

FOR LEASE

4009 E Lake Street

4009 E Lake St, Minneapolis, MN 55406

Beautifully designed, fully furnished office opportunity with visible profile along East Lake Street.



4009 E Lake Street

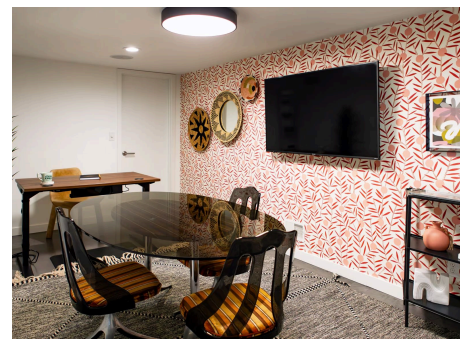
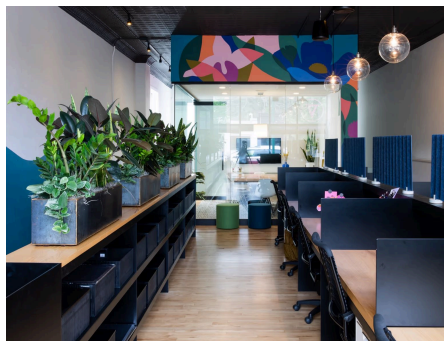
About the Property

This exceptional stand-alone building offers two floors of beautifully designed, fully furnished office space, totaling 2,640 square feet. The property features an efficient layout with 10 fixed workstations, a 6-8 person conference room, and a prayer/mother's room. The lower level features one private office, two phone booths, and kitchen ideal for hosting small gatherings or events. With an easy move-in process, this space is ideal for businesses seeking a blend of functionality and creativity.

Location

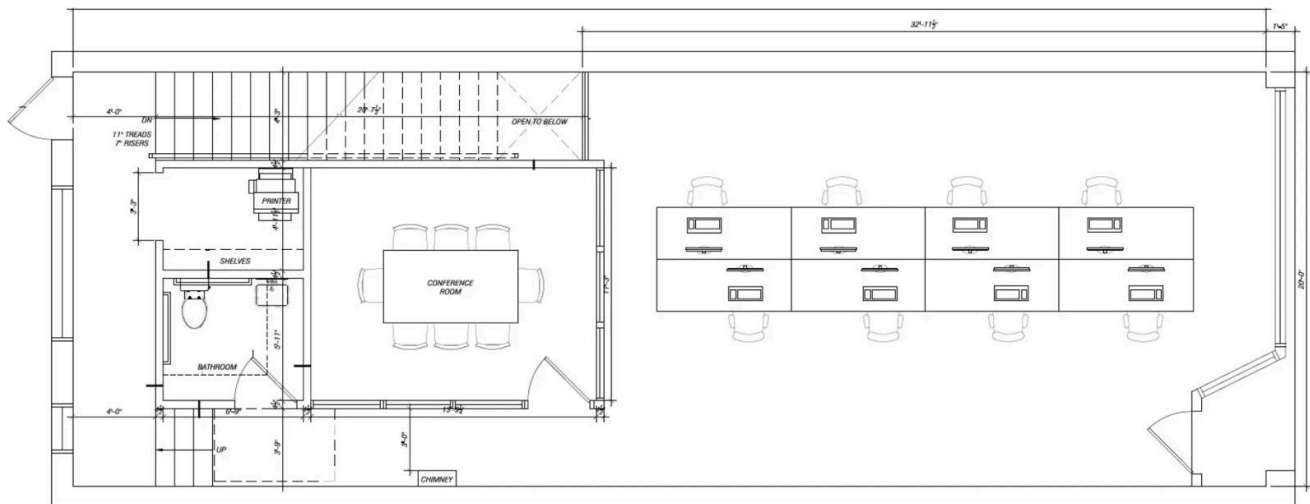
Situated on a prominent stretch of East Lake Street, this standalone building enjoys high visibility with ample signage opportunities among neighboring community-oriented businesses. The Longfellow neighborhood of Minneapolis offers a vibrant, diverse environment with a variety of local favorites just a short walk away, including Hi-Lo Diner, Longfellow Grill and Dogwood Coffee next door, with 25% off beverages for tenants and staff! This charming area is known for its residential appeal and community-focused atmosphere, featuring local shops, cafes, and restaurants. With easy access to the recreational opportunities along the Mississippi River, along with public transportation accessibility to downtown Minneapolis, MSP International Airport, and the Mall of America, Longfellow is a highly desirable location for both residents and businesses.

- ✓ Two floors of functional workspace with modern eclectic design
- ✓ 10 fixed workstations
- ✓ 6-8 person glass conference room
- ✓ Private office, phone booths, and kitchen on lower level
- ✓ ADA accessibility

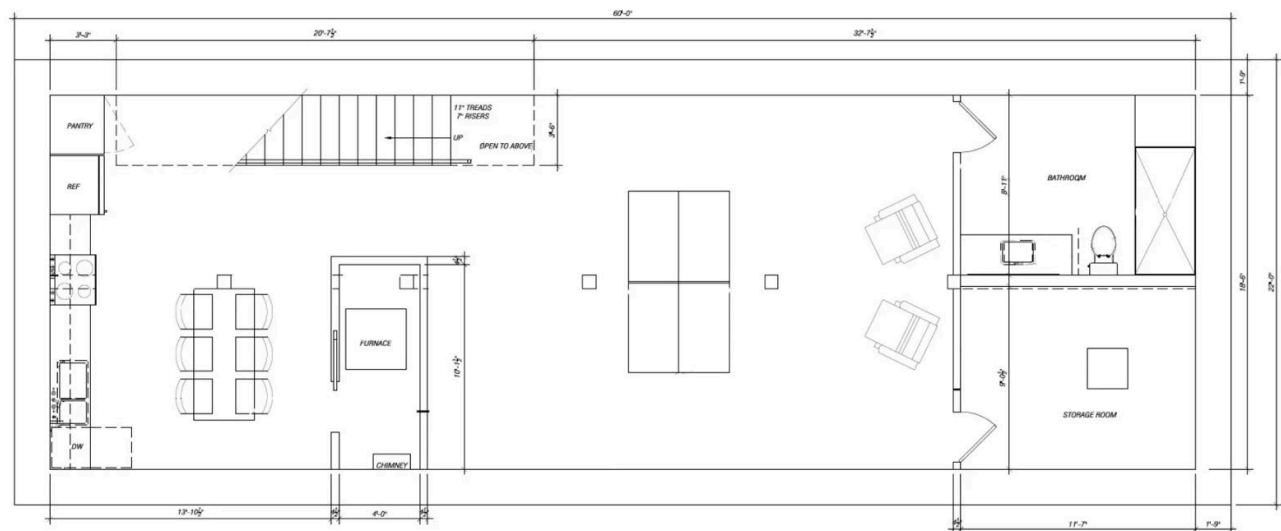


Site Plan

FIRST LEVEL



LOWER LEVEL



The Neighborhood

The Longfellow neighborhood in Minneapolis is a vibrant, diverse area known for its charming residential streets and community-focused atmosphere. It's home to a variety of local shops, cafes, and restaurants, as well as green spaces like Longfellow Park and the scenic Minnehaha Falls. The neighborhood offers convenient access to the Mississippi River, providing recreational opportunities and picturesque views. With its strong sense of community and proximity to urban amenities, Longfellow is a sought-after location for both residents and businesses.



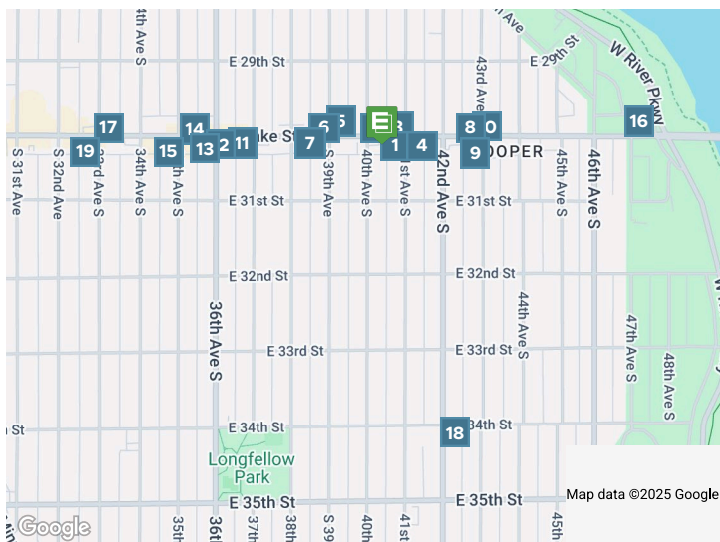
WALK SCORE



TRANSIT SCORE



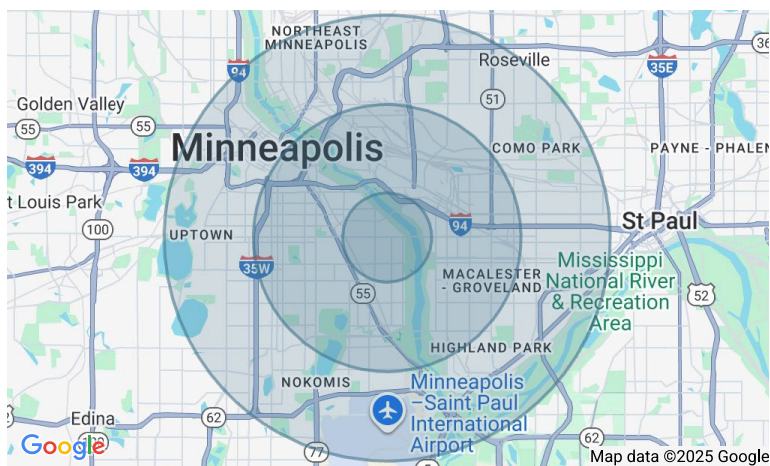
BIKE SCORE



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|----|------------------------------------|----|------------------------------|
| 1 | Dogwood Coffee - East Lake | 11 | India Kutir |
| 2 | El Norteño Authentic Mexican | 12 | Merlins Rest Pub |
| 3 | Hi-Lo Diner | 13 | Nostalgia Zone Comic Books |
| 4 | Leviticus Tattoo and Body Piercing | 14 | Galapagos Bar and Grill |
| 5 | Francis Burger Joint | 15 | Midori's Floating World Cafe |
| 6 | Milkweed | 16 | Longfellow Grill |
| 7 | Longfellow Market | 17 | Sonora Grill |
| 8 | American Rug Laundry | 18 | Turtle Bread |
| 9 | Honda Town | 19 | Habanero Tacos Grill |
| 10 | The Bungalow Club | | |

Demographics	1 Mile	3 Miles	5 Miles
Total population	16,402	221,946	500,664
Median age in years	40.9	31.4	33.7
Total households	7,610	90,582	224,961
Median household income	\$89,695	\$69,262	\$77,261
Average household size	2.13	2.24	2.11
Average home value	\$455,993	\$455,082	\$479,415

Data Source: ESRI/ArcGIS (2024)



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Additional Photos

