

Heritage Park

1015 N. 4th Ave,
Minneapolis | MN
For Lease



UPLAND
REAL ESTATE GROUP, INC.

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THE OPPORTUNITY

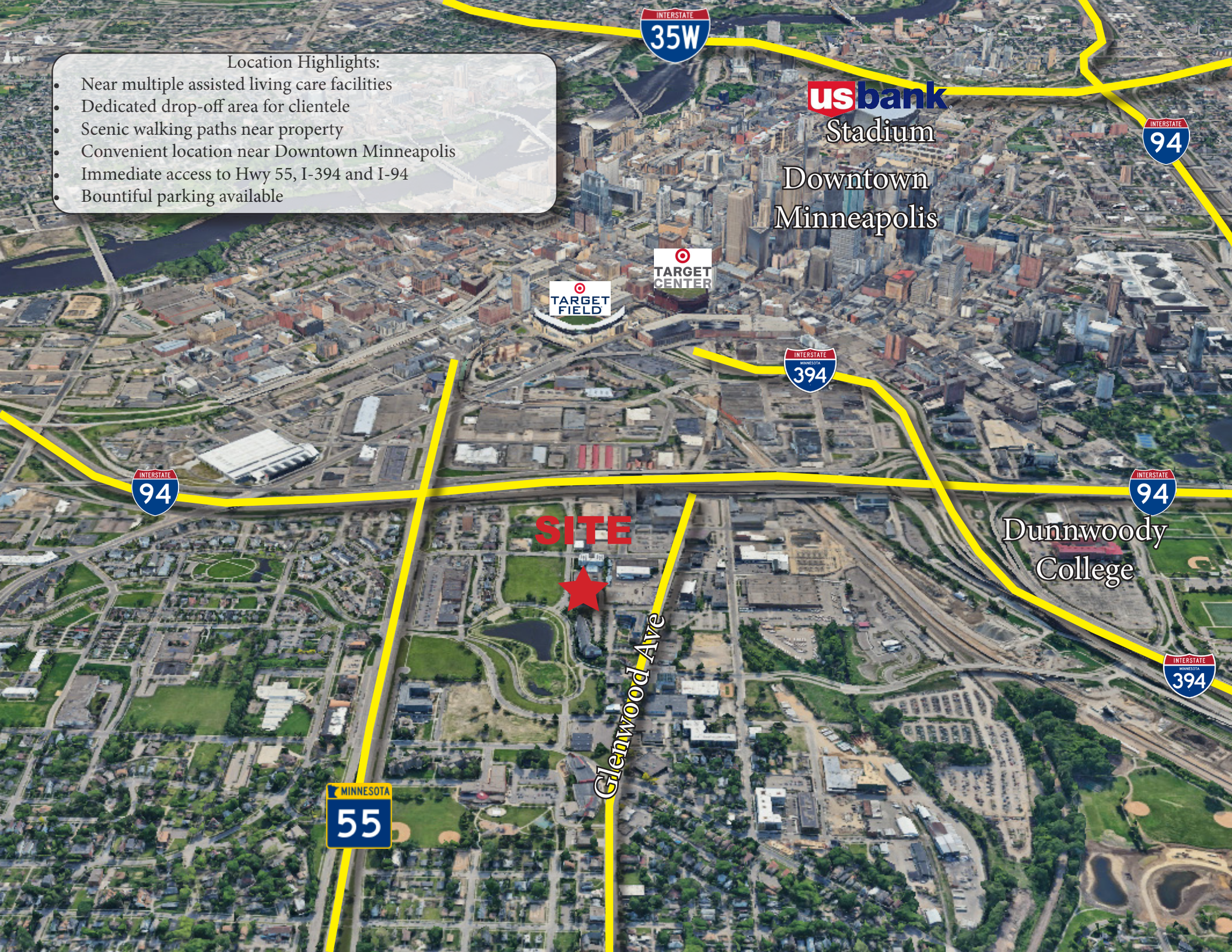
Address	1015 N. 4th St.
City, State	Minneapolis, MN 55405
Building Size	70,000 SF
Year Built	2011
Space Available	7,900 SF 1,200 SF
Asking Rent	Negotiable
Parking	On-street Parking, roughly 45 Surface parking stalls, underground Parking ramp
Employee Parking	7 stalls of underground, heated parking available to employees





Location Highlights:

