

OFFICE / OFFICE SHOWROOM

FOR LEASE

TENANT INCENTIVE: 1 mo Gross Free Rent / Year of Lease Term

# 1401 GLENWOOD AVE

Minneapolis, MN

\$1.50/SF/Year Tenant Representation Fee



10,650 SF Available

BROKER INCENTIVE: \$10,000 Travel Voucher (for a 5-yr Lease Done by 12/31/2026)



# 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

## Suite 100

(Office/Office Showroom): 10,650 SF

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

[Virtual Tour](#)

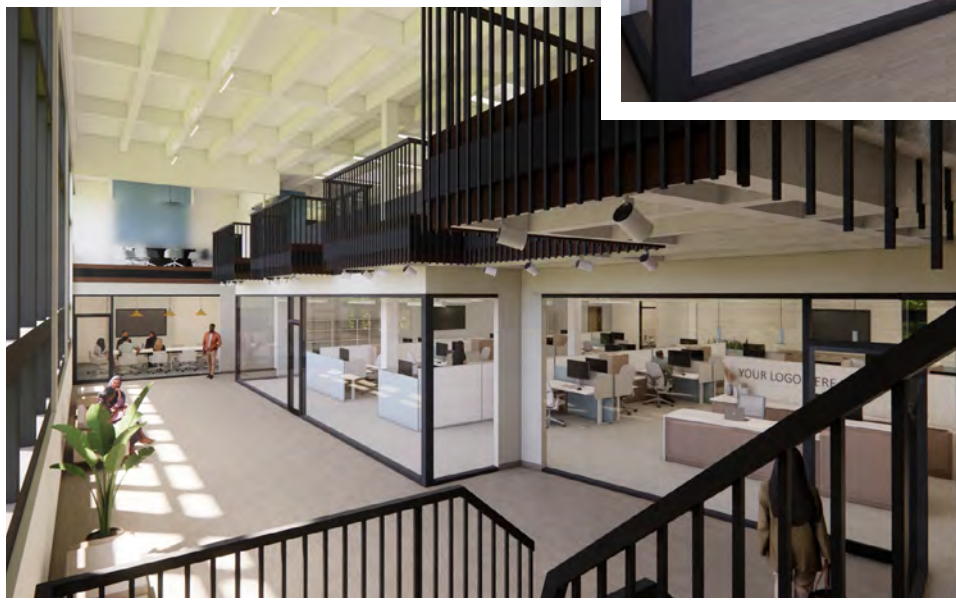
PARKING: Surface, Street & Enclosed Executive Parking

LEASE RATE: NEGOTIABLE

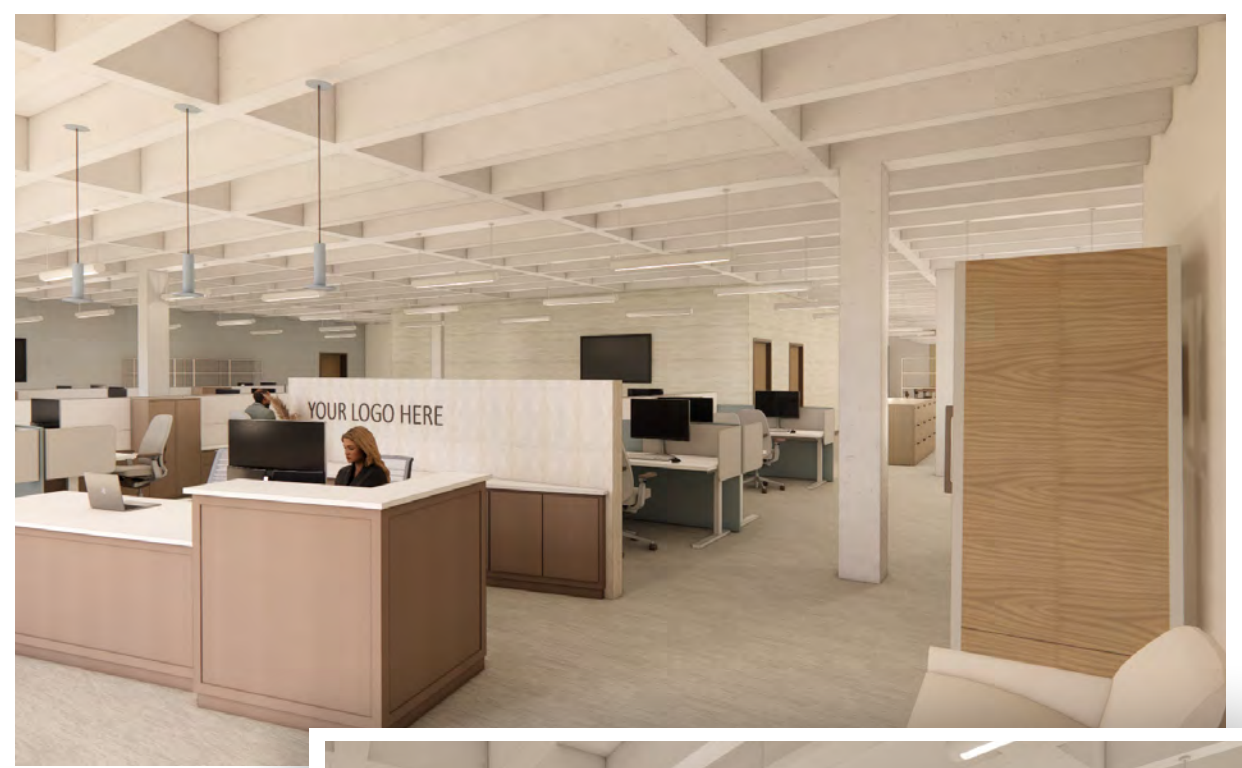
2026 ESTIMATED CAM &  
TAXES:

CAM: \$7.22 PSF  
TAX: \$4.23 PSF  
Total CAM/Tax: \$11.45 PSF

# FIRST FLOOR OFFICE CONCEPT



# FIRST FLOOR OFFICE CONCEPT




# CONCEPT

## LOWER LEVEL BUILDING

10,650 SF

[Virtual Tour](#)



 BUILDING COMMON AREA

0' 16' 32'

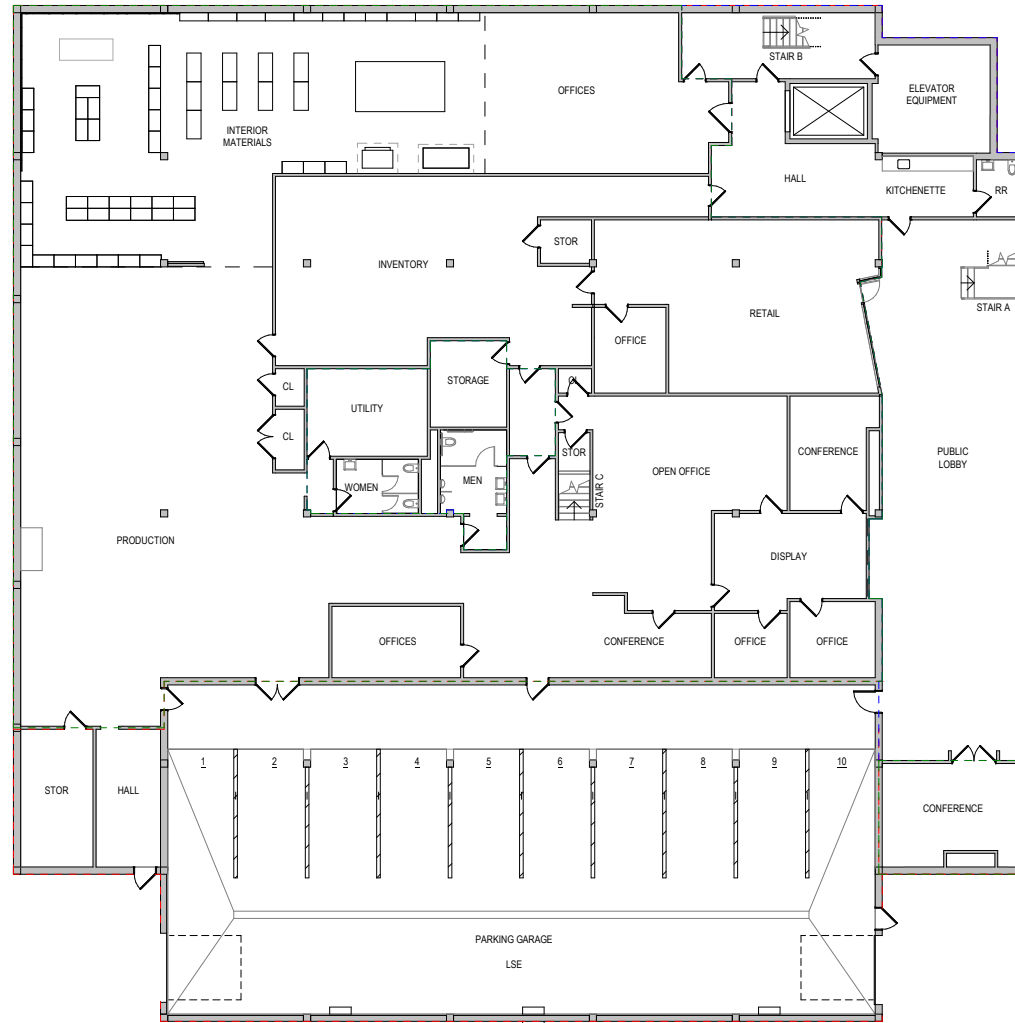


A graphical scale bar showing increments of 0, 16, and 32 feet.

