

# FOR LEASE - OFFICE

Miller Textile Building | NE Minneapolis  
861 Hennepin Ave E, Minneapolis, MN 55414



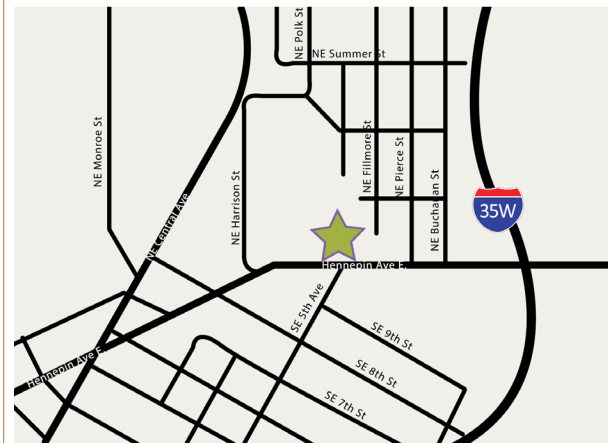
## Property Highlights

- Concrete, stone & timber construction
- Abundant natural light with new windows & openings
- 1,565-6,051 SF options available
- Brand new building mechanicals
- Ample Parking: 80+ Stalls of off street, surface parking
- One of the busiest corridors in NE: 14,500 vehicles per day
- 12' - 14' tall ceilings
- Available Now!

## Area Highlights

- Most accessible location in Northeast!
- A five minute walk to popular Northeast restaurants & amenities
- Bike lanes & transit options on your doorstep
- Located within 1/4 mile of I-35W
- Conveniently located between the U of M, Downtown, Northeast and North Loop

**MILLER**  
**TEXTILE**  
EST. 1886  
861 HENNEPIN AVE x NE MINNEAPOLIS



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**Ronald R. Scholder**

Direct 612.877.4010

Email [RScholder@ackerberg.com](mailto:RScholder@ackerberg.com)

**Aaron Meyers**

Direct 612.924.6401

Email [Aaron@ackerberg.com](mailto:Aaron@ackerberg.com)



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## 3D Tenant Rendering

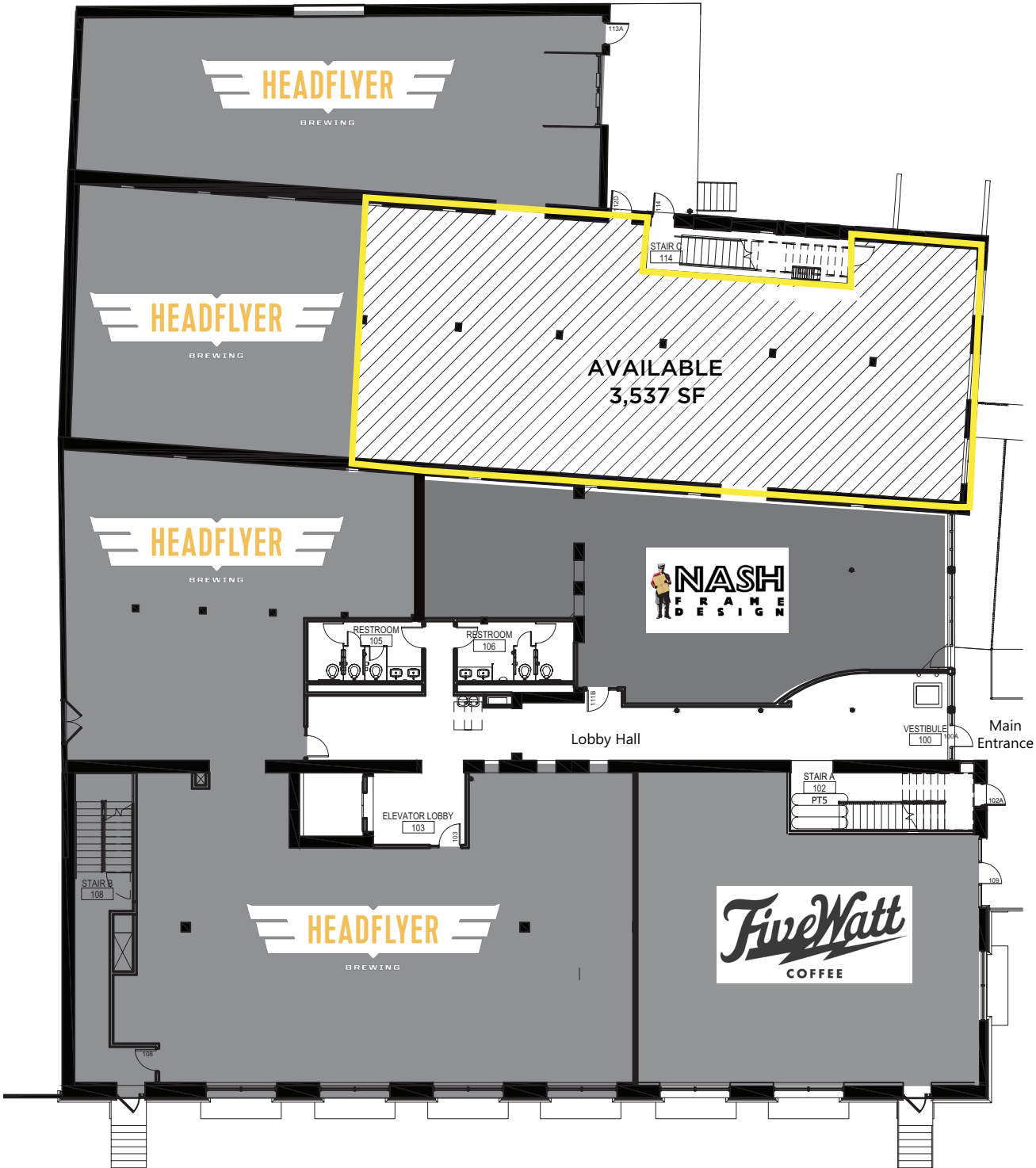


East Facade, From Parking Lot





