

FOR LEASE

1401 GLENWOOD AVE

Minneapolis, MN



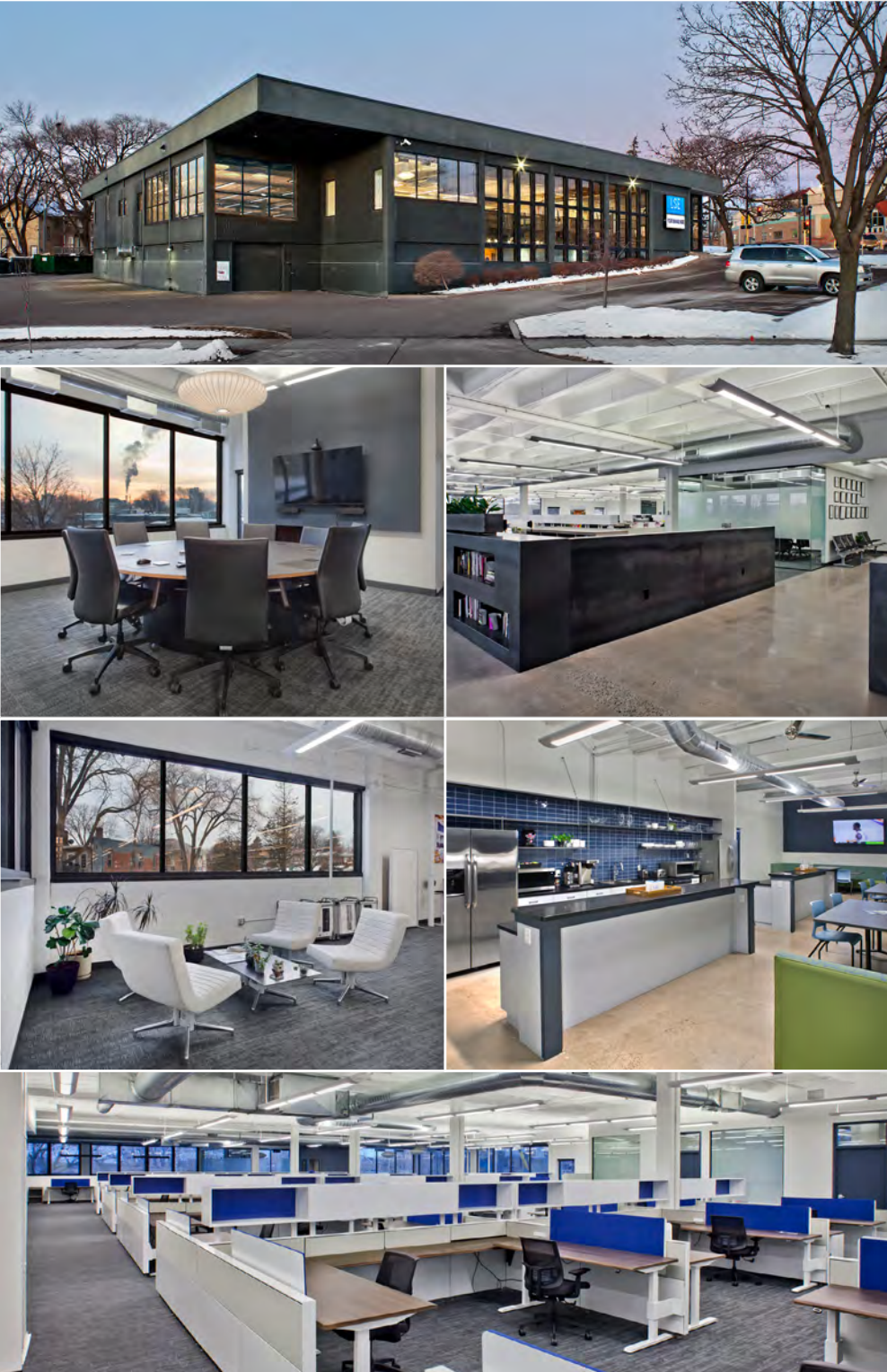
10,650 SF Available

OFFICE / OFFICE SHOWROOM



PROPERTY FEATURES

- Exceptional Harrison Neighborhood Office / Office Showroom Building
- Owner/Occupied Property, with Attentive Property Management
- Unrivaled Access to Area Amenities, including parks, breweries, restaurants, hotels, sporting & entertainment venues
- Shared Conference Room, Plus 3rd Work Space in the Atrium
- Great Access to Hwy 55 | I-94 | I-394 and Downtown Minneapolis
- On-Building Signage Available (Visible from Glenwood Avenue)
- Great Area Amenities, including restaurants, Caribou Coffee, Daycare, Hair Salon, Car Wash
- Heated, Enclosed Executive Parking, With Car Wash Station
- Ample Surface and Adjacent Street Parking, Dedicated Visitor Parking Available
- Walkable Metro Transit (Bus) Stations



BUILDING INFORMATION

BUILDING SIZE: 34,299 RSF

SPACE AVAILABLE:

Suite 100
(Office/Office Showroom): 10,650 SF

Warehouse Space: 4,000 SF (Non-Contiguous to Office/Office Showroom Space, **Optional Inclusion**)

PARKING: Surface, Street & Enclosed Executive Parking

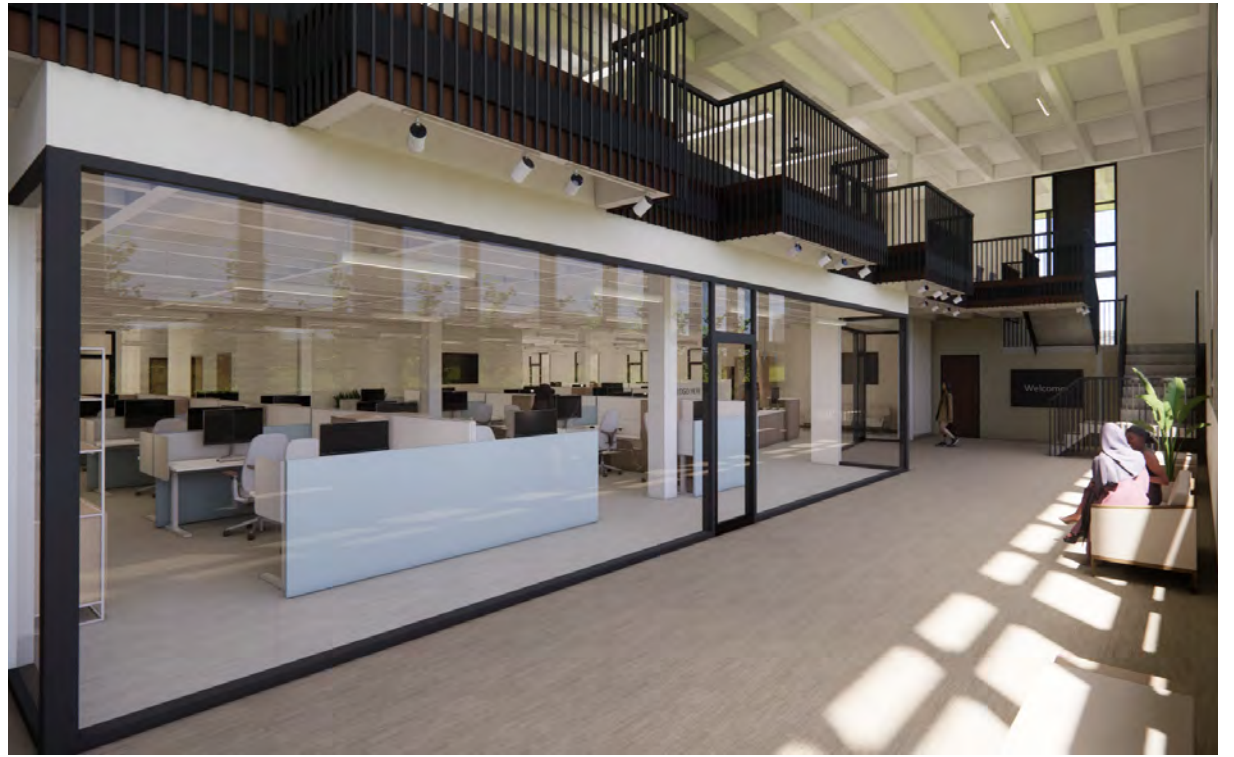
LEASE RATE: NEGOTIABLE

2025 ESTIMATED CAM &
TAXES:

CAM: \$6.86 PSF
TAX: \$3.98 PSF
Total CAM/Tax: \$10.84 PSF



FIRST FLOOR OFFICE CONCEPT



FIRST FLOOR OFFICE CONCEPT



CONCEPT

LOWER LEVEL BUILDING

10,650 SF



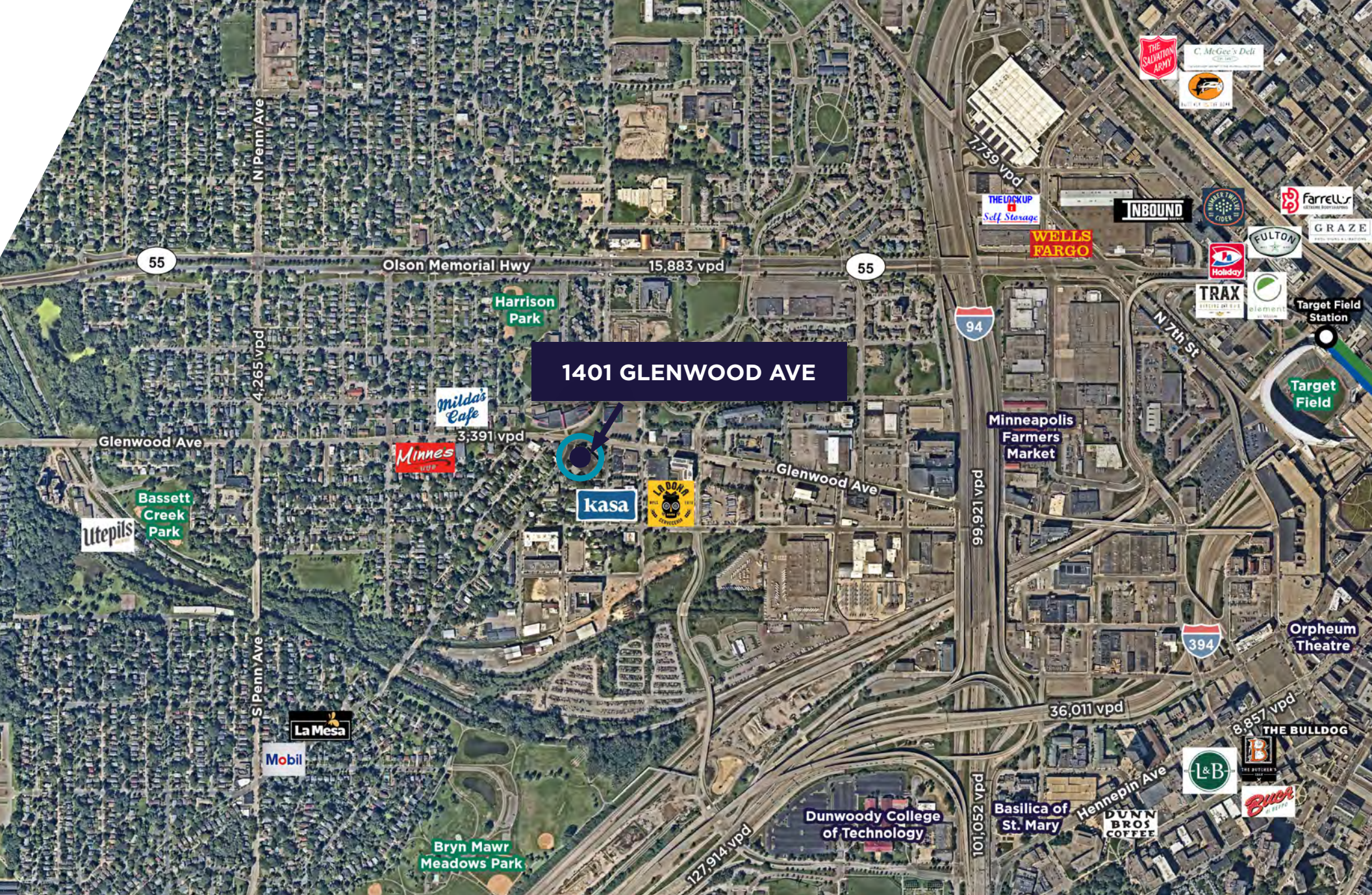
 BUILDING COMMON AREA

0' 16' 32'



1401 GLENWOOD AVE

AERIAL MAP



AMENITIES MAP



For more information, please contact:

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