

# OFFICE/RETAIL/INDUSTRIAL/FLEX FOR LEASE

211 St Anthony Parkway, Minneapolis, MN 55418



**AVAILABLE SF:** 3,012 - 6,457 SF

**LEASE RATE:** \$9.00 SF/Yr (MG)

**LOT SIZE:** 5.4 Acres

**BUILDING SIZE:** 66,000 SF

**BUILDING CLASS:** C

**YEAR BUILT:** 1954

**ZONING:** I2 - Medium Industrial District

**CROSS STREETS:** University Avenue NE

## PROPERTY OVERVIEW

The subject property is located at the corner of St. Anthony Parkway and University Avenue in the historic northeast Minneapolis area. Being close to University Avenue allows easy access to I-694 and I-35W. Northeast Minneapolis is a growing and popular area with restaurants, bars, micro-breweries, retail, industrial and office sites all close by. The building is a unique structure and has build-to-suit options. The space is split into two areas on two floors - the upper level is 3,445 sf and lower level is 3,012 sf.

## PROPERTY FEATURES

- Build-To-Suit options with tenant improvement allowances
- Flexible space - can be used as office, showroom, retail, restaurant, brewery, coffee shop, etc
- Private restrooms and kitchen/breakroom on each level
- Signage opportunities
- Phone/data/security cameras in place

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<b>STREET ADDRESS:</b>	211 St Anthony Parkway
<b>CITY, STATE, ZIP:</b>	Minneapolis, MN 55418
<b>COUNTY:</b>	Hennepin
<b>PROPERTY TYPE:</b>	Office, Retail, Showroom, Flex
<b>APN:</b>	0202924230046
<b>LOT SIZE:</b>	5.4 AC
<b>BUILDING CLASS:</b>	C
<b>ZONING:</b>	I2 - Medium Industrial District
<b>PARKING :</b>	Surface - Plentiful
<b>BUILDING FRONTAGE:</b>	St. Anthony Parkway
<b>CROSS STREETS:</b>	University Avenue NE
<b>YEAR BUILT:</b>	1954
<b>NUMBER OF STORIES:</b>	Main Level with Lower Level
<b>NEIGHBORS:</b>	56 Brewing Broken Clock Brewing Columbia Golf Club
<b>ACCESS:</b>	Close to I-694, I-94, I-35W Major Bus Lines



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Lease Rate:

\$9.00 SF/YR (MG)

Lease Type:

MG

Total Space

3,012 - 6,457 SF

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Main Level	Office/Retail	\$9.00 SF/YR	Modified Gross	3,445 - 6,457 SF	VACANT
Lower Level	Office/Retail	\$9.00 SF/YR	Modified Gross	3,012 - 6,457 SF	VACANT

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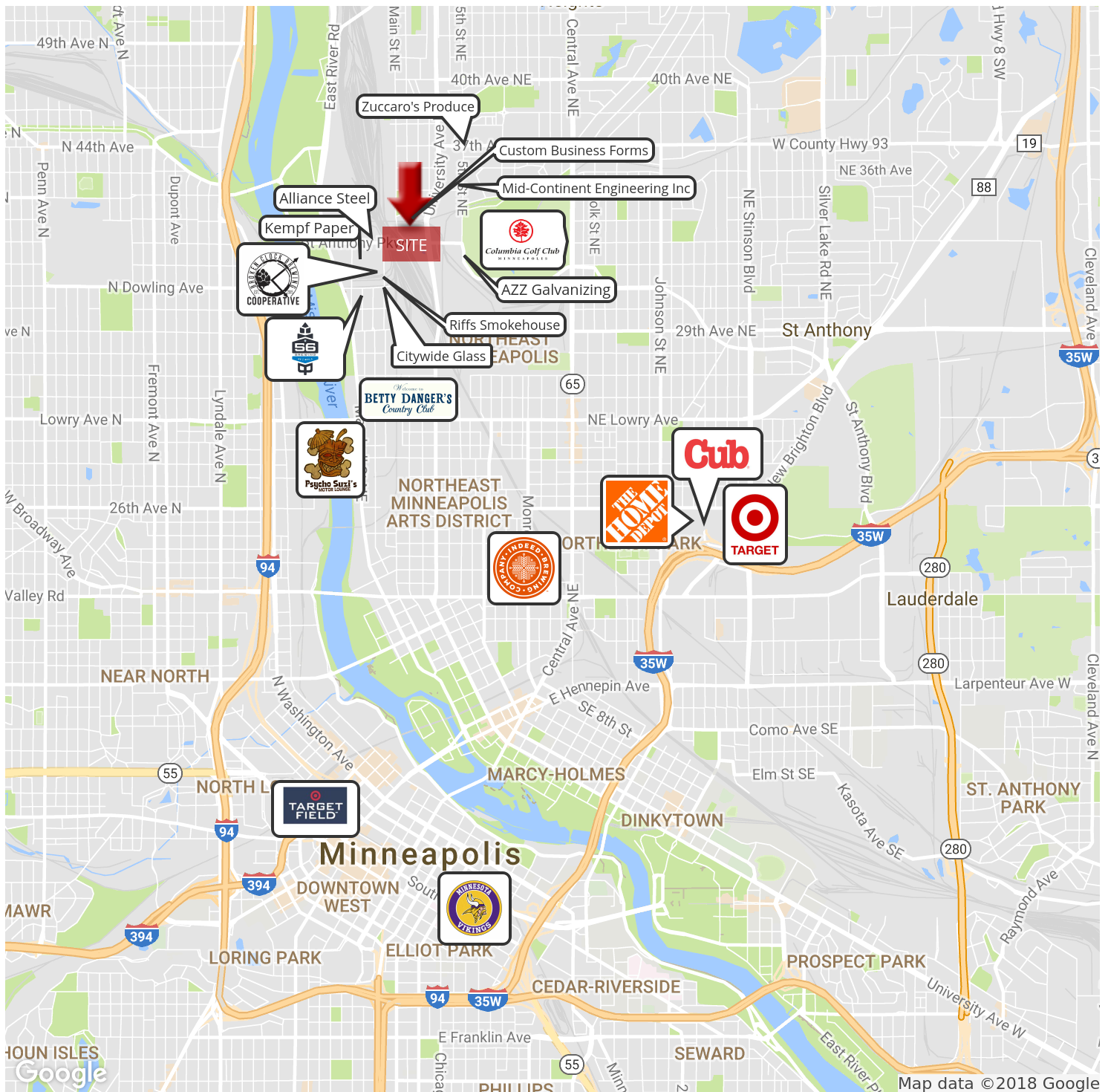
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,442	132,582	390,913
MEDIAN AGE	38.0	34.4	32.8
MEDIAN AGE (MALE)	38.0	33.9	32.5
MEDIAN AGE (FEMALE)	38.1	35.4	33.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,773	55,526	167,382
# OF PERSONS PER HH	2.2	2.4	2.3
AVERAGE HH INCOME	\$61,797	\$56,845	\$57,422
AVERAGE HOUSE VALUE	\$193,625	\$199,825	\$223,365

\* Demographic data derived from 2010 US Census

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