



OFFICE SPACE FOR LEASE

1300 Lagoon

1300 Lagoon Avenue, Minneapolis, MN 55408



Current Availability

2nd Floor | Suite 270 | 1,103 SF
Available 2.1.2020
\$17.50/SF Net, CAM/Tax \$16.80/SF
Rent \$3,152.74/month

Property Highlights

- Prime Uptown location at the intersection of Lagoon and Fremont Avenues
- High-finish, artistic common spaces
- Shared kitchenette and break room
- Signage opportunities on Lagoon
- Located above “The Fremont Restaurant & Bar” and “Hammer & Sickle”
- Contract parking available; 1,412 stalls within two blocks

Area Highlights

- Unrivaled area amenities including hotels, executive housing, restaurants, retail and entertainment
- Easy access to I-94 and 394
- Blocks from the Midtown Greenway and Metro Transit Uptown Station
- Ranked “98” in WalkScore as a Walker’s Paradise; ranked “97” as a Biker’s Paradise
- Near Bde Maka Ska trails, beach and Minneapolis Chain of Lakes
- Access to top talent: over 20,000 homes within one mile
- 15 minutes from Downtown Minneapolis
- 30 minutes from MSP Airport



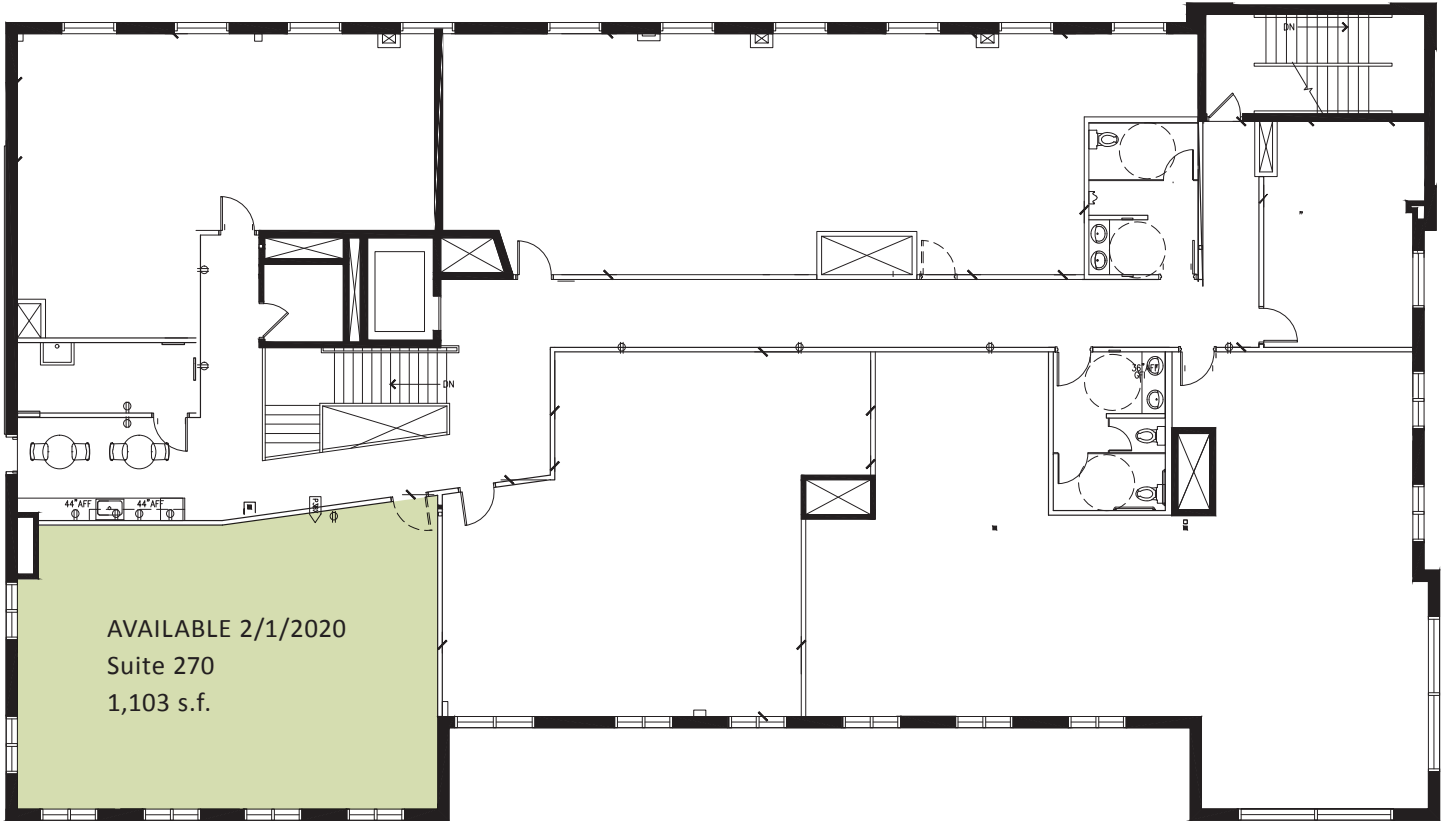
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The Ackerberg Group, 3033 Excelsior Blvd. Ste 10, Minneapolis, MN 55416

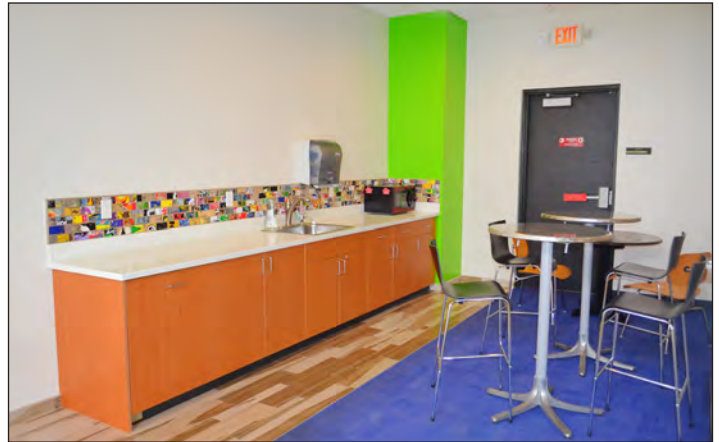
Floor Plan



Common Areas



entrance + elevator

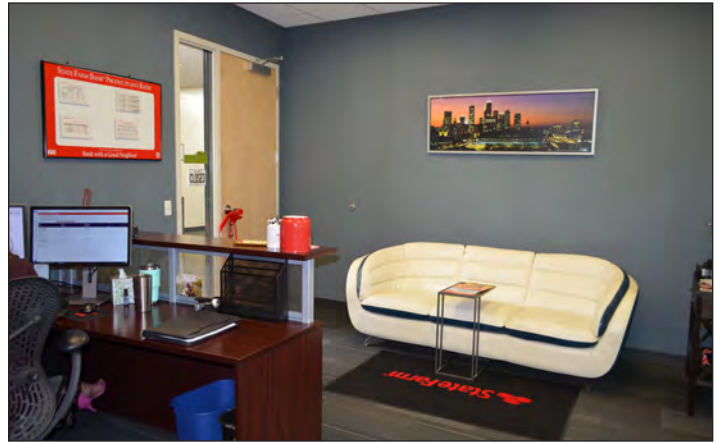


kitchenette and break room

Suite 270



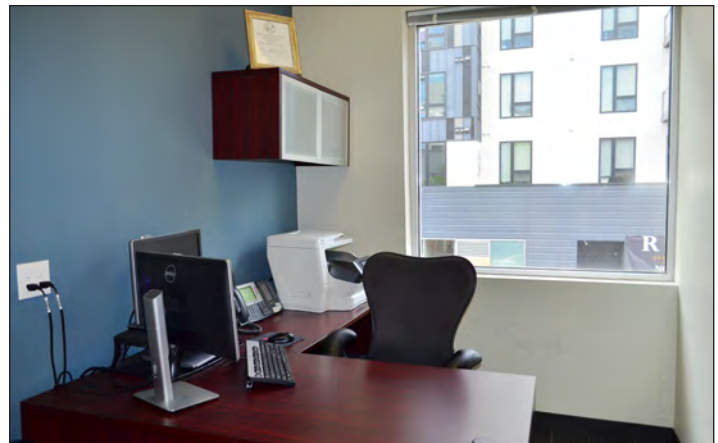
lobby



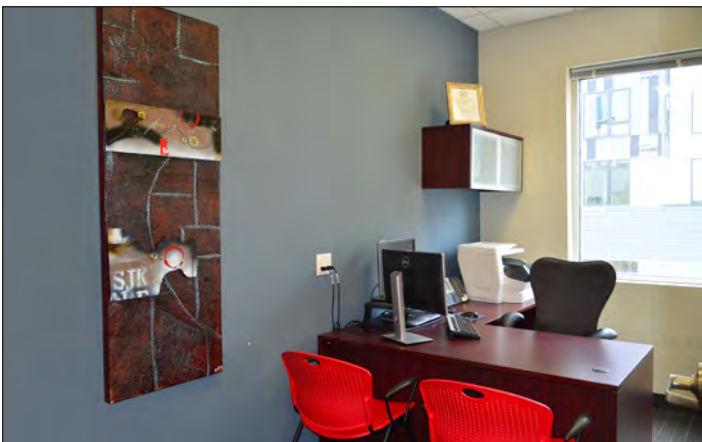
lobby



open area



first office



second office



third office



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Trade Area



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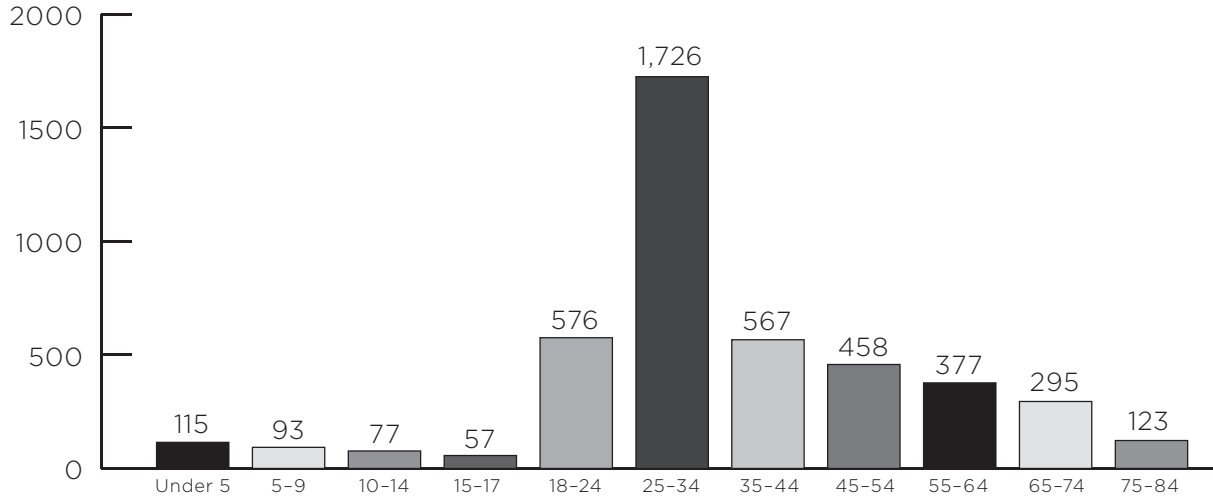
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Uptown Population

Neighborhood			1-Mile Radius From Commercial District		
Male	Female	Total	Male	Female	Total
2,340	2,152	4,492	9,988	8,423	18,412



Uptown Economy

Household Income			Housing		
HHI	Units	Percent	Housing	Units	Percent
Less than \$35,000	534	19.8%	Total Housing Units	2,967	100%
\$35,000-\$49,000	343	12.7%	Vacant	245	8.3%
\$50,000-\$74,999	569	21.1%	Occupied	2,722	91.7%
\$75,000-\$99,000	345	12.8%	Owner-Occupied	790	29.0%
\$100,000 or more	909	33.6%	Renter-Occupied	1,932	71.0%

Uptown Traffic Counts

North/South		East/West	
Street	VPD	Street	VPD
Hennepin Ave. (North of W. Lake)	19,700	West Lake St. (West of Hennepin)	17,800
Hennepin Ave. (South of 28th St.)	25,500	Lagoon Ave. (East of Hennepin)	11,400
Hennepin Ave. (North of 25th St.)	26,000	Lagoon Ave. (East of Irving)	14,900

*Neighborhood data provided by Minnesota Compass, 2013-2017; Vehicular data provided by Catylist Research 2019