

FOR LEASE

# 1401 GLENWOOD AVE

Minneapolis, MN



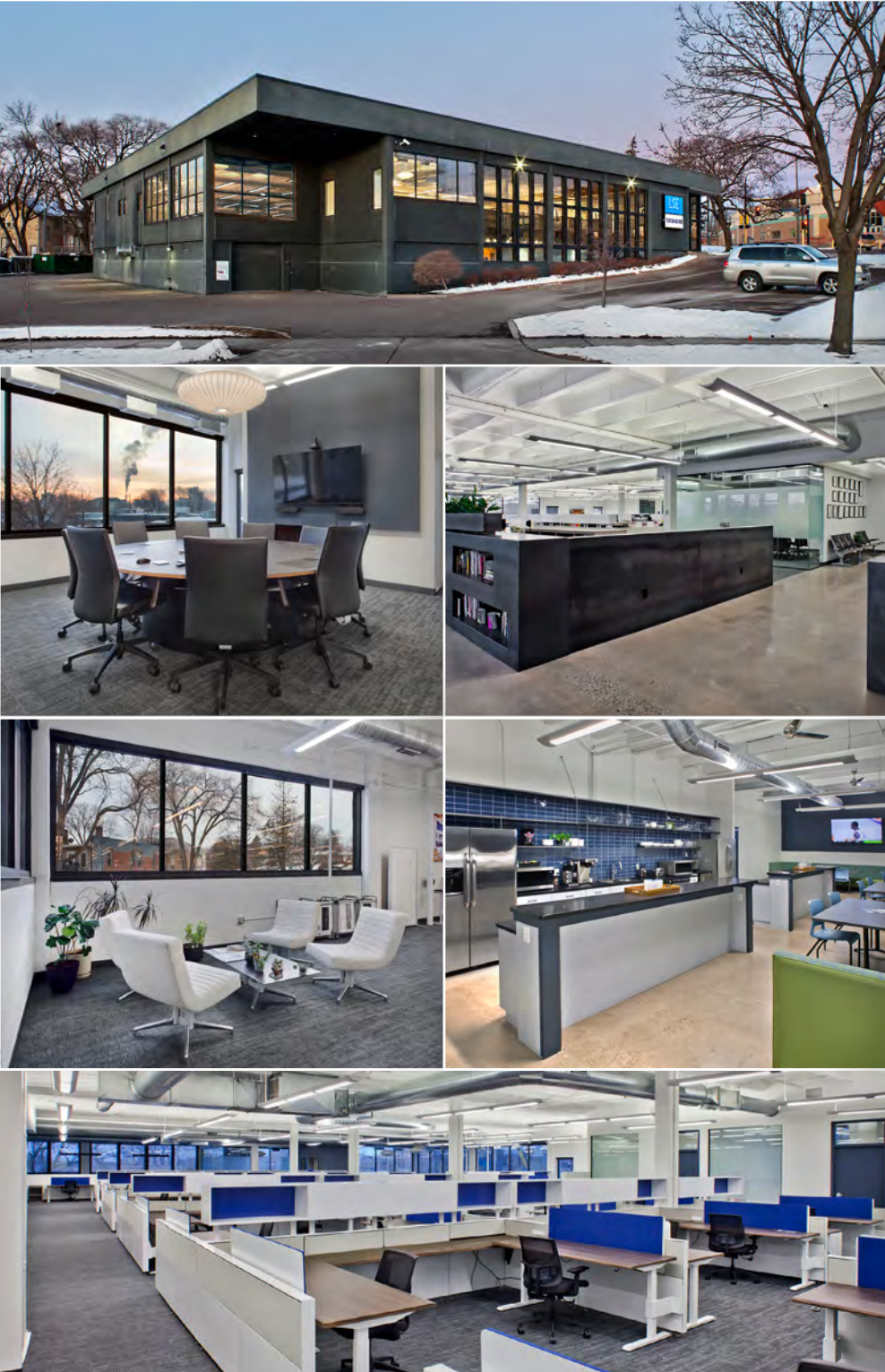
10,000 SF Available

 CUSHMAN &  
WAKEFIELD



# 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

BUILDING SIZE: 34,299 RSF

SPACE AVAILABLE:

