



OFFICE SUITES FOR LEASE

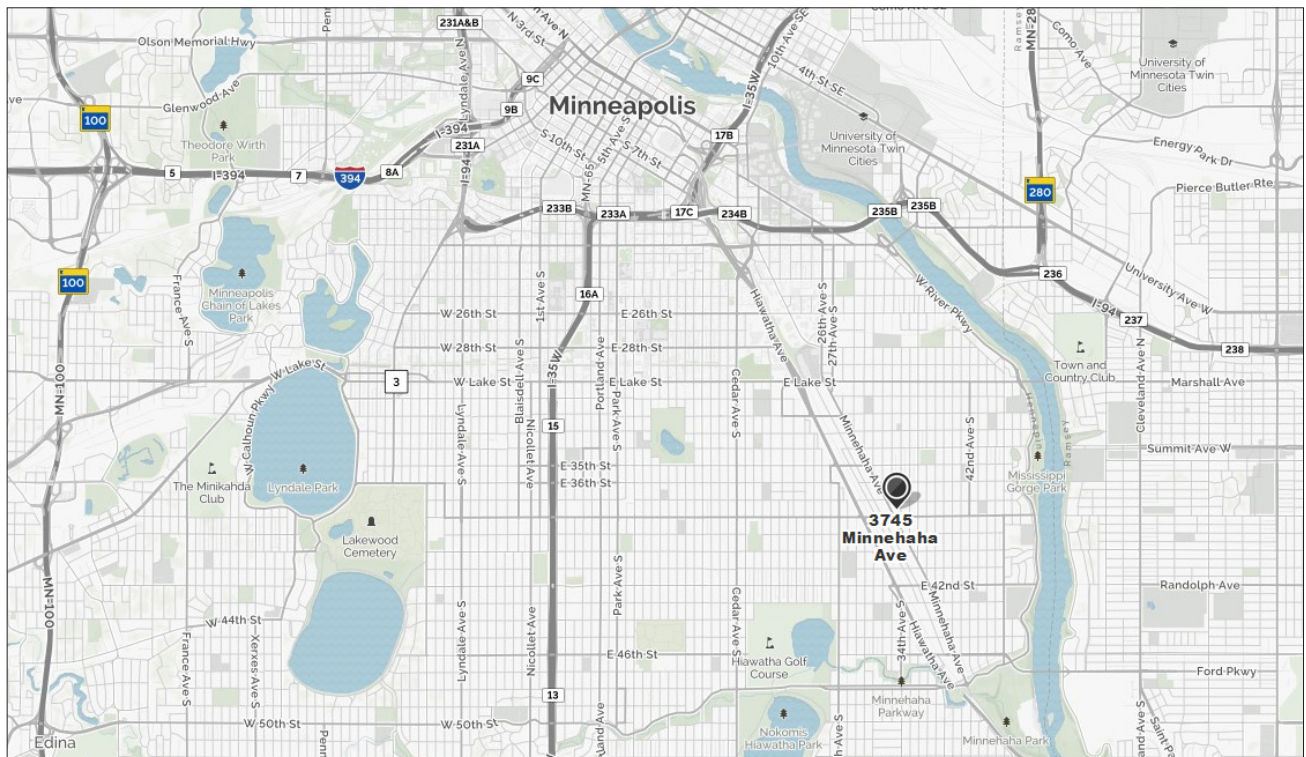
3745 Minnehaha Avenue • Minneapolis, MN 55406

This newly renovated building in the Howe/Longfellow neighborhood will be ready for office tenant occupancy late summer/early fall 2017.

- Second floor office suites with high-end finishes
- 12 foot tall pressed tin ceilings
- 7 foot wood paneled doors with transom windows
- Hardwood floors and woodwork
- Large operable windows
- Customer parking lot in rear of building
- Central air
- Ceiling fans with dimmable lights
- Free internet
- Individual suite cleaning available
- 3 blocks from 38th Street Rail Stop
- On bus line



Single & Double Occupancy Office Suites: 210-325 Rentable Square Feet

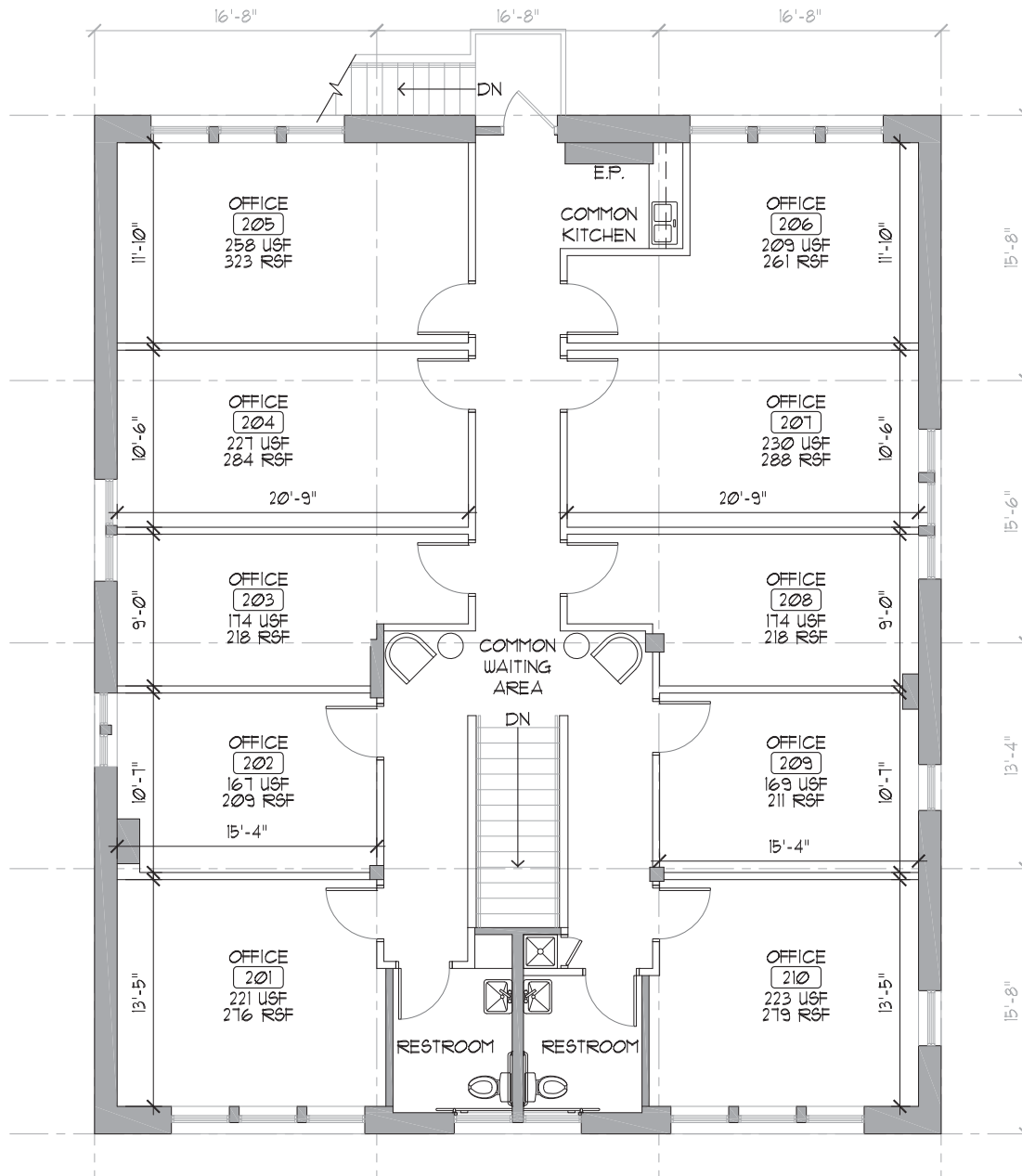


www.unionparkmgmt.com

Joseph Hughes 651.348-8895
jhughes@unionparkmgmt.com

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COMMON AREA AMENITIES

- Customer waiting area
- Kitchen with refrigerator, microwave, and Keurig coffee maker
- Common area cleaning
- Common area washer and dryer
- Common area bathroom
- Extensive sound proofing