

FOR LEASE

# Rafter

333 E Hennepin Ave, Minneapolis, MN. 55414

With architectural details crafted by local makers, original art throughout, and amenity spaces inspired by nearby businesses, the Rafter is a love letter to the northeast neighborhood in which it is located.



**Building Size**

4,505 SF

**Year Built**

2019

**Space Available**

2,810 SF and 1,695 SF

**Rent Rate**

Negotiable (NNN)

**CAM & Taxes**

\$15.50/SF/yr

# Rafter

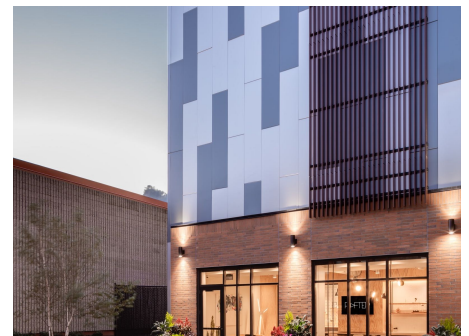
## About the Property

Rafter provides uninterrupted views in all directions to the 283 apartments and penthouses within its dominating 26-story Northeast tower. The commercial space is designed to support the fabric of small retailers, restaurants and bars that already make Northeast home. The retail spaces are filled with light that pours through the floor to ceiling windows. A custom designed glass and steel moveable wall creates a connection with the Rafter lobby and its hundreds of residents. There are more than 1,000 new housing units within three blocks of the site, providing tremendous opportunity for a variety of customer focused tenants.

## Location

The area has long been home to skilled trade workers and innovative thinkers. It is a place with rich history, powerful creative culture, and uplifting social energy. The neighborhood is a dynamic blend of new and longtime-loved restaurants, lively dive bars, local boutiques, and unexpected murals that will stop you in your tracks (if the wild turkeys don't first). Adjacent to the Mississippi River and miles of riverfront trails, the opportunities are endless for exploring, entertainment and urban adventure.

- ✓ Dedicated Patio
- ✓ High Ceilings
- ✓ Floor to Ceiling Glass
- ✓ Internal access to hundreds of residents



Rafter  
**Site Plan**





Rafter

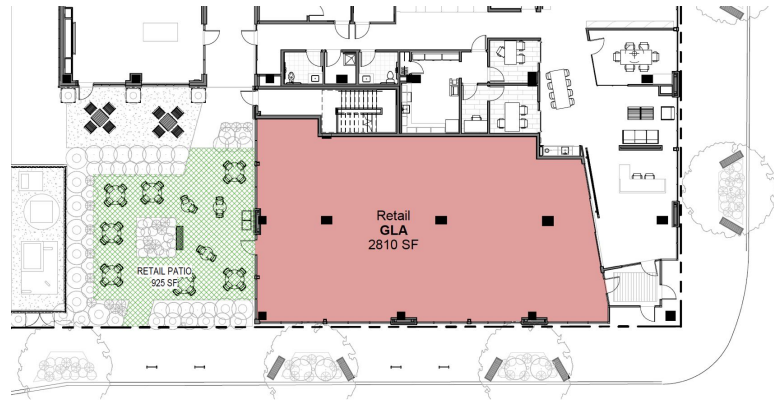
# Hennepin Ave Retail

Rentable Area: **2,810 RSF**

Availability: **Immediately**

Lease Rate: **Negotiable**

CAM & Taxes: **\$15.50/SF/yr**



Prominent retail or office space in Northeast Minneapolis with full height windows.

- Extensive storefront glass
- Tall ceilings
- Exposed concrete floors
- West facing patio
- Signage opportunity along Hennepin Avenue
- Steps from Sidebar at Surdyk's



Rafter

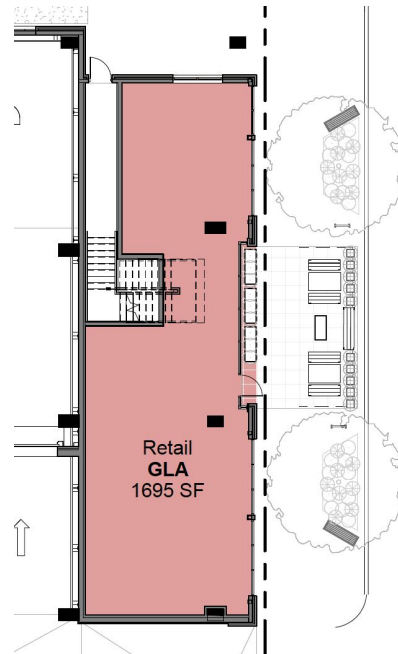
# 4th Street Retail

Rentable Area: **1,695 RSF**

Availability: **Immediately**

Lease Rate: **Negotiable**

CAM & Taxes: **\$15.50/SF/yr**



Incredible opportunity for a variety of firms looking for prominent exposure and a dynamic space in Northeast Minneapolis. With a narrow depth and significant glass line, this space lays out well for a small office user, medical clinic or service business.

- High ceilings
- Floor to ceiling glass
- Narrow depth line
- Private entry
- Steps from US Bank



## The Neighborhood

# Northeast

The Heart of Northeast Minneapolis provides a small-town feel nestled in the city. You will find a mix of old and new which fit together well here. The history of the area coupled with the modern amenities that abound has made this part of Northeast a desirable place to be.



91

WALK SCORE



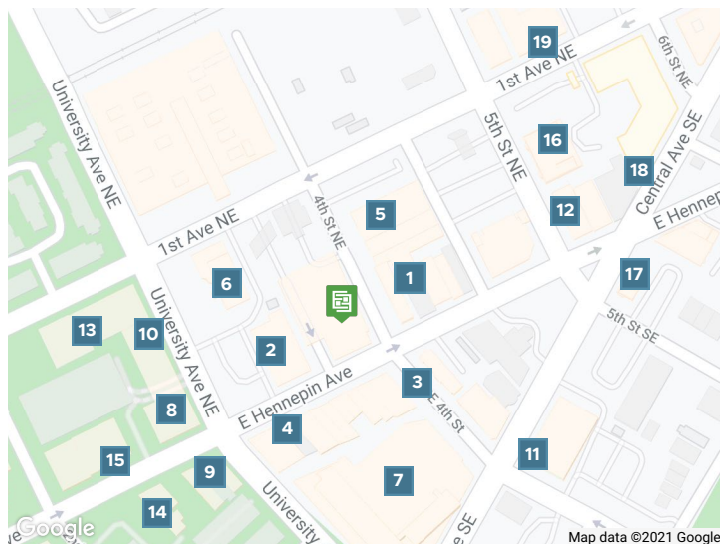
75

TRANSIT SCORE



97

BIKE SCORE

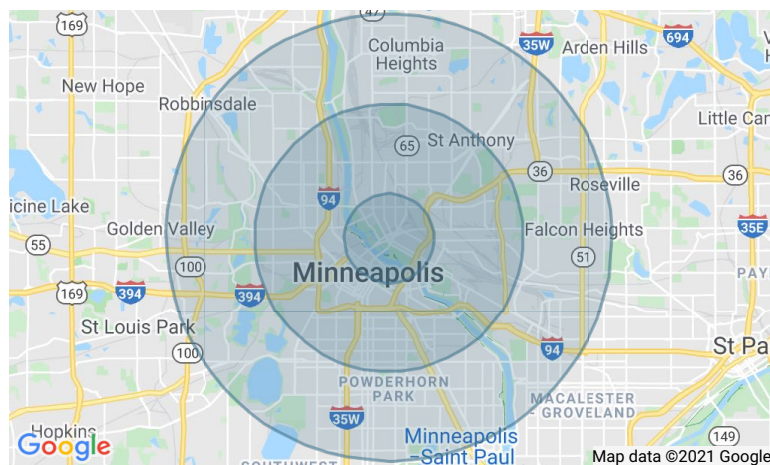


- 1 The Stray Dog
- 1 Ground Zero Nightclub
- 1 The Terminal Bar
- 2 Surdyk's Liquor & Cheese Shop
- 2 Sidebar At Surdyk's
- 3 Masu Sushi & Robata
- 3 The Nomu Room
- 3 Whitey's Old Town Saloon
- 4 Mac's Industrial Sports Bar
- 4 Noodles And Company
- 5 Gorkha Palace
- 6 West Photo
- 7 Lunds & Byerlys
- 7 Caribou Coffee
- 8 Chipotle Mexican Grill
- 8 Jimmy John's
- 9 Bruegger's Bagels
- 9 Northeast Tea House
- 10 PinKU Japanese Street Food
- 11 Aveda Arts & Sciences Institute Minneapolis
- 12 Conga Latin Bistro
- 13 Hyde Kitchen & Cocktails
- 14 Punch Pizza Northeast
- 15 Kramarczuk Sausage Company
- 16 Gardens Of Salonica
- 17 Ray J's American Grill
- 18 Glam Doll Donuts
- 19 The Herbivorous Butcher

### Demographics

	1 Mile	3 Miles	5 Miles
<b>Total population</b>	34,277	227,037	475,119
<b>Median age in years</b>	31.4	30.0	33.2
<b>Total households</b>	17,826	97,397	202,935
<b>Median household income</b>	\$73,256	\$48,219	\$58,204
<b>Average household size</b>	1.80	2.17	2.22
<b>Average home value</b>	\$439,411	\$316,570	\$306,032

Data Source: ESRI/ArcGIS (2020)





Northeast

## Neighborhood Photos

