



44 COMMONS AT LINDEN HILLS

Retail and Office for Lease

PRESENTED BY:

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**COLDWELL
BANKER** 

BURNET

4321 UPTON AVENUE S

44 COMMONS - MINNEAPOLIS, MN

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PROPERTY INFORMATION

Property Address:
4321-4355 Upton Avenue S &
2720 44th Street W

Building Age:
2020

Square Footage:
16,657

Number of Floors:
4

Net Rental Rate: \$18.00-\$38.00
Estimate Operating Expenses:
CAM and Tax: \$8.00-\$12.00 est.

Construction:
Exposed Timber Frame

Signage:
High Traffic and Visibility



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The Building & Neighborhood

On Lake Harriet near the band shell, Linden Hills strikes a work & life balance like no other neighborhood. Halfway between Uptown and Edina, people gather here for friendly shopping, food that pleases, interaction that warms the soul, and location that enlivens.

At the active corner of Upton and 44th, 44 Commons will sit on a hill above the village and the lake. Built of exposed timber frame, 44 Commons will be visually pleasing from the street looking in, and from the retail and office space looking out.

The design and setting of 44 Commons sets the table for its tenants to create and enjoy great outcomes.

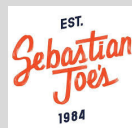
Life and work intersect at 44 Commons in Linden Hills.

Contact us now.

Here are a few prospering restaurants in the neighborhood:



MARTINA



The
Harriet
Brasserie



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Site Plan

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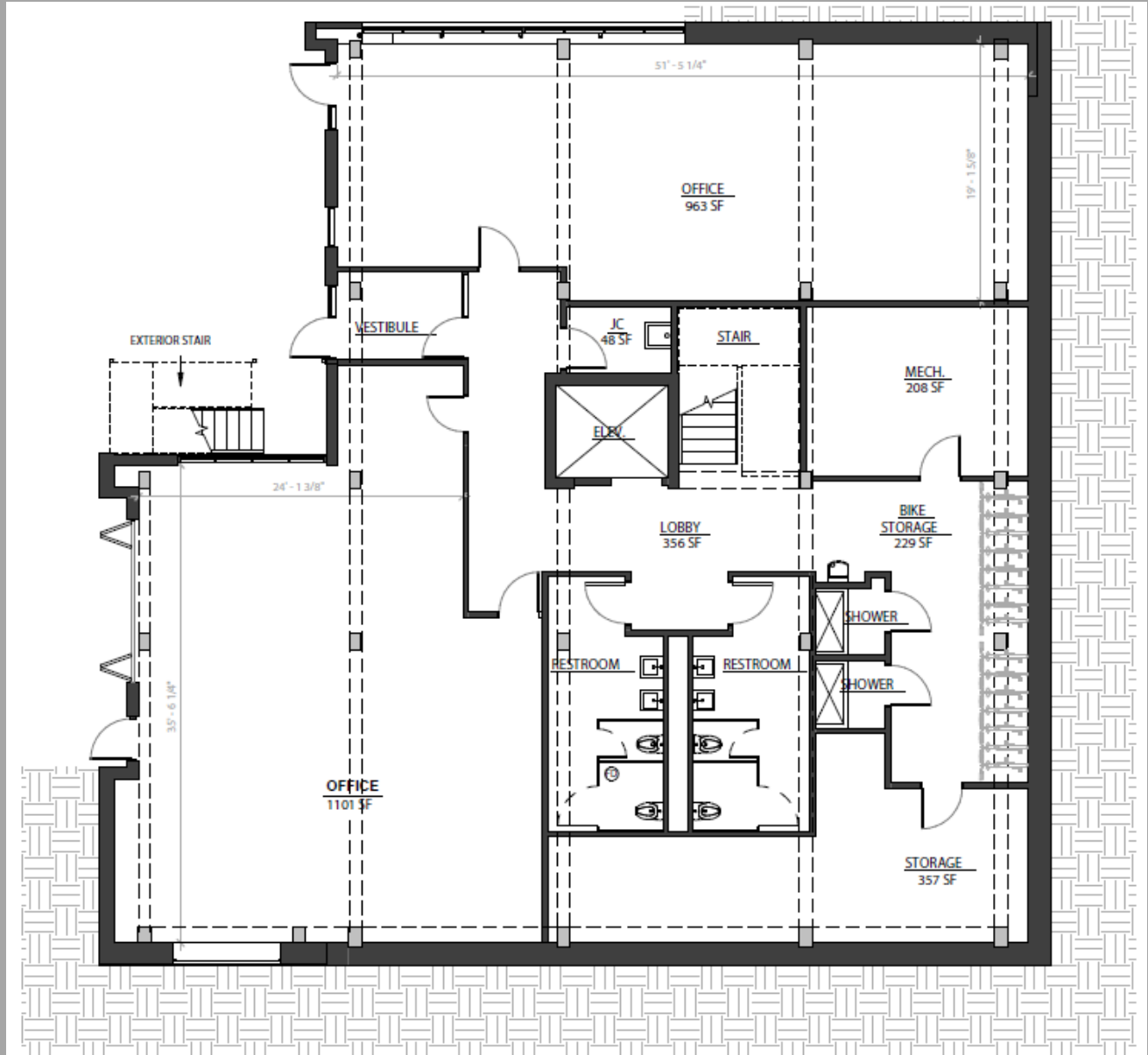
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Floor Plan - Garden Level

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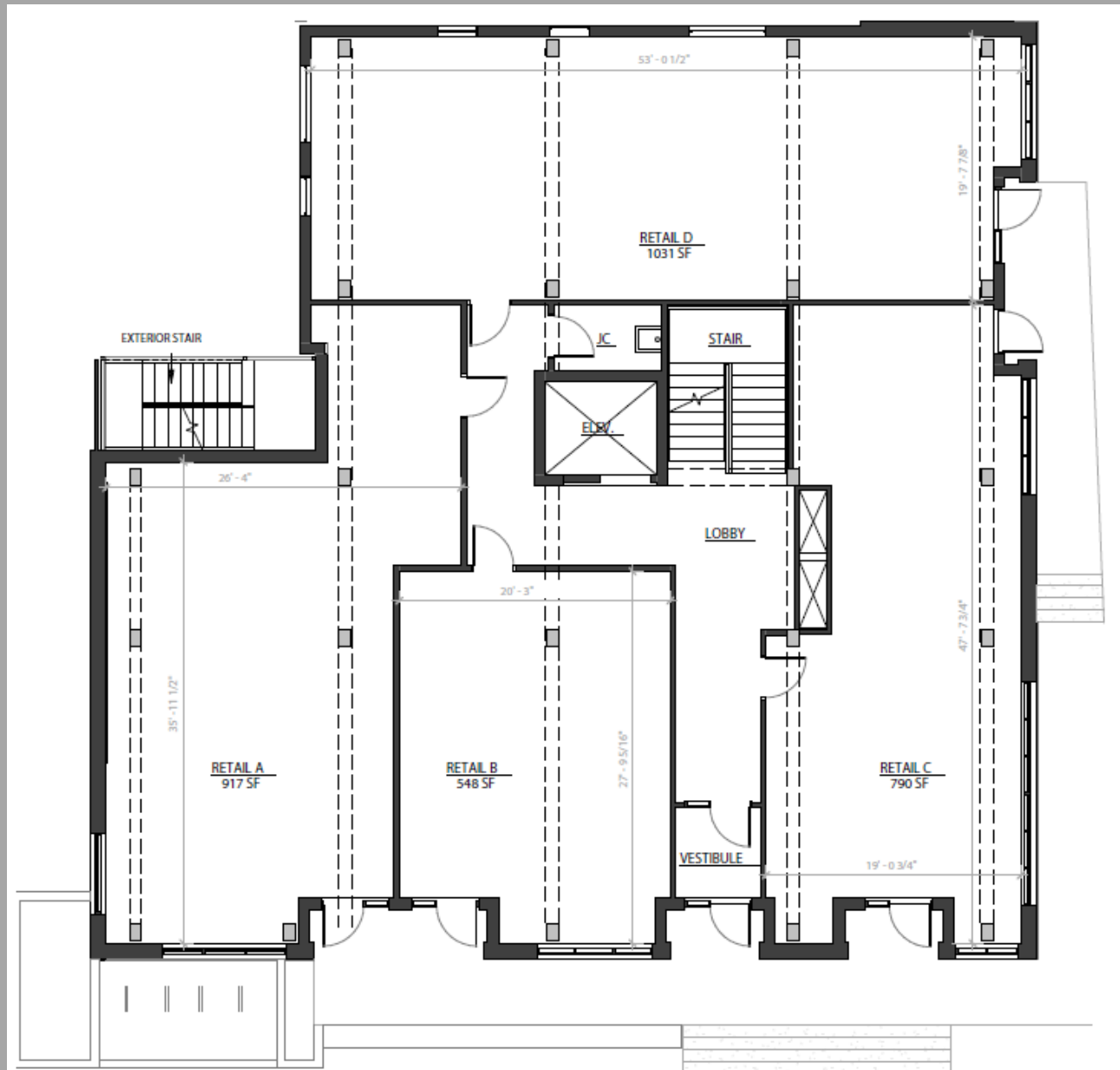
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Floor Plan - Street Level

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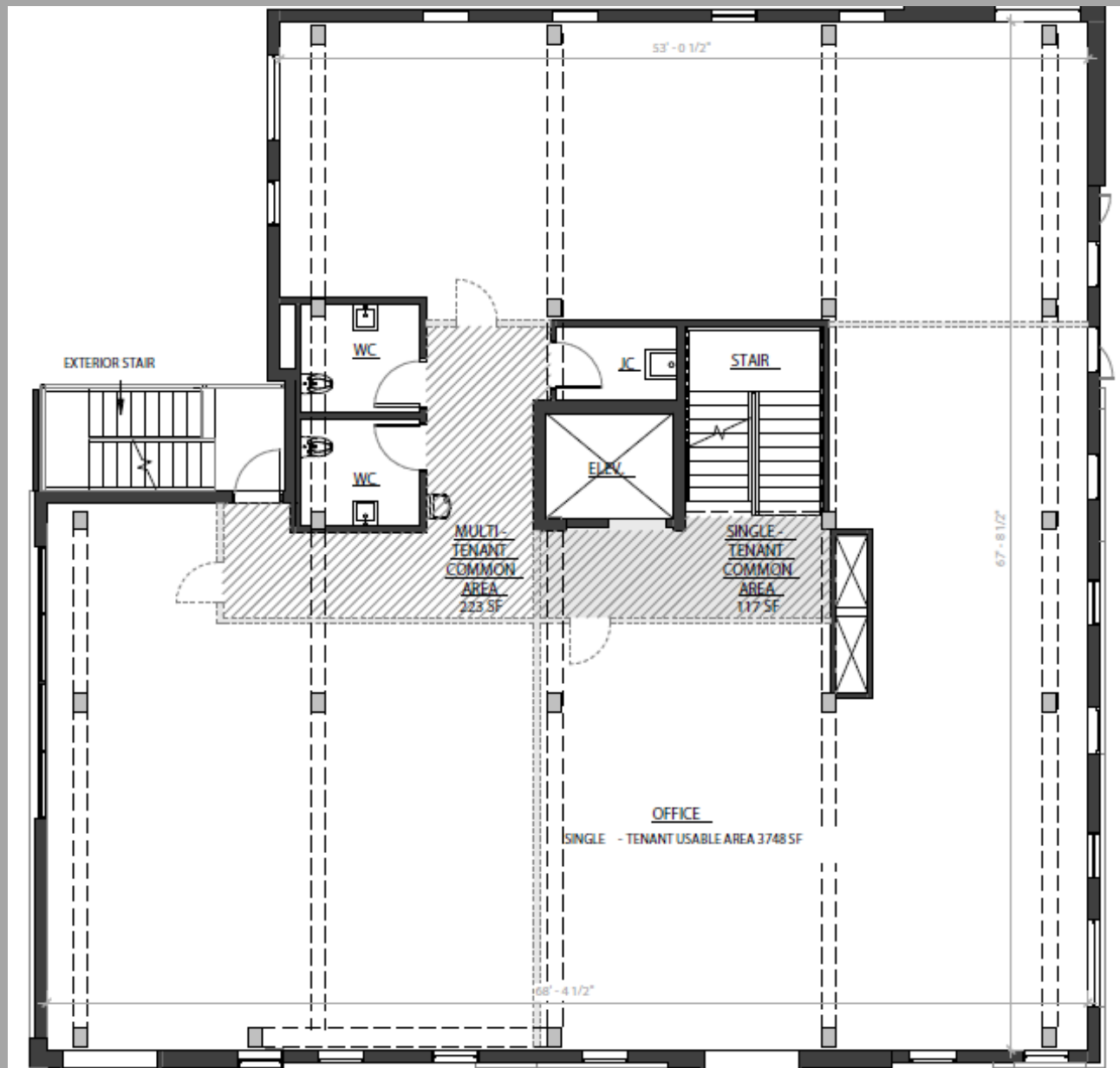
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Floor Plan - Second Level

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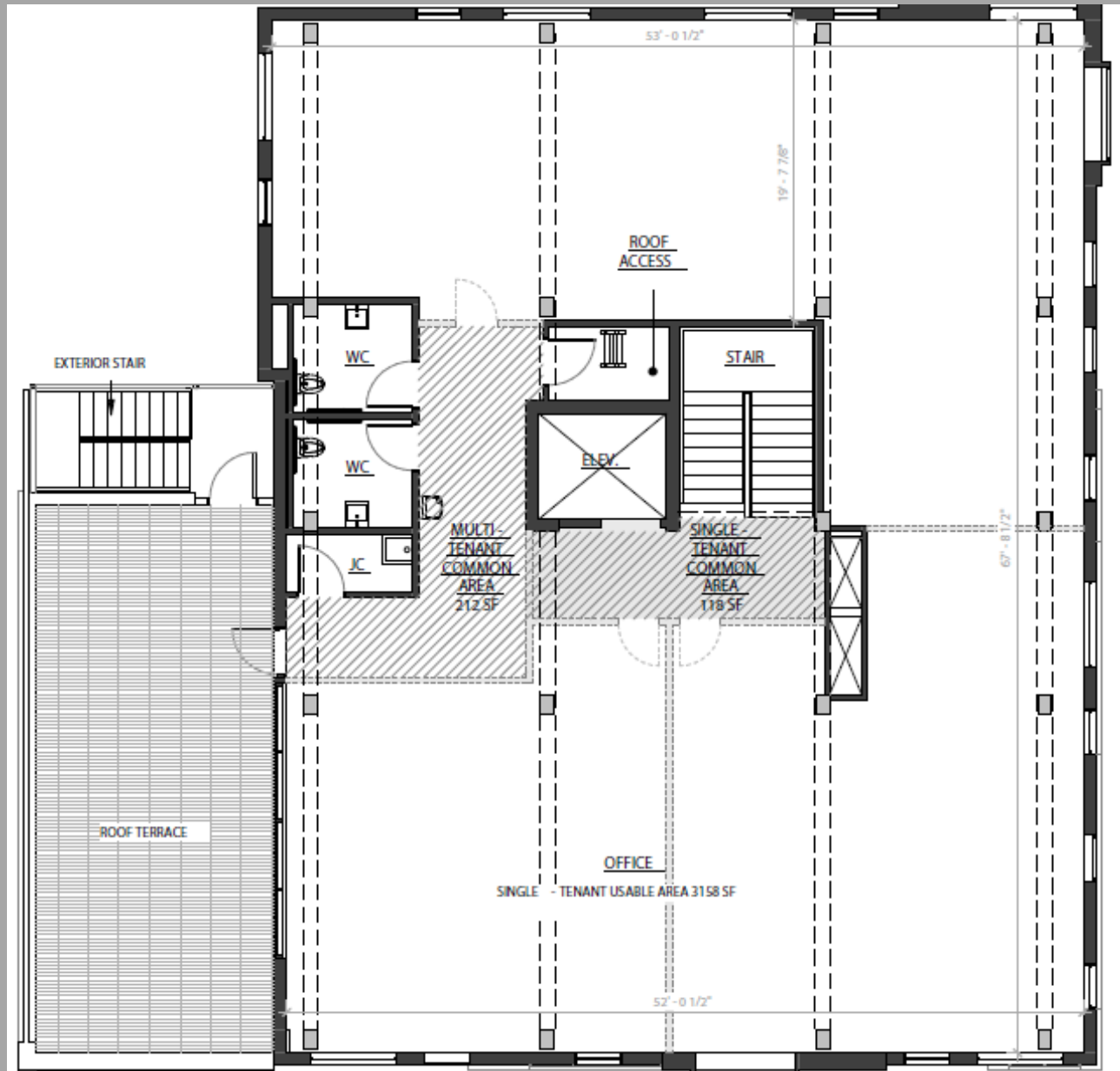
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Floor Plan - Third Level

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