- Near multiple assisted living care facilities
- Dedicated drop-off area for clientele
- Scenic walking paths near property
- Convenient location near Downtown Minneapolis
- Immediate access to Hwy 55, I-394 and I-94
- Bountiful parking available



usbank
Stadium



Downtown
Minneapolis



SITE

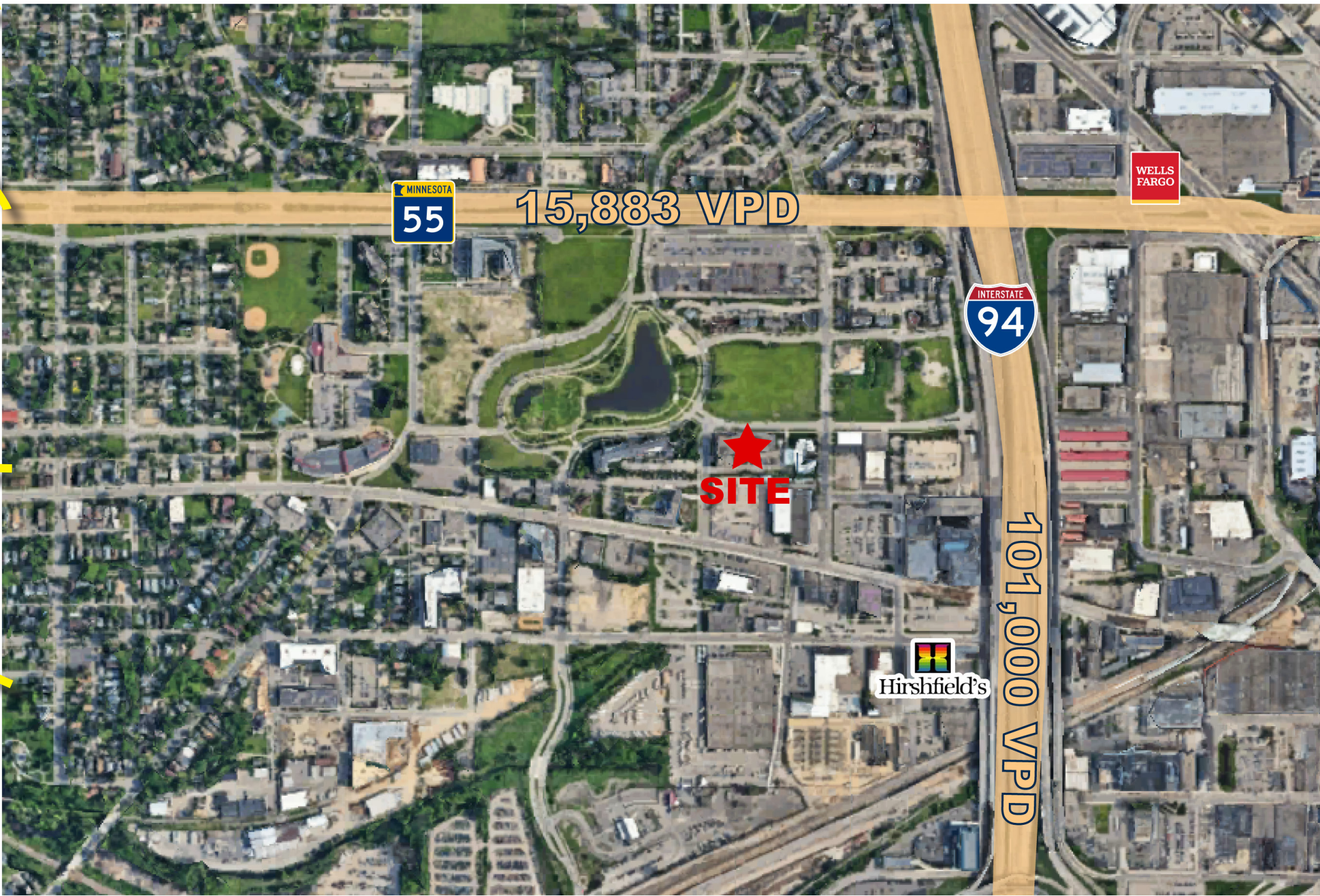


Glenwood Ave



Dunnwoody
College





MINNESOTA
55

15,883 VPD

WELLS
FARGO

INTERSTATE
94

★
SITE

101,000 VPD

Hirshfield's

Large Group Fitness Room



7,900 SF Space

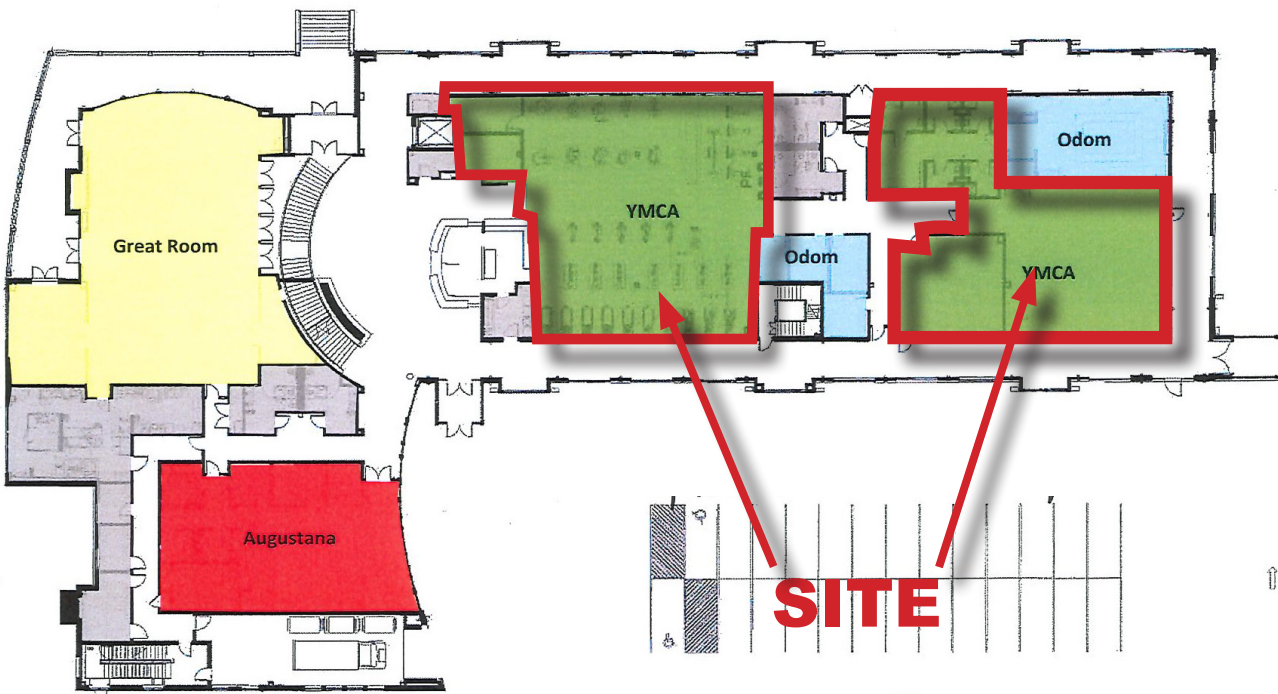
Medium Group Fitness Room



Cora McCorvey Health and Wellness Center
First Floor



Large, Open Activity Area



Commercial Space Site Plan



Large Admin/Check-in Area

Custom Built Therapy Pool

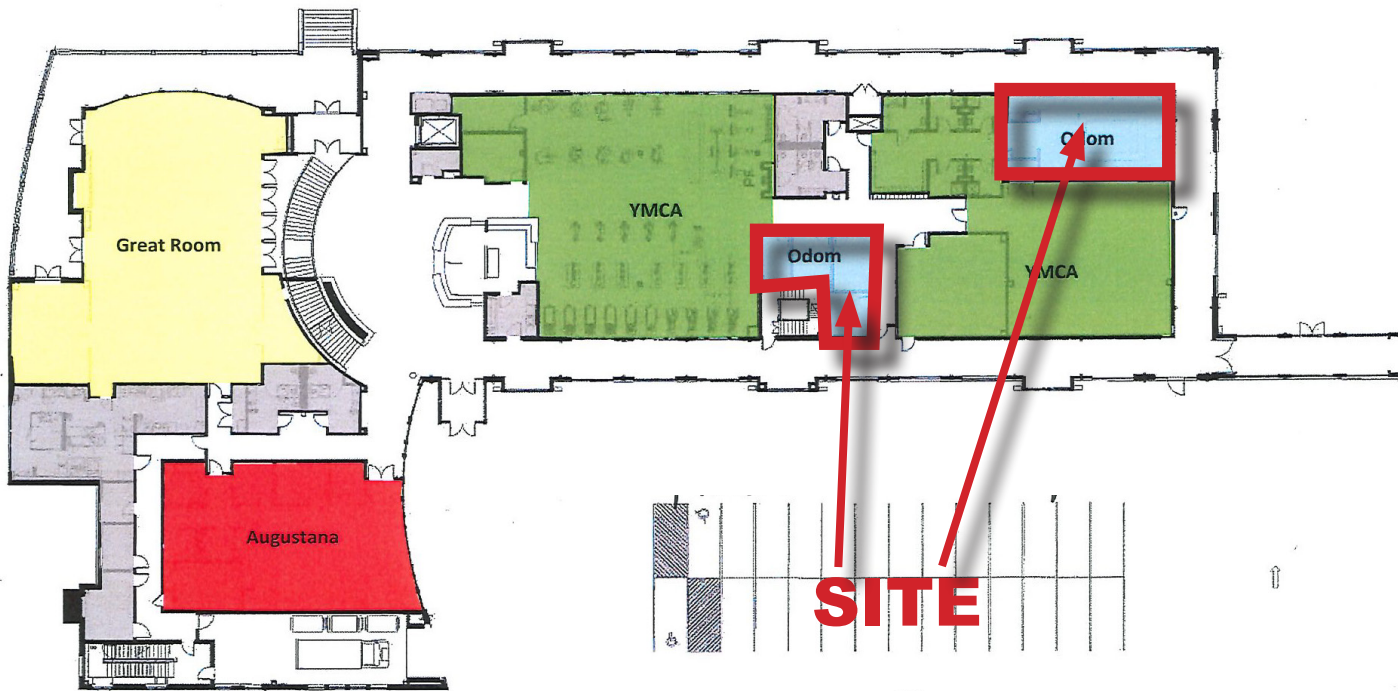


1,200 SF Space

4 Private Office/Therapy Rooms



Cora McCorvey Health and Wellness Center
First Floor



Commercial Space Site Plan



Common Bathrooms



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