

FRESH SPACE FOR LEASE



Contact:

Tony Kriha

ph: 612.986.2511

tony@landergroup.com

Active street-level retail/
commercial space not
available since 1993.

34th & Hennepin is ready for the next generation of original, hyperlocal retail and service businesses. It stands as one of the only walk-in retail buildings in South Hennepin neighborhood and is located at its geographic heart, positioning 34th & Hennepin to become a welcome new hub. This historic corner building provides a perfect canvas on which to craft your brand experience.

Location Information

- Excellent South Hennepin Avenue location benefiting from Lakes Area lifestyle and business traffic by foot, bike, vehicle, or mass transit
- Ample street parking available
- On-street signage for visibility
- Located at a bus route stop and dedicated biking lane
- 5,691 Average Daily Traffic Count on Hennepin Ave. (mndot.maps.arcgis.com)

Presented by: **LANDERGROUP**
urban placemaking

34th & Hennepin, Minneapolis

Spaces Overview

BAY 1 SOUTH - Approximately 1600 sq ft interior area with Hennepin main entry and side door entry on 34th. Outdoor patio and seating on 34th

BAY 2 NORTH - Approximately 800 sq ft

- Historic residential-over-commercial 1920's two-story brick building
- Original tin ceiling with brick and timber interior
- 10' 6" ceiling height
- Adjoining the Perennial Cycle building
- Will build to suit for foodservice, retail, or health-based businesses

**THE
ANNEX**
on 34th

Planned New Construction

- The Annex

Approximately 1400 sq ft ground floor retail with outdoor patio and seating on 34th. [See page 3.](#)

If this communication concerns negotiation of a contract or agreement, UTEA does not apply to this communication. Contract formation in this matter shall occur only with the mutually-affixed original signatures on original documents.

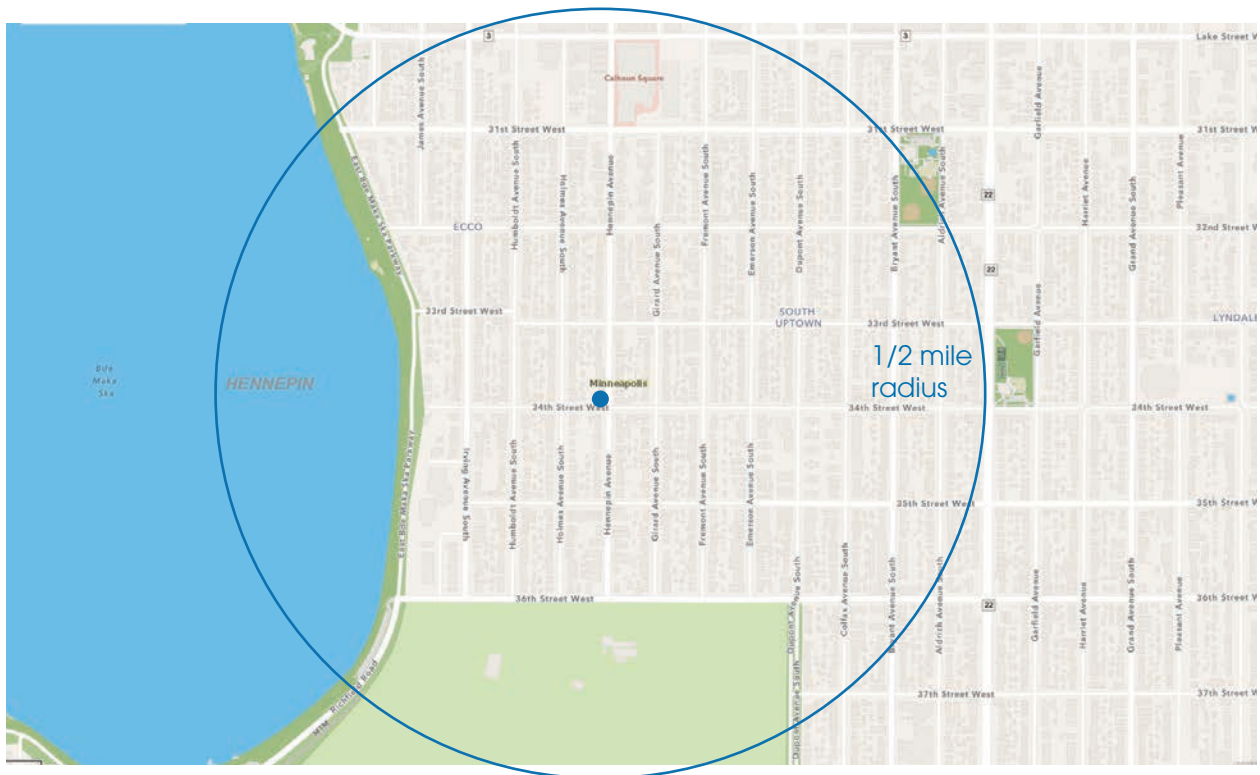
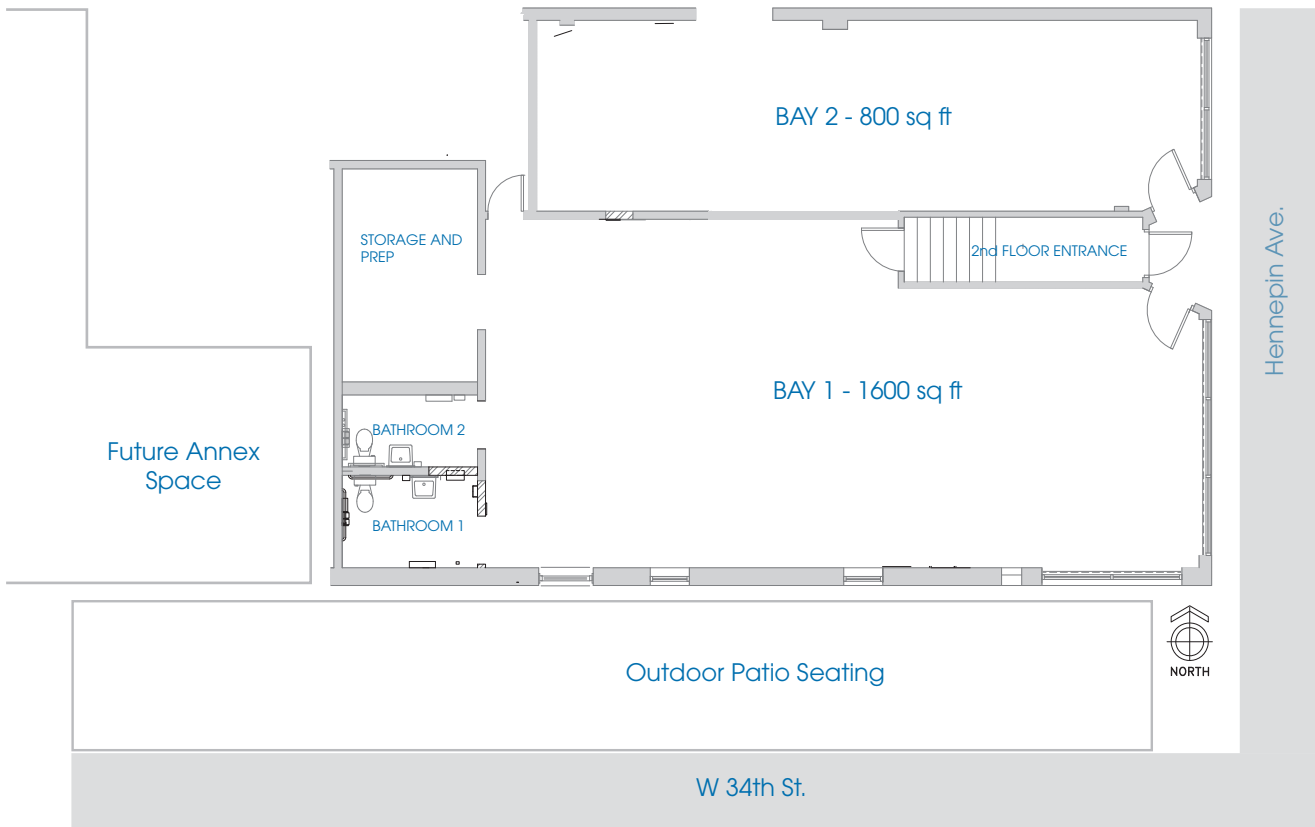
www.landergroup.com

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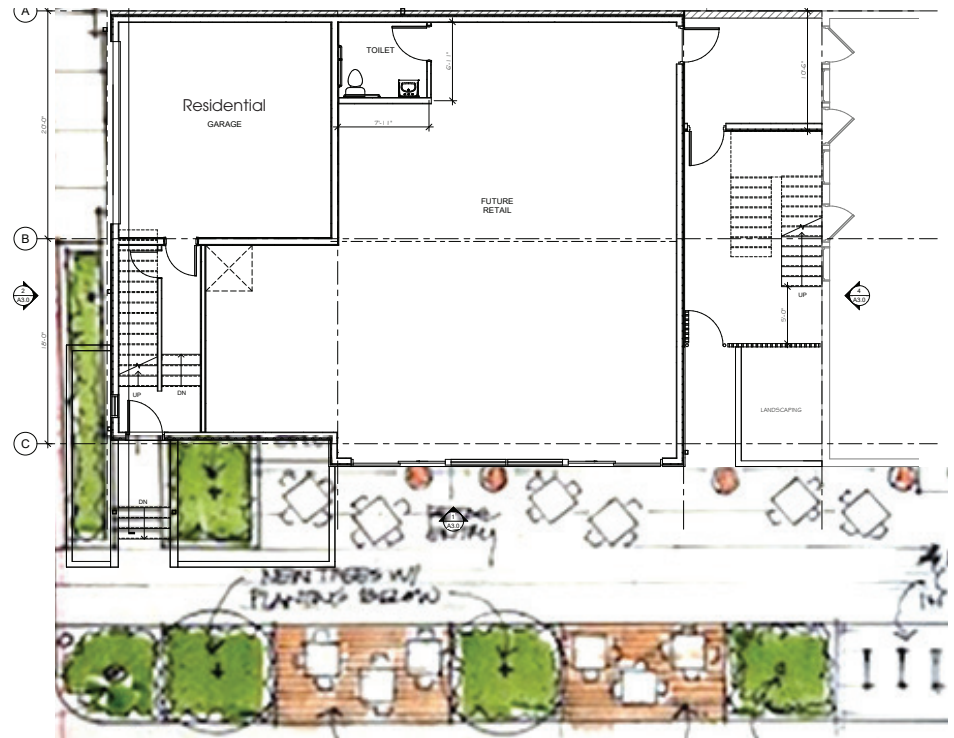
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THE ANNEX on 34th

- Completely new construction
- Approximately 1400 sq ft street level retail or service space
- Will build out to suit for foodservice, retail, or health-based businesses
- includes new sidewalk paving, landscape, street trees, lighting, and bike racks. The area could host additional outdoor seating in the warm weather months.



W 34th St.



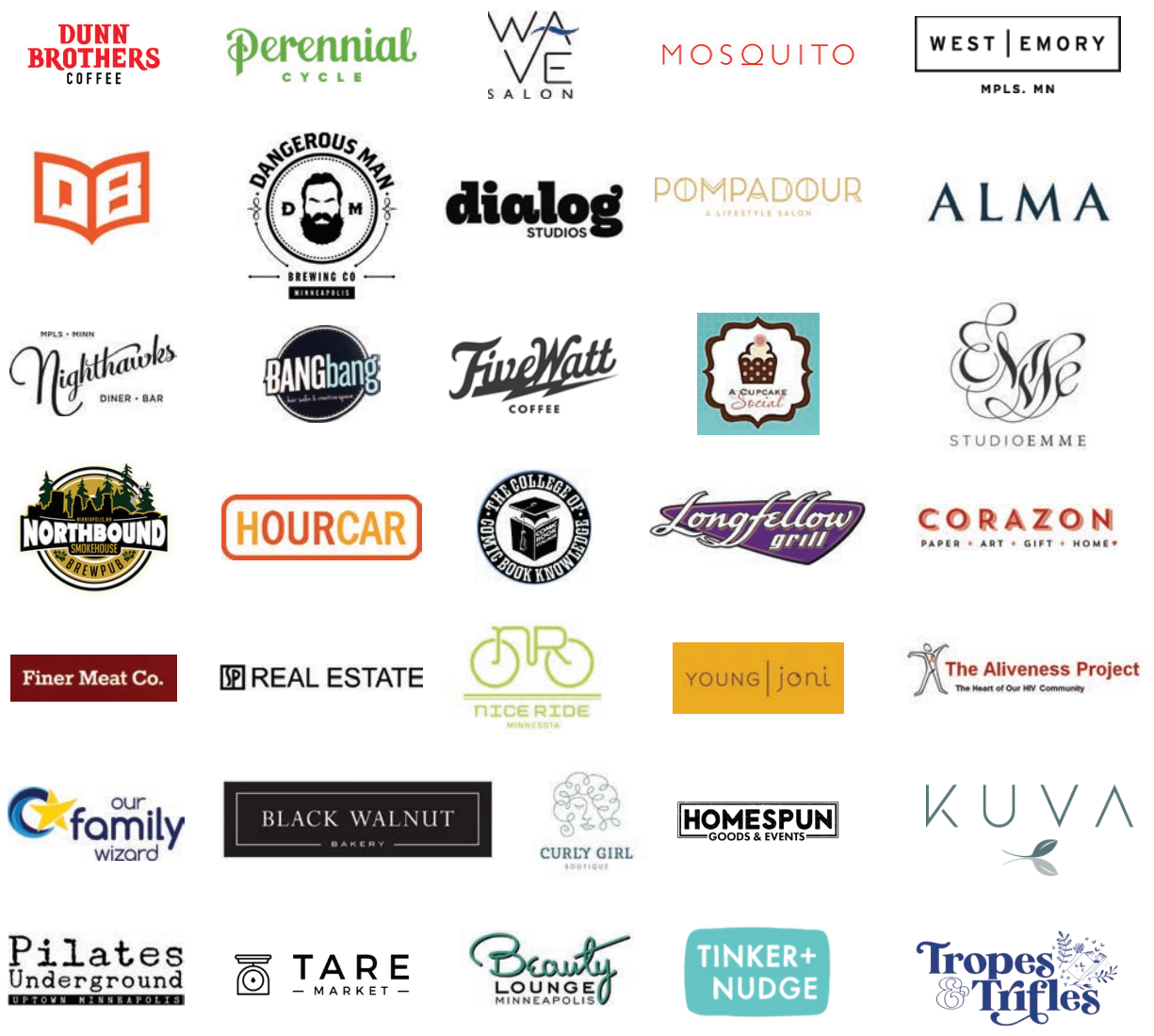
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In Good Company

Whether you are in the service, retail, or professional industry, the Lander Group team has an excellent record in partnering with business owners to create the best environment for success. We think beyond the walls and design neighborhoods which generate the energy that fuels commerce. The Lander Group is proud to partner with local businesses such as:



WORKSHOP/APD . . . and many more.