

FOR LEASE

# 1401 GLENWOOD AVE

Minneapolis, MN



10,000 SF Available

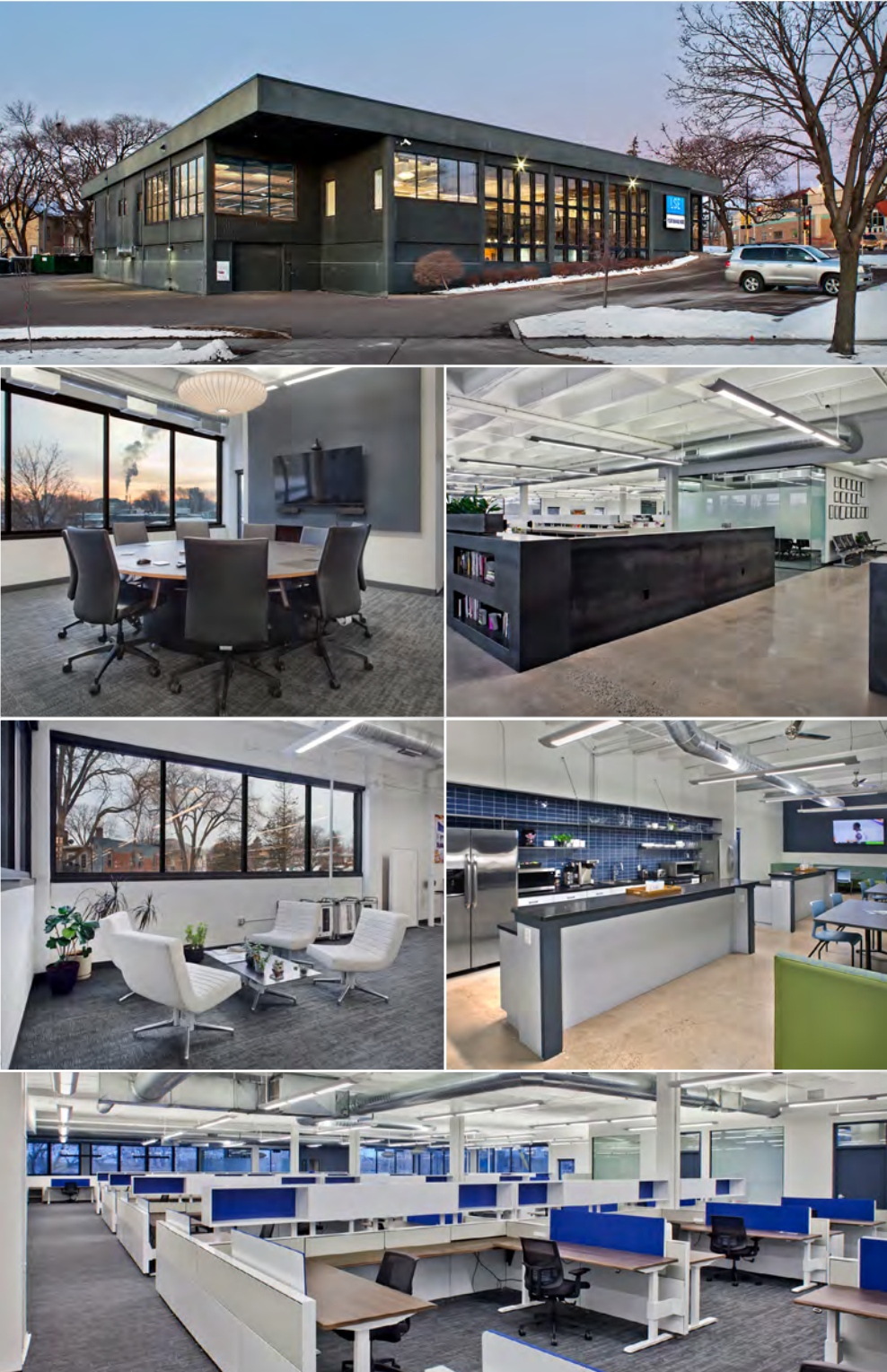
OFFICE / OFFICE SHOWROOM





# 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): 10,000 SF  
Warehouse Space: 4,000 SF (Non-  
Contiguous to Office/Office Showroom Space,  
**Optional Inclusion**)