Suite 100 (Office): 4,000 - 10,000 SF  
Warehouse Space: 4,000 SF (Non-  
Contiguous to Office 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 CONCEPT



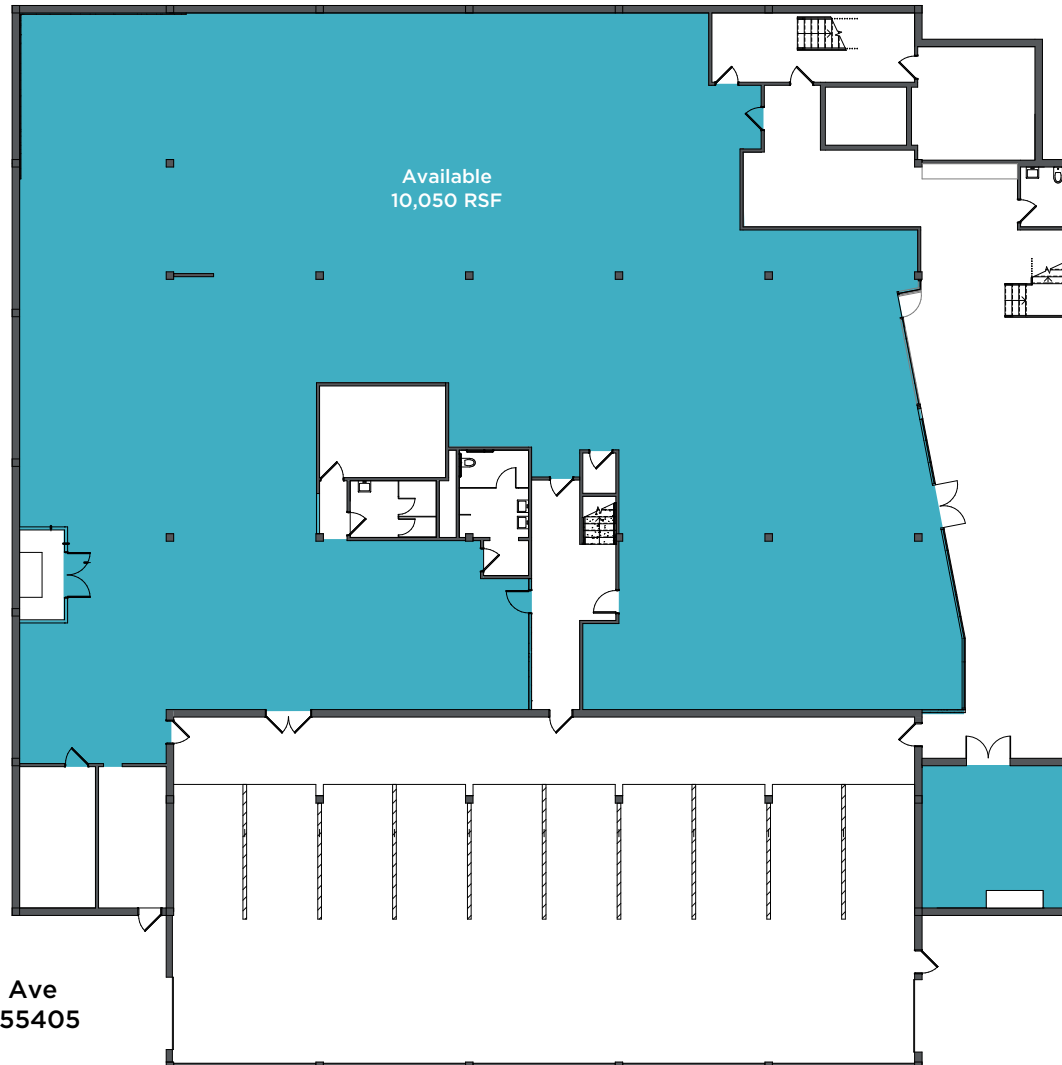


# FLOOR PLAN

LOWER LEVEL BUILDING



1401 Glenwood Ave



Available  
10,050 RSF

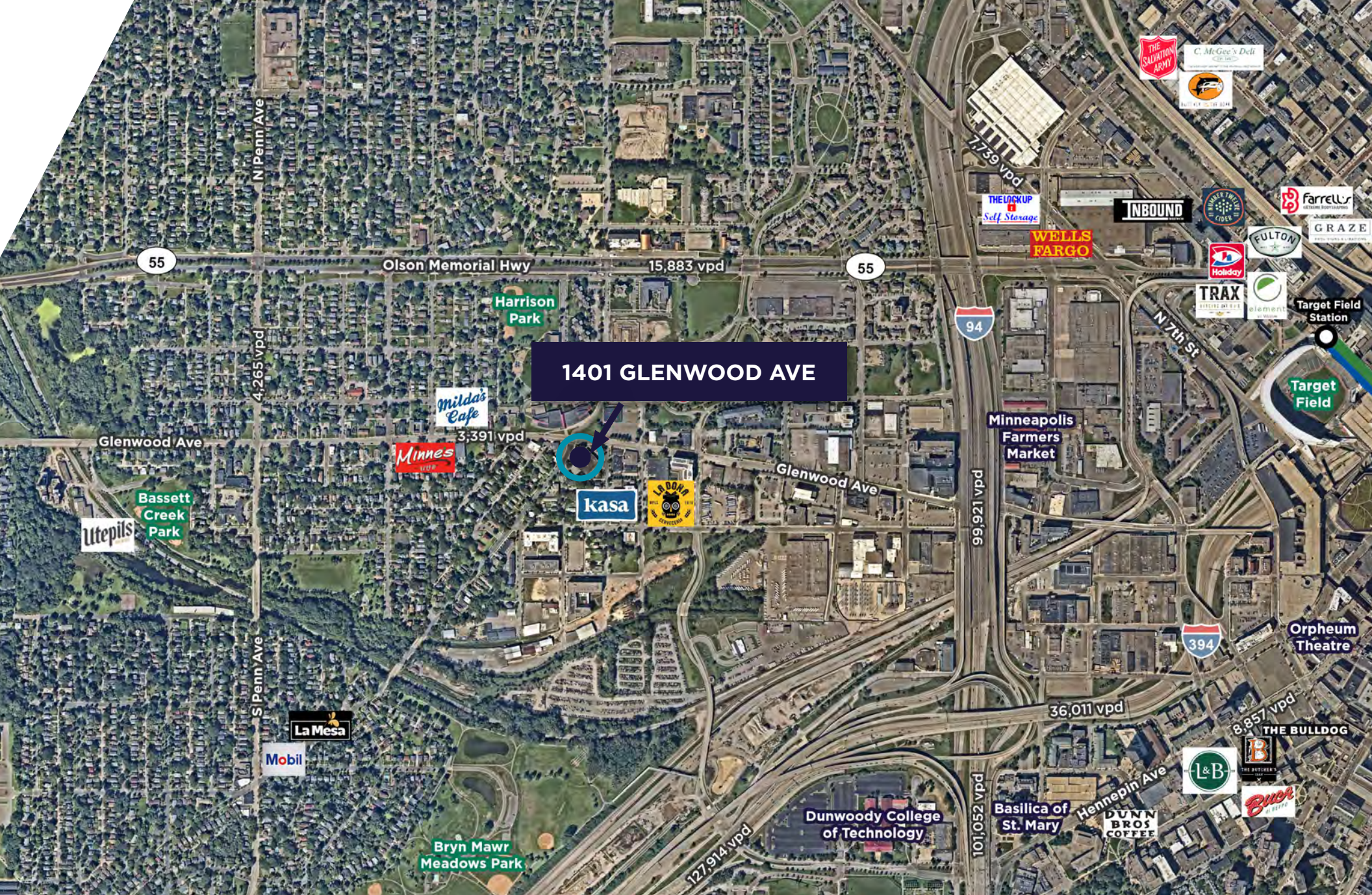
1401 Glenwood Ave  
Minneapolis, MN 55405



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AERIAL MAP





# AMENITIES MAP





**For more information, please contact:**

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