# EXISTING CONDITIONS

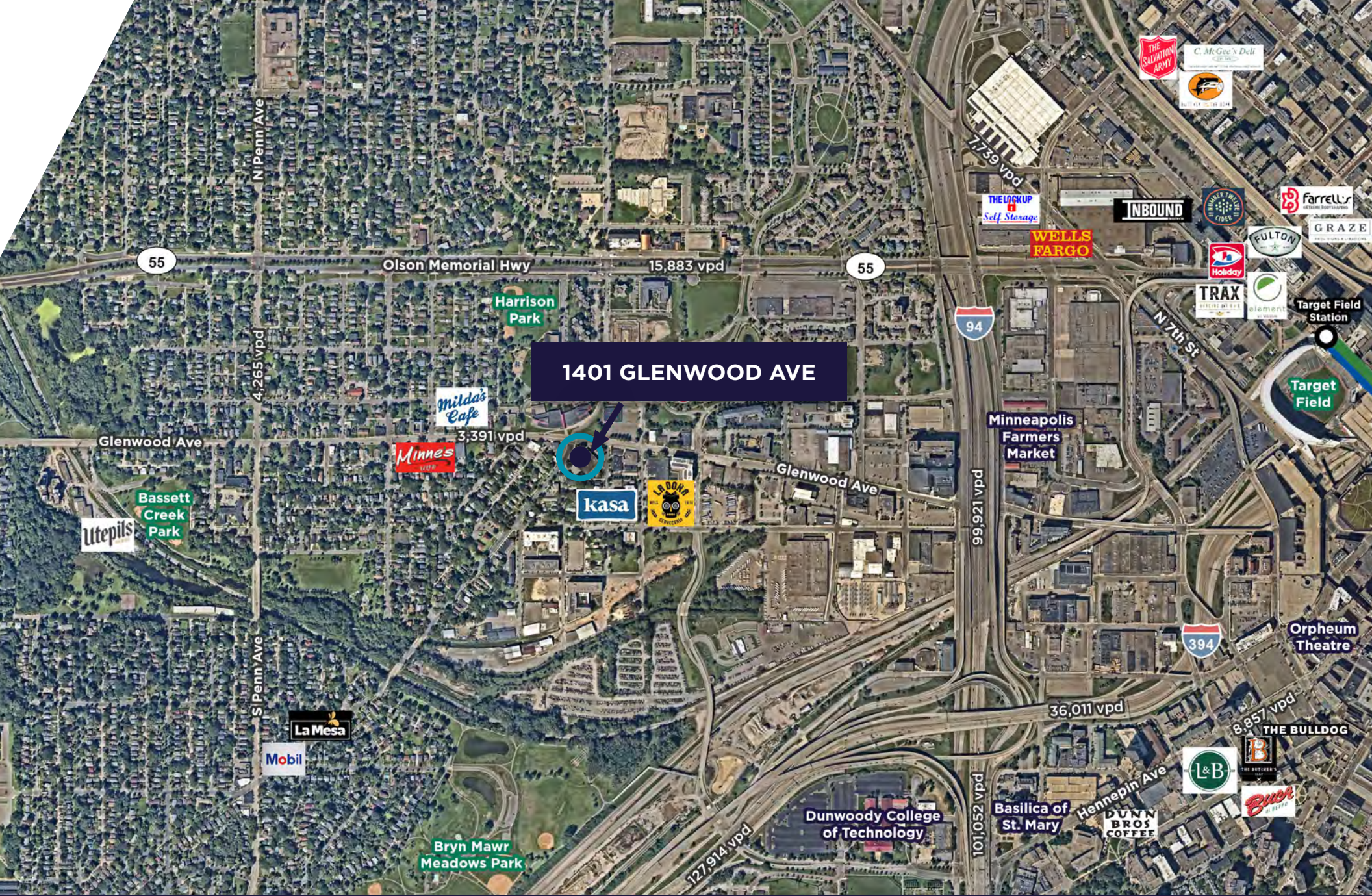
## LOWER LEVEL BUILDING

[Virtual Tour](#)





# AERIAL MAP



# AMENITIES MAP



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