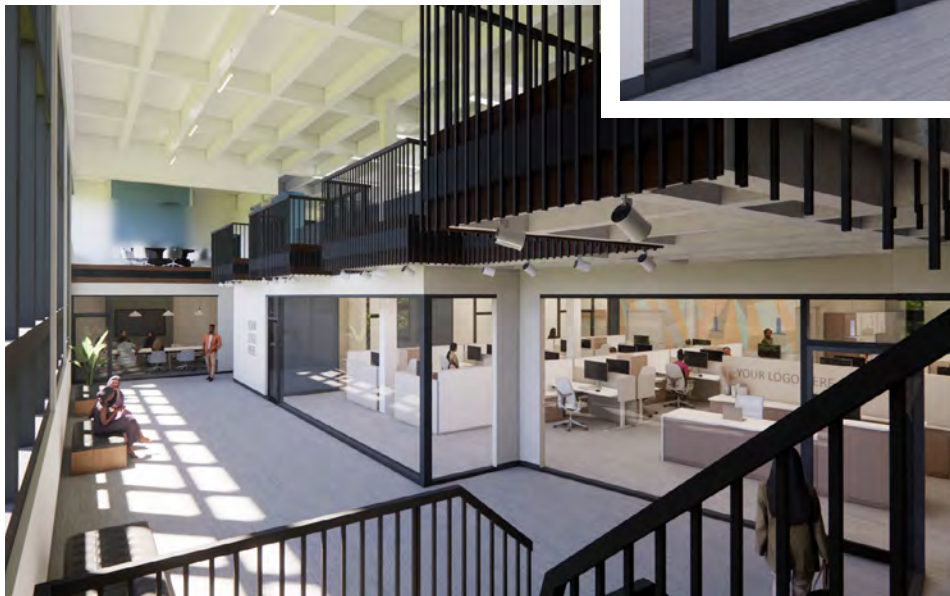
PARKING: Surface, Street & Enclosed Executive Parking

