



2101-2111 NE BROADWAY

MINNEAPOLIS, MN

FOR LEASE



PROPERTY HIGHLIGHTS



VISIBILITY

Excellent visibility to
Broadway



ACCESS

Quick, direct access
to 35W



ECONOMICS

Low cost
space option



LOCATION

Highly centralized
location
in popular area



AMENITIES

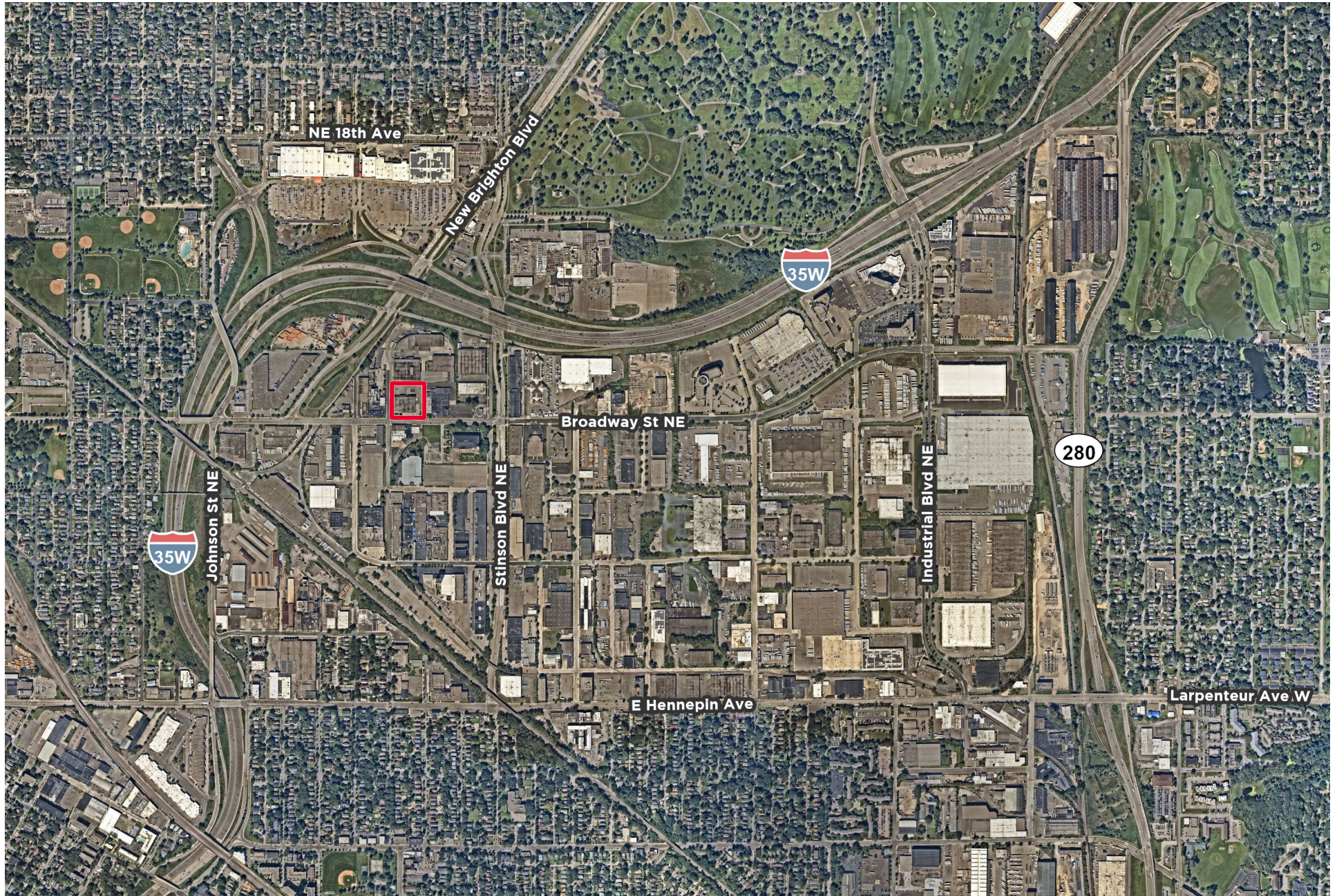
Many area amenities

PROPERTY INFORMATION

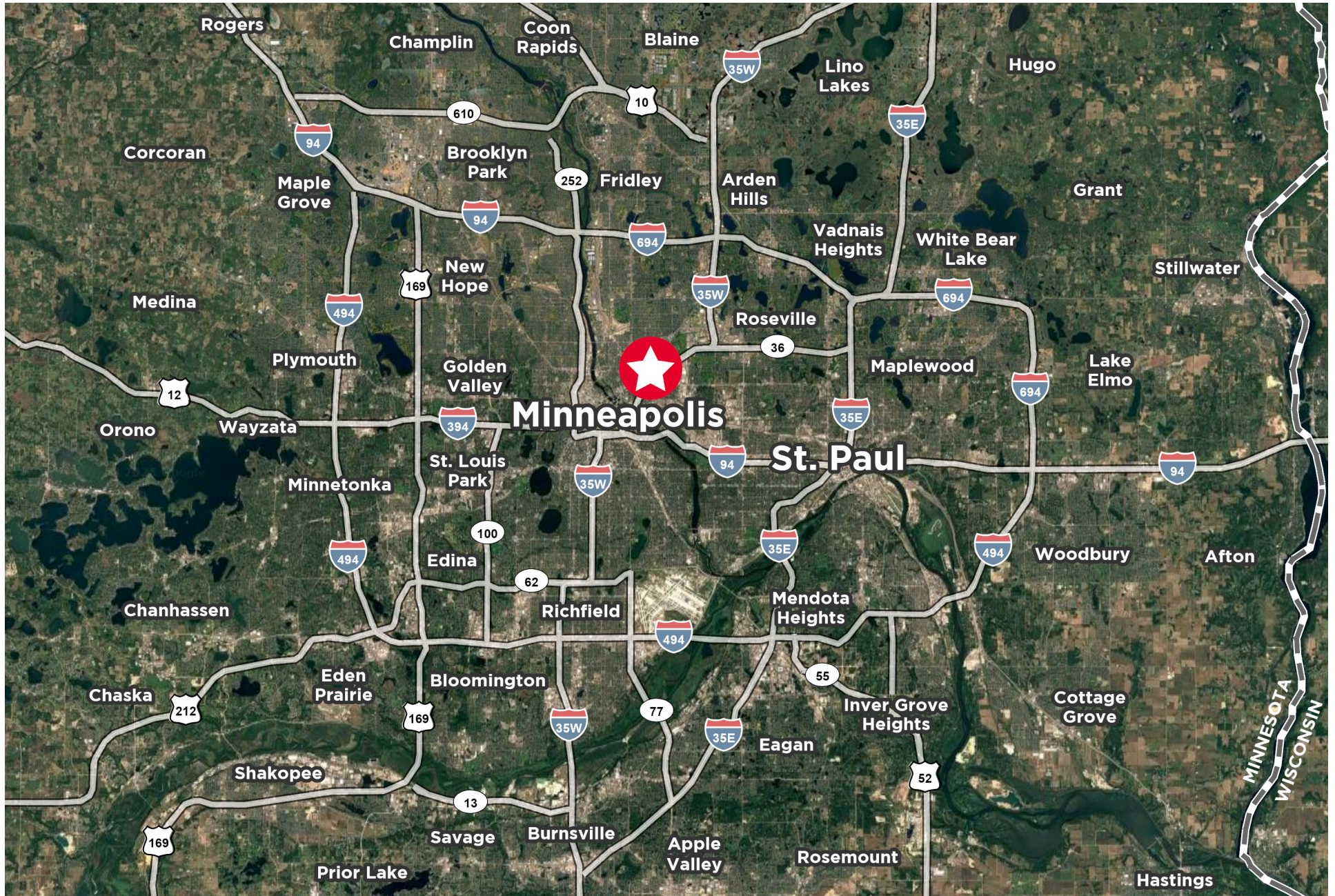
Size	58,000 SF
Available Space	29,400 SF
Lot	2.21 Acres
Loading	2 Dock Doors
Clear Height	13'
Year Built	1954
Power	
Sprinkler	No
Parking	34 Stalls
Floor Load Capacity	Dead Load: 229.2 Lbs PSF Live Load 179.2 Lbs PSF
Column Spacing	21'x 39'
Lease Rates	\$5.00 PSF
OPEX	\$0.77 PSF
RE Tax	\$2.15 PSF
Total	\$2.92 PSF



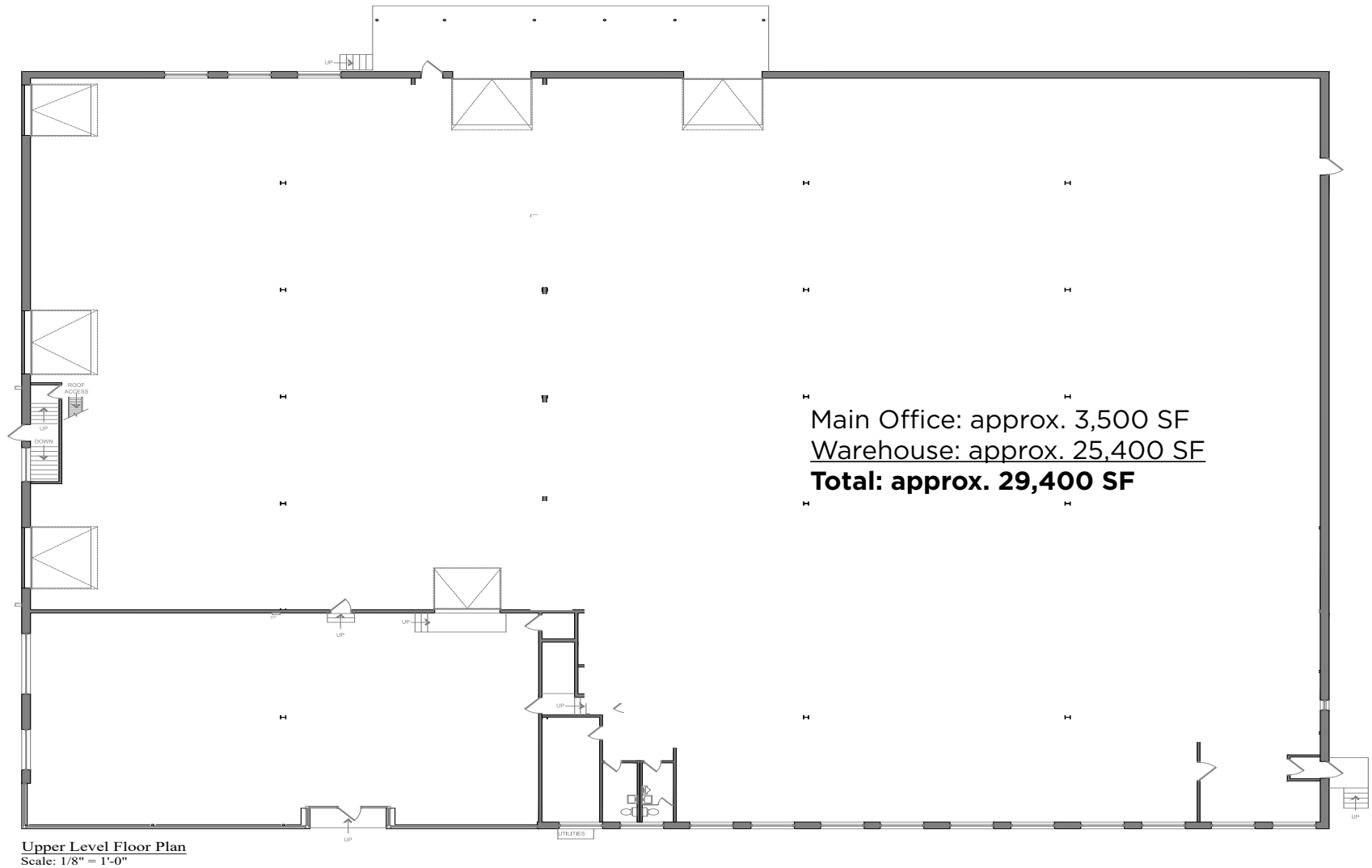
AERIALS



AERIALS



FLOOR PLAN



PHOTOS



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