



FOR SALE OR LEASE



312 SOUTH 3RD STREET | MