#### FOR LEASE 1401 GLENWOOD AVE

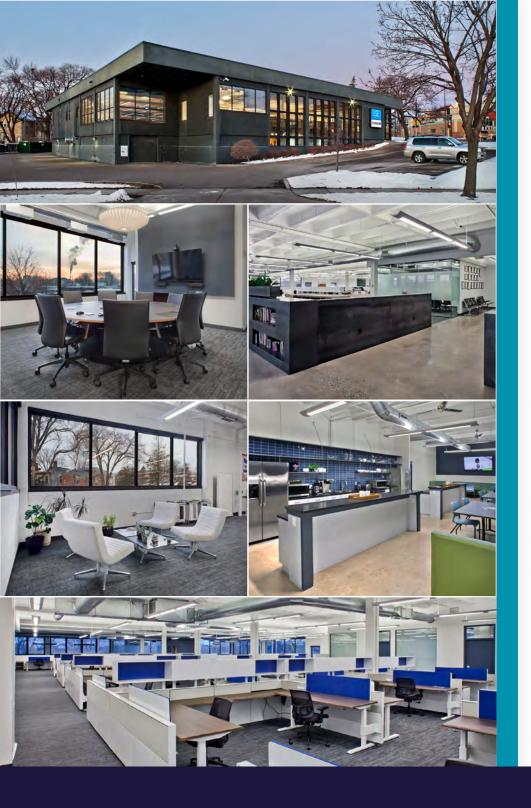
YOUR SIGNAGE HERE

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

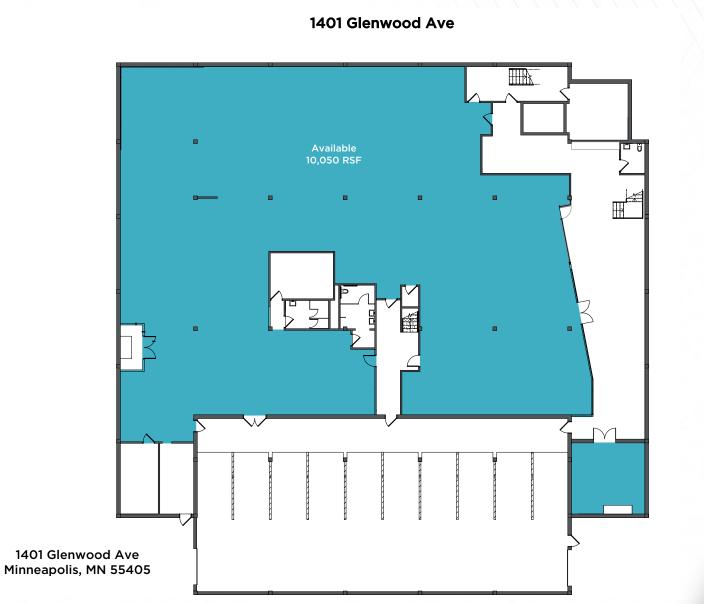
#### FIRST FLOOR CONCEPT





# **FLOOR PLAN**

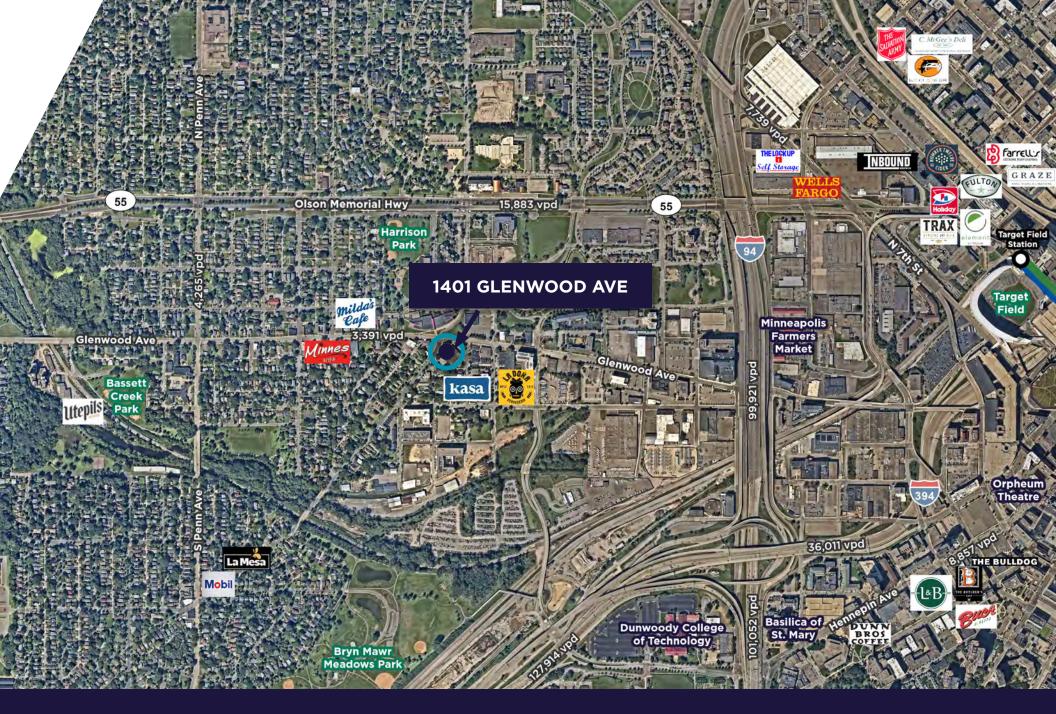
#### LOWER LEVEL BUILDING







# **AERIAL MAP**



# AMENITIES MAP





For more information, please contact:

Ryan Hampson Senior Associate +1 952 465 3309 ryan.hampson@cushwake.com Aaron Barnard, SIOR, CCIM Senior Director +1 952 465 3372 aaron.barnard@cushwake.com 3500 American Blvd West Bloomington, Minnesota 55431 +1 952 831 1000 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 REP-RESENTATION, EXPRESS OR IMPLIED, IS MADE AS TOTHE 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.