



LUMBER & MILL
NORTHEAST

FOR LEASE





A SPACE FOR WHAT'S NEXT

Located at the southwest corner of I-35W and East Hennepin Avenue, Lumber & Mill | Northeast is a classic single-story showroom and office space in the trendy and flourishing Northeast Minneapolis neighborhood. The property has a new ownership and is set for capital improvements to elevate the building and tenant experience to attract those seeking a dynamic space.



Business success at Lumber & Mill | Northeast is supported not only by the enviable location, brand recognition of existing tenants, capital improvement investment, and white-boxed vacancy plans, but is also bolstered by excellent building bones, unique space features, and ample off-street parking.

CAPITAL IMPROVEMENT PLANS

- Exterior revitalization to enhance original wood and brick facades
- Exterior landscaping to complement new outdoor common areas
- Wayfinding, tenant, and monument signage featuring updated brand identity
- White-box vacancies for customized new tenant experience
- Dedicated, hands-on property management and responsive ownership

Lumber & Mill is located on 7.49-acre site with 377 off-street parking stalls.

Building A:	96,040 SF
Building B:	44,023 SF
Total SF:	140,063 SF

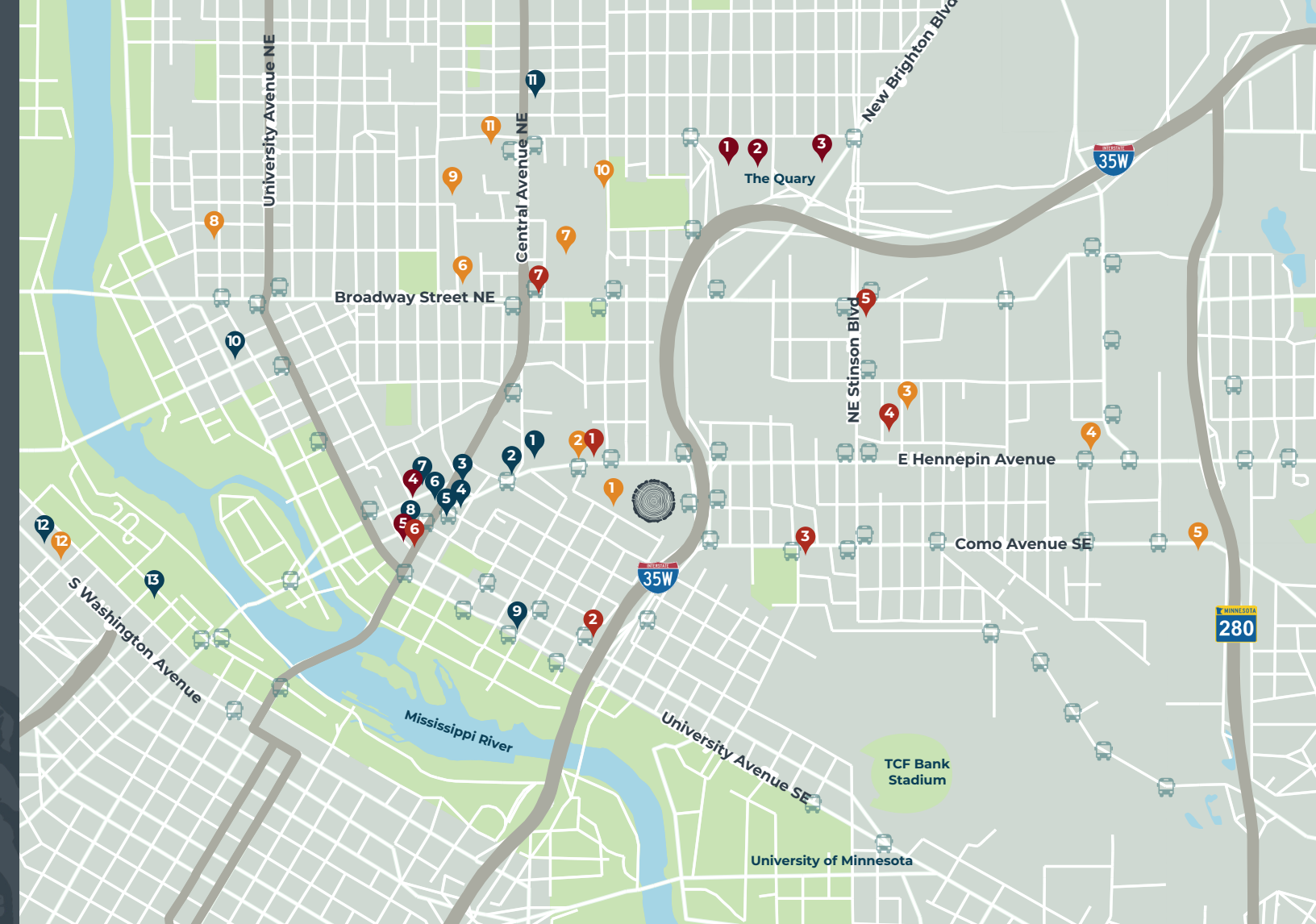


A: 1021-1049 10TH AVENUE SE | MINNEAPOLIS

Offering high visibility on the bustling East Hennepin Avenue, Lumber & Mill | Northeast provides an incredible opportunity for tenants seeking a strategic location. Its placement on the main artery of I-35W and convenient connections to Hwy 280, I-94, and Hwy 3 position this property for business success.

Lumber & Mill | Northeast is only two miles from Minneapolis CBD in the heart of the amenity-rich Northeast neighborhood.

The name “Lumber & Mill” was born from the site’s long history of housing multiple lumber companies, on which the Twin Cities were built. The land used to be home to Model Planning Mill and Andrews & Multons Mill, as well as John Martin Lumber Co. and Whipple Lumber Co.



RESTAURANTS

1. Beast Barbecue
2. Eli's East
3. The Bad Waitress
4. Brasa Premium Rotisserie
5. Rusty Taco
6. Glam Doll Donuts
7. Red Stag Supperclub
8. Masu Sushi & Robata
9. Alma
10. Elsie's
11. The Mill Northeast

12. Spoon & Stable
13. Bar La Grasa

COCKTAILS

1. Minneapolis Cider Company
2. HeadFlyer Brewing
3. Norseman Distillery
4. Insight Brewing & Taproom
5. Station 280
6. Able Seedhouse & Brewery
7. Bauhaus Brew Labs

8. Dangerous Man Brewing Co
9. Indeed Brewing Co & taproom
10. Sociable Cider Werks
11. Tattersall Distilling
12. The Freehouse

CAFES

1. Five Watt Coffee
2. Sphynx Cafe
3. Black Coffee and Waffle Bar
4. Up Coffee and Up Coffee Roasters

5. Honour Cafe
6. Caribou Coffee
7. Spyhouse Coffee

SHOPPING

1. The Home Depot
2. Cub Foods
3. Target
4. I Like You
5. Lund's and Byerlys



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