LEASE RATE: NEGOTIABLE

2025 ESTIMATED CAM &  
TAXES: CAM: \$6.86 PSF  
TAX: \$3.98 PSF  
**Total CAM/Tax: \$10.84 PSF**



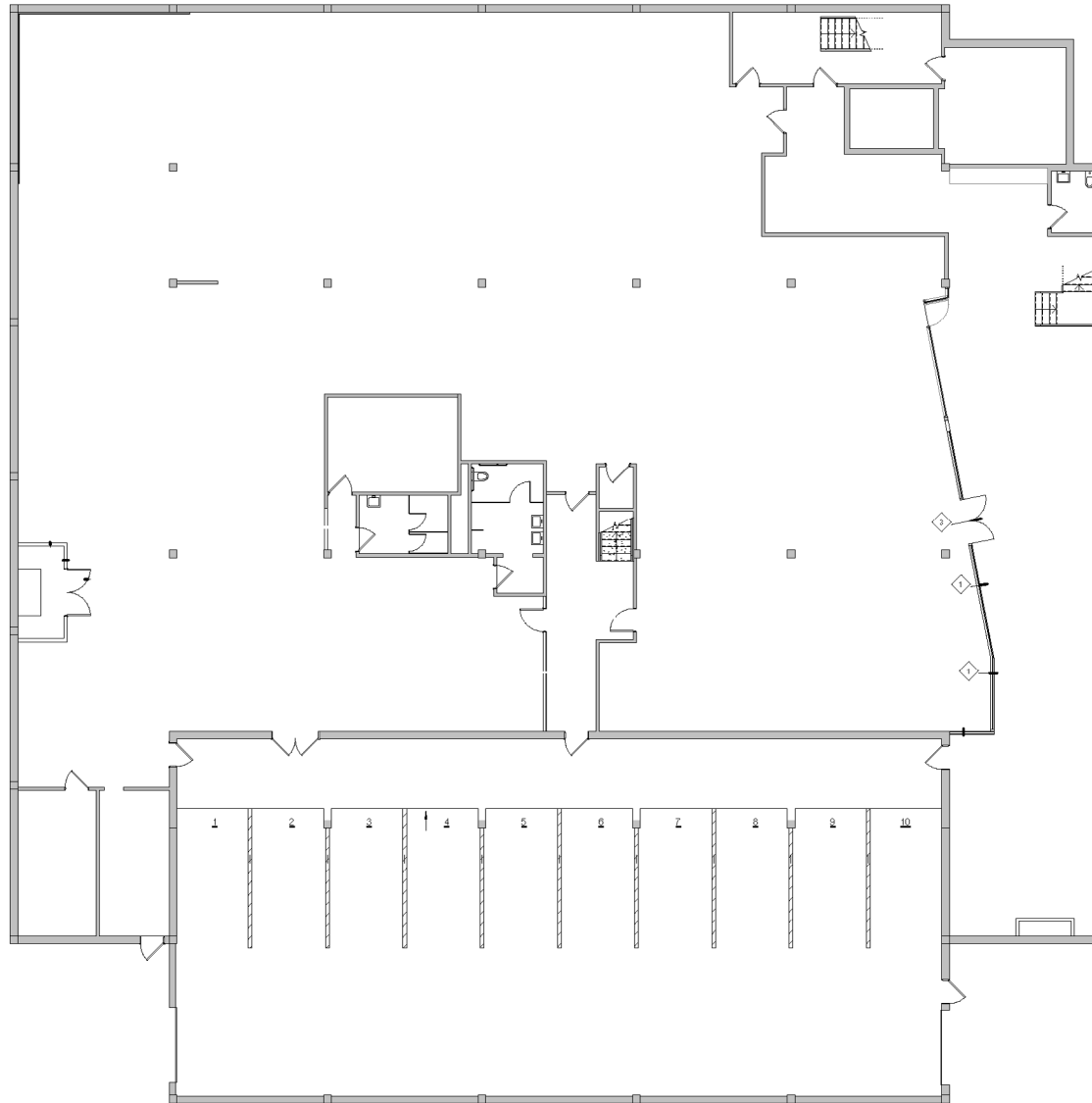
## FIRST FLOOR OFFICE CONCEPT





# FLOOR PLAN

LOWER LEVEL BUILDING

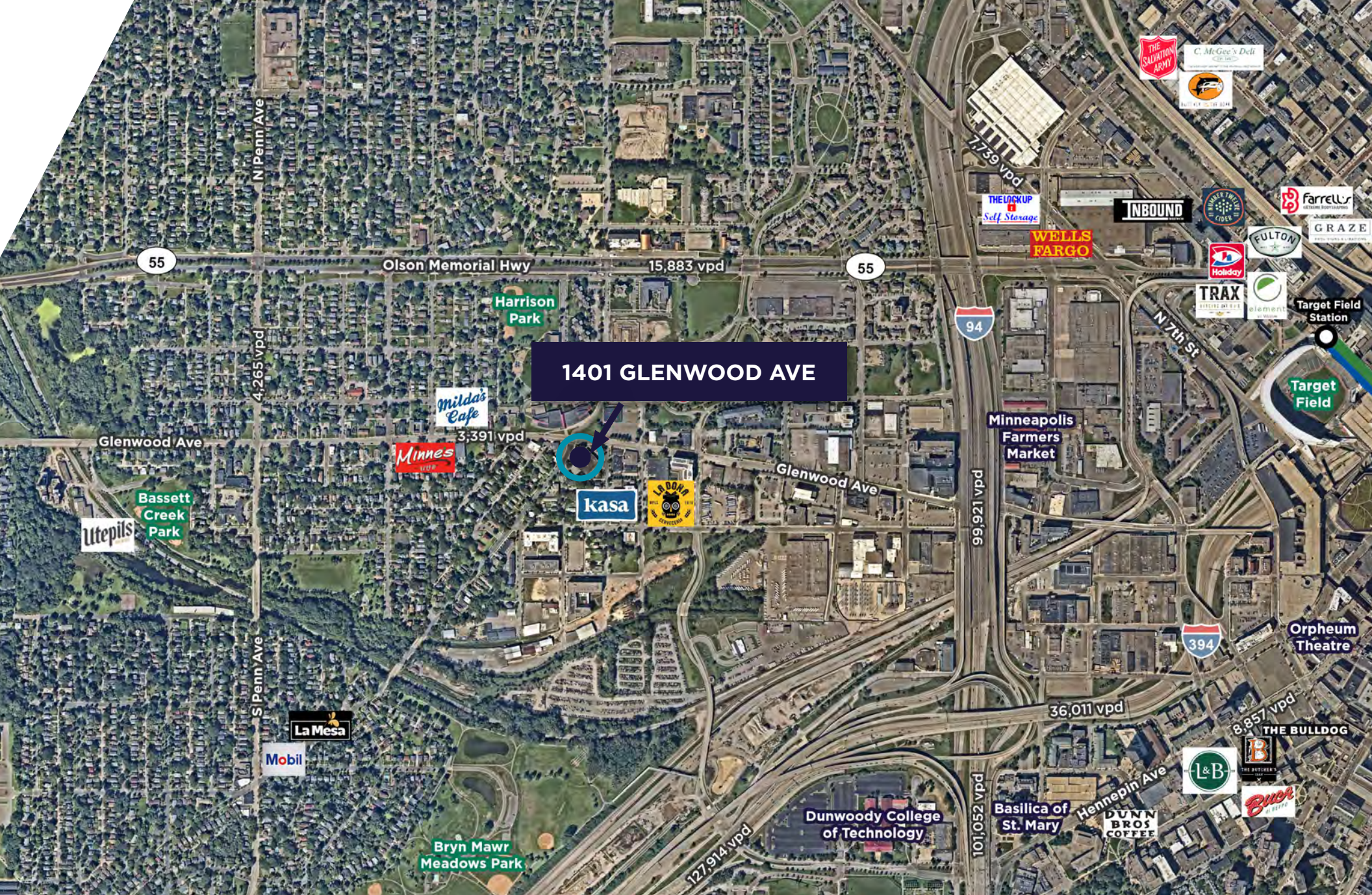




1401 GLENWOOD AVE

AERIAL MAP





# AMENITIES MAP





**For more information, please contact:**

**Ryan Hampson**  
Senior Associate  
+1 952 465 3309  
[ryan.hampson@cushwake.com](mailto:ryan.hampson@cushwake.com)

**Aaron Barnard, SIOR, CCIM**  
Senior Director  
+1 952 465 3372  
[aaron.barnard@cushwake.com](mailto:aaron.barnard@cushwake.com)

3500 American Blvd West  
Bloomington, Minnesota 55431  
+1 952 831 1000  
[cushmanwakefield.com](http://cushmanwakefield.com)



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.