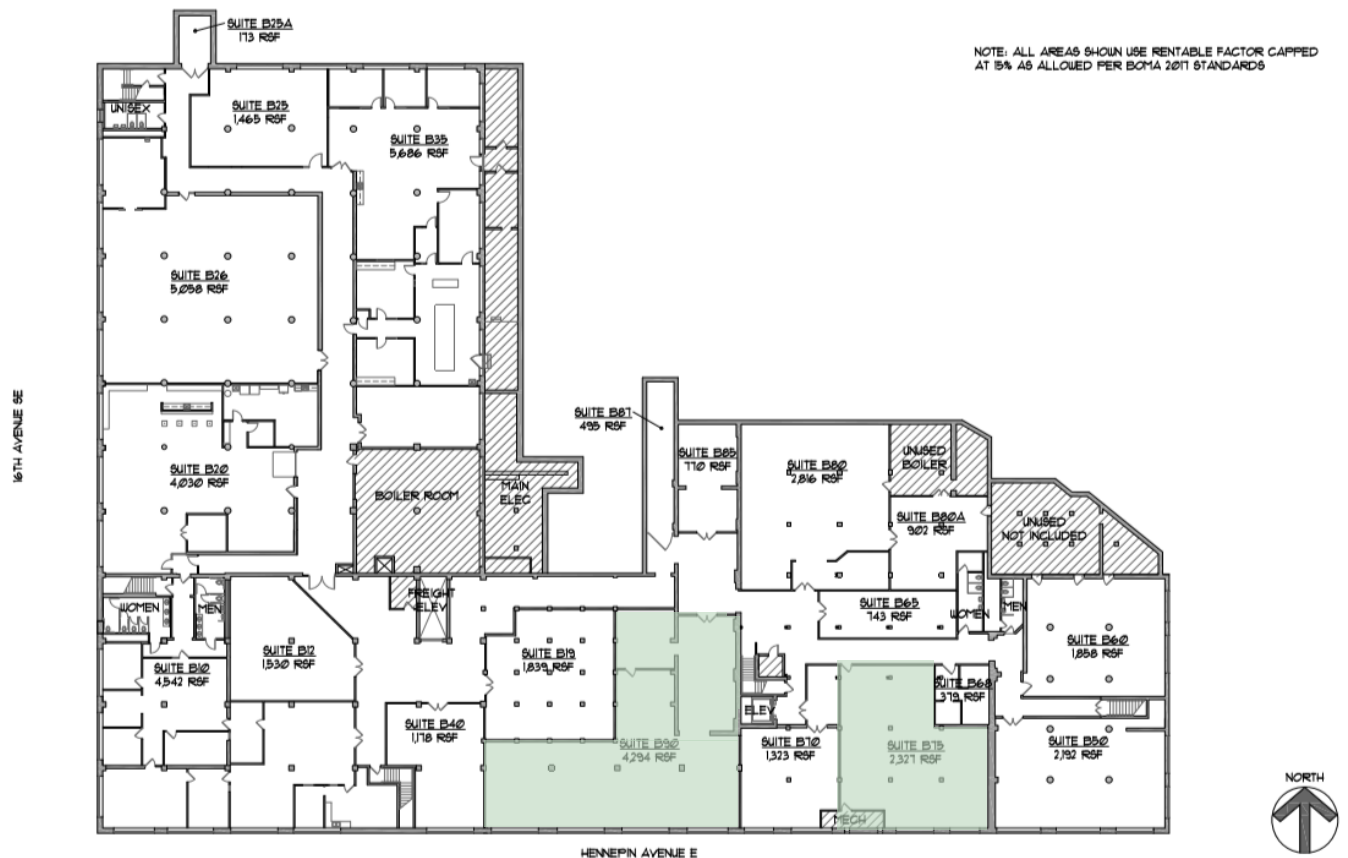
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LOWER LEVEL FLOOR PLAN (Storage Spaces)



- COFFEE
- PARKING
- RETAIL
- ENTERTAINMENT
- HOTELS
- FITNESS
- FOOD & DRINK
- GROCERY

