FOR LEASE 1401 GLENWOOD AVE

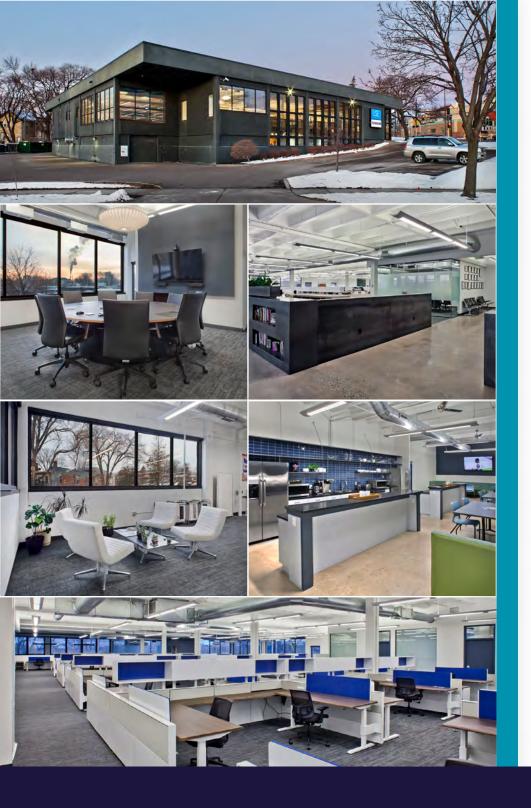
YOUR SIGNAGE HERE

Minneapolis, MN



1401







PROPERTY FEATURES

- Exceptional Harrison Neighborhood Office 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

34,299 RSF **BUILDING SIZE:** Suite 100 (Office): 4,000 - 10,000 SF Warehouse Space: 4,000 SF (Non-SPACE AVAILABLE: Contigous to Office Space, Optional Inclusion) PARKING: Surface, Street & Enclosed Executive Parking LEASE RATE: NEGOTIABLE CAM: \$6.86 PSF 2025 ESTIMATED CAM & \$3.98 PSF TAX: TAXES: Total CAM/Tax: \$10.84 PSF

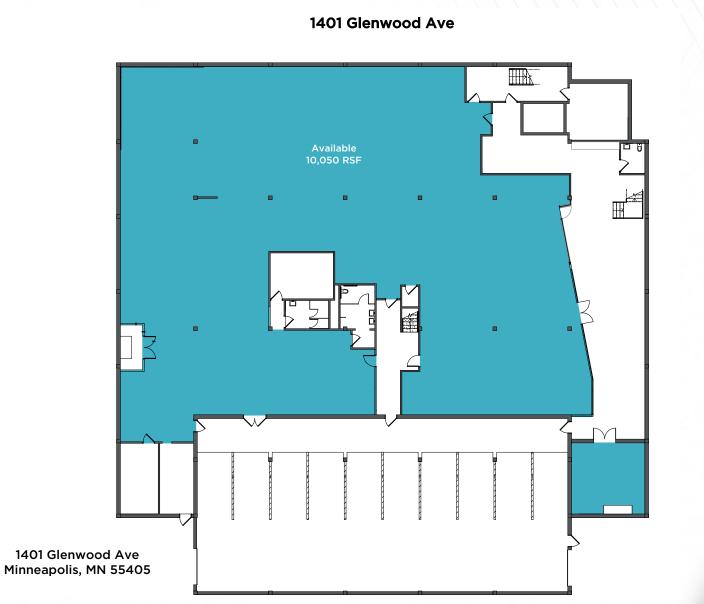
FIRST FLOOR CONCEPT





FLOOR PLAN

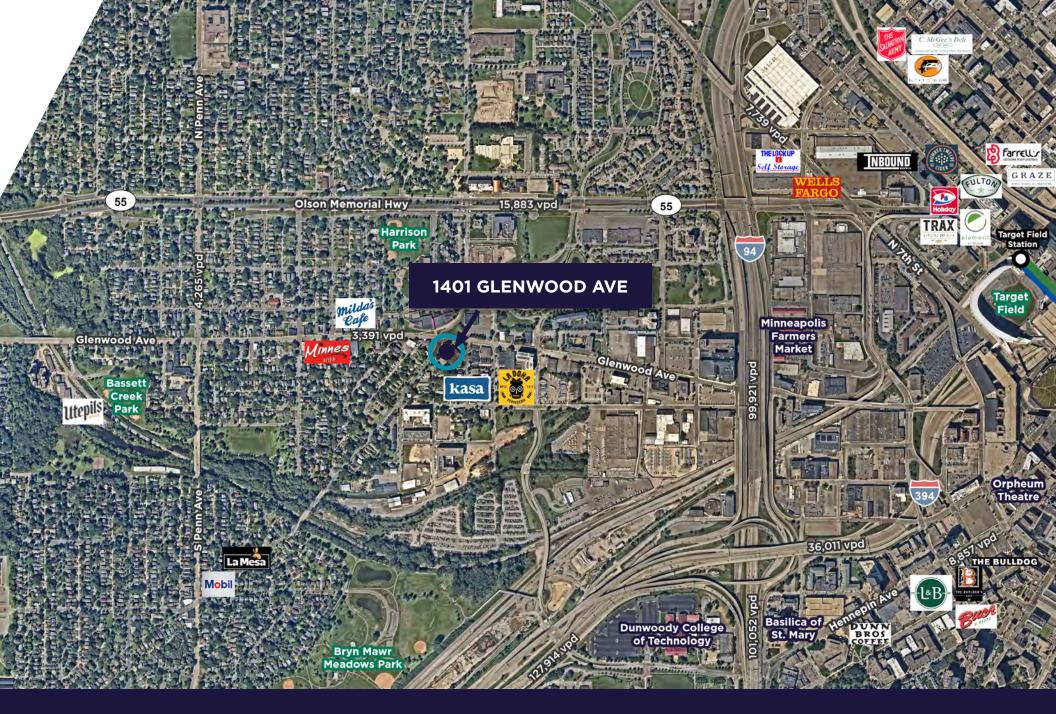
LOWER LEVEL BUILDING







AERIAL MAP



AMENITIES MAP





For more information, please contact:

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