

FOR LEASE

Fire Barn

14 University Ave NE, Minneapolis, MN 55414

Located on a prominent block in Northeast Minneapolis, this mixed-use building offers highly visible retail storefronts amongst a vibrant mix of food & beverage retailers.



Building Size

109,222 SF

Year Built / Year Renovated

1910 / 2015

Space Available

1,607 - 4,196 SF

Rent Rate

Negotiable

CAM & Taxes

\$18.07/SF/yr

Fire Barn

About the Property

This building is part of a full-block of neighborhood retail spaces along University Avenue, providing tenants with a distinct presence amid complementary retailers. This three-story building features tall ceilings, exposed brick, spacious floor plans, and windows facing University Avenue, Hennepin Ave, and 1st Ave NE. Ownership has invested in the block and made modernized upgrades to the vacant spaces and exterior of the building. A refreshed corner restaurant space along with a first level retail with flexible layout options provide excellent retail and flex opportunities in this dynamic Northeast neighborhood.

Location

This is the premiere block in Northeast Minneapolis with historic store fronts along a very walkable portion of University Avenue. Join retailers Flamin' Thai, Arturo's Pizza, Pa Tea and Poke, Jimmy Johns, Chipotle, Parcelle, and WildChild and more in this bustling neighborhood commercial district that includes Surdyk's, Bruegger's, Kramarczyk's, Punch Pizza, and Nye's Piano Bar. Northeast has seen an explosion of residential development over the past two years, with over 1,000 new apartments added within three blocks of the site.

Situated at the center of the Northeast Riverfront District, this amazing location is just steps away from an abundance of dining, retail, and entertainment options. Additionally, it is only 2 blocks from the Mississippi River and its surrounding walking & biking paths. This is an incredible opportunity for a company looking to grow and expand in a beautiful and vibrant environment. There is ample street and metered parking available in nearby lots, along with a limited number of parking contracts.



- ✓ Highly visible storefronts
- ✓ Flexible layouts for a variety of users
- ✓ Historic features and exposed brick
- ✓ Shared restrooms
- ✓ Professionally managed

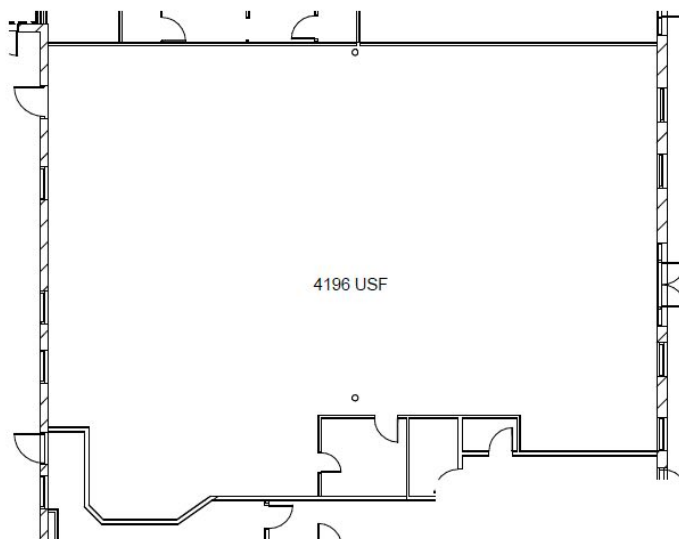
Fire Barn
Suite 2

Rentable Area: **4,196 RSF**

Availability: **Immediately**

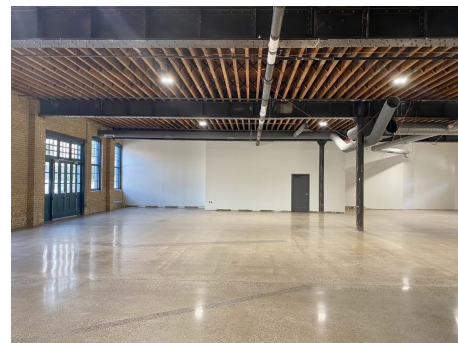
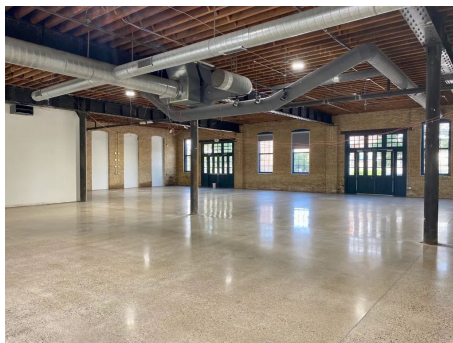
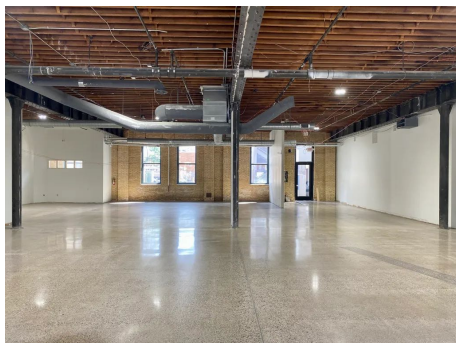
Lease Rate: **\$23.00/SF/yr NNN**

CAM & Taxes: **\$18.07/SF/yr**



Street-level office/retail space in dynamic area of Northeast Minneapolis.

- Prominent storefront on 1st Ave NE with direct entry
- Tall ceilings with exposed timber rafters
- Historic warehouse windows
- Flexible layout options
- Vibrant mix of co-tenants
- Onsite contract parking available



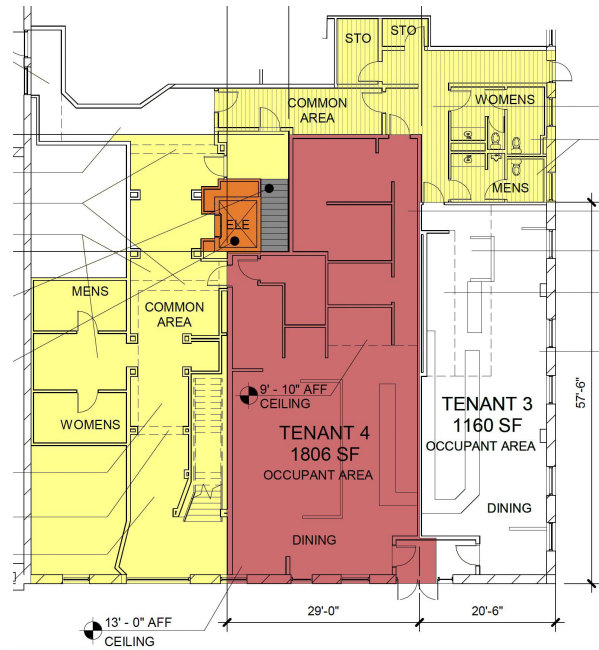
Fire Barn
Suite 4

Rentable Area: **2,100 RSF**

Availability: **Within 60 days**

Lease Rate: **\$34.00/SF/yr NNN**

CAM & Taxes: **\$18.07/SF/yr**



Street-level retail space in a dynamic area of Northeast Minneapolis.
Second-generation bar with small prep/dish area that was renovated
in 2024 with new finishes.

- Prominent storefront on University Ave SE
- Tall ceilings with beautiful brick and timber features in modernized historic building
- Open layout with recently updated bar in place, small prep area and dishwasher area
- Historic warehouse windows
- Vibrant mix of co-tenants including StepChld, Parcelle, Flamin Thai, Arturos Pizza, and more
- Hourly visitor parking and affordable monthly contracts available in adjacent ramp



The Neighborhood

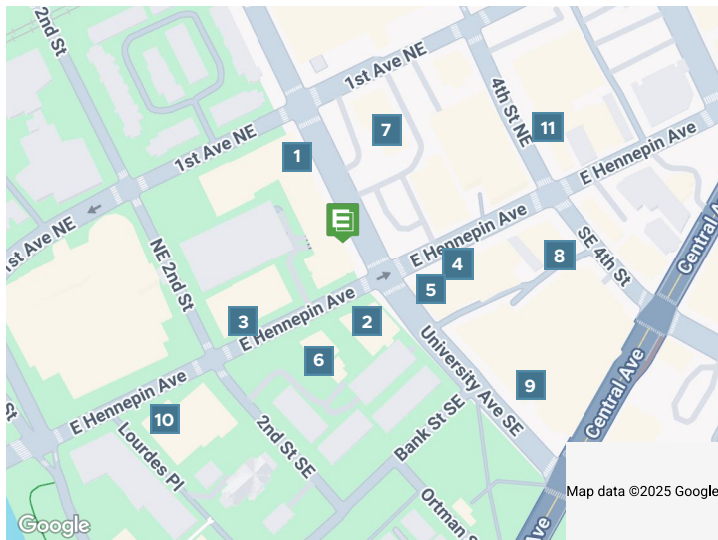
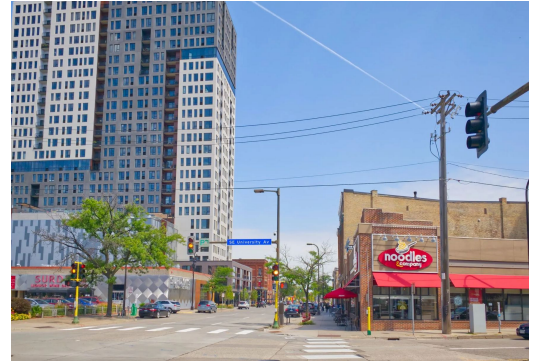
Northeast

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.

 **95**
WALK SCORE

 **69**
TRANSIT SCORE

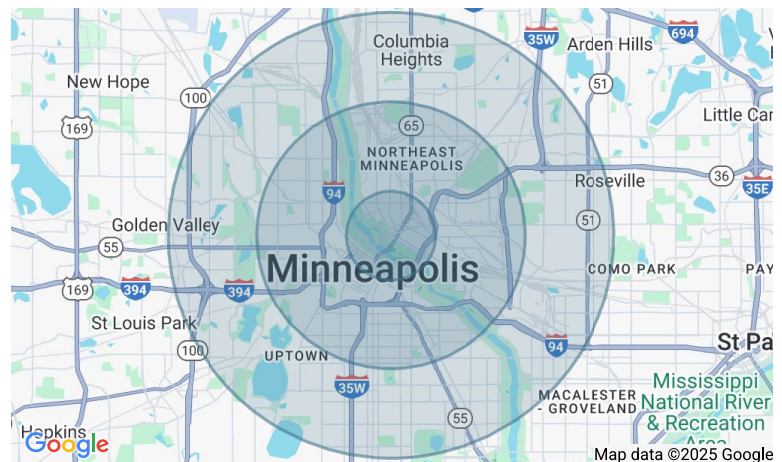
 **92**
BIKE SCORE



- 1 Jimmy John's
- 1 Parceller
- 1 Chipotle Mexican Grill
- 1 Flamin' Thai & Sushi Northeast
- 1 Arturo's Pizza
- 1 Pa Tea and Poke
- 1 Wild Chld
- 1 Stepchld
- 2 All Saints Restaurant
- 2 Bruegger's Bagels
- 3 Kramarczuk's Sausage Co. Inc.
- 3 Jetset Underground
- 3 CURRY CORNER Indian Eatery & Bar
- 4 Surdyk's Liquor & Cheese Shop
- 4 Sidebar at Surdyk's
- 4 Mac's Industrial Sports Bar
- 4 Fletcher's Ice Cream & Cafe
- 5 Noodles and Company
- 6 Punch Pizza Northeast
- 7 West Photo
- 8 The Nomu Room
- 9 Caribou Coffee
- 9 Lunds & Byerlys
- 10 The Sonder Shaker
- 10 Silver Fern
- 10 Nye's Bar
- 11 Ground Zero Nightclub
- 11 Stray Dog

Demographics	1 Mile	3 Miles	5 Miles
Total population	36,831	238,327	487,261
Median age in years	32.3	30.9	33.2
Total households	20,027	107,441	215,675
Median household income	\$91,903	\$61,519	\$74,337
Average household size	1.73	2.06	2.15
Average home value	\$593,305	\$478,052	\$458,704

Data Source: ESRI/ArcGIS (2024)



Northeast

Neighborhood Photos