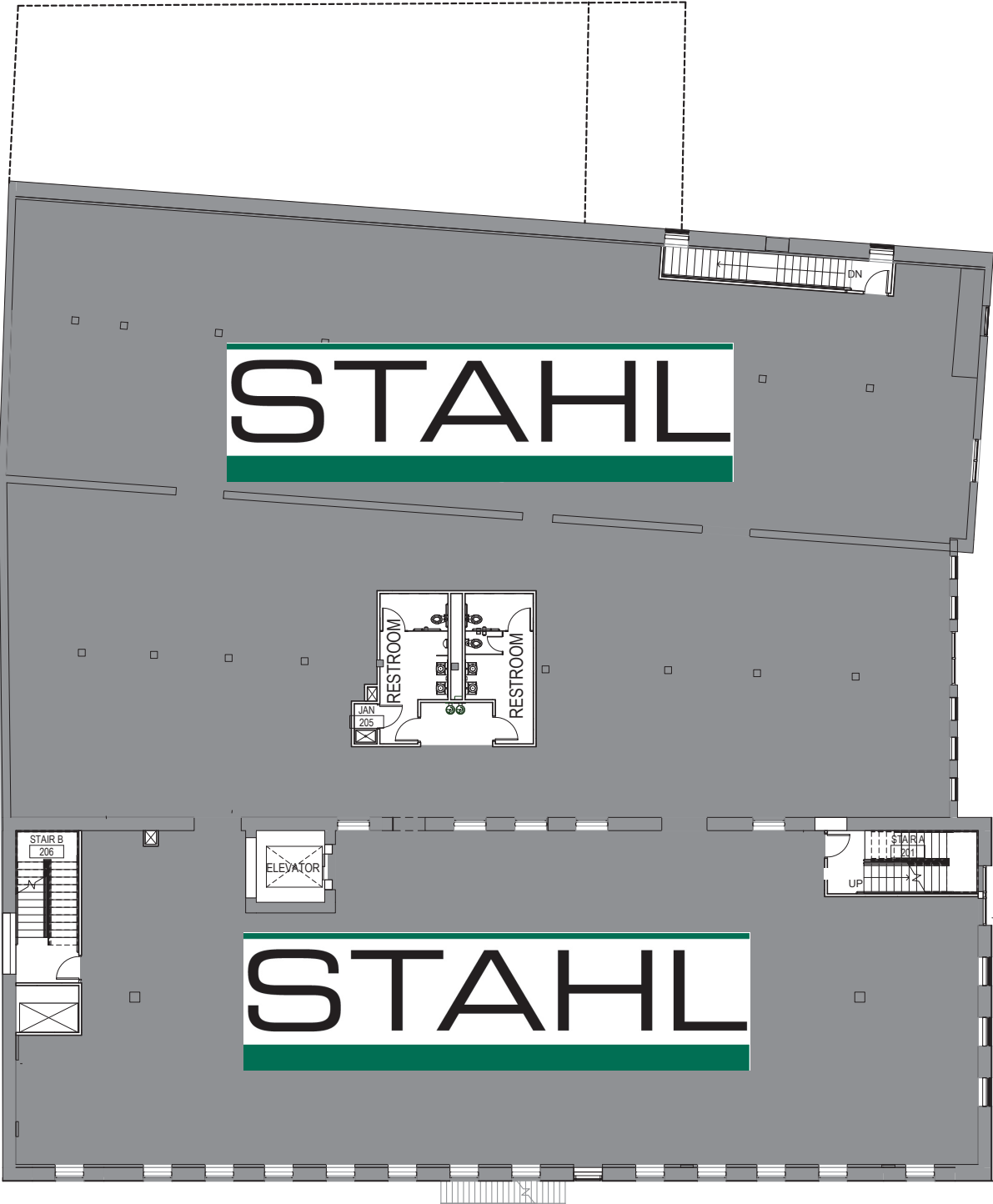
# First Floor Plan



Hennepin Ave.

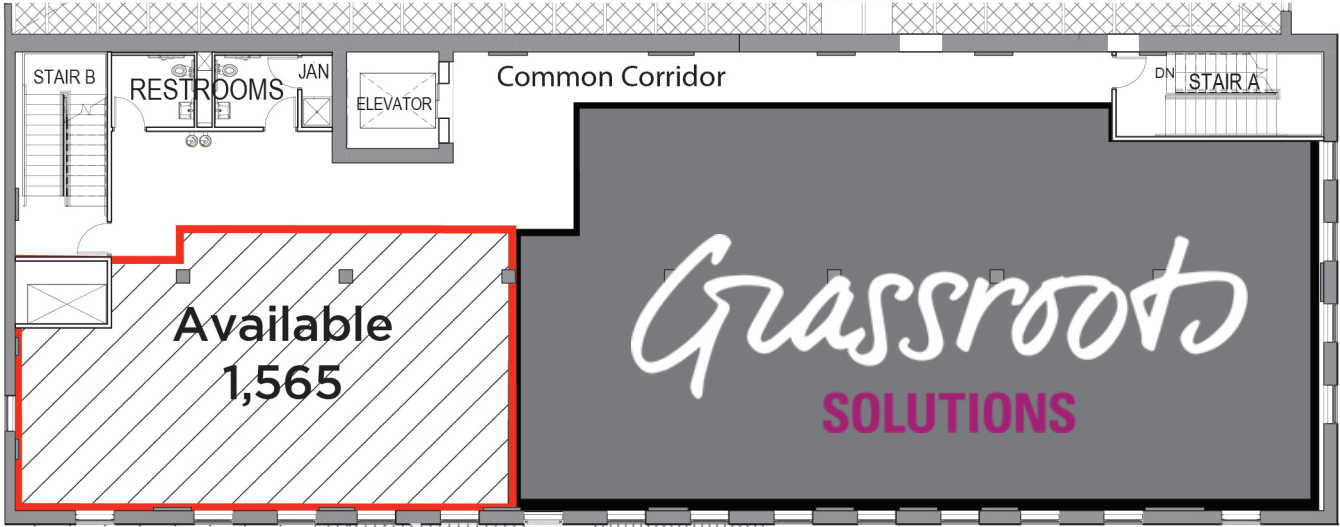


# Second Floor Plan





# Third Floor Plan



# Fourth Floor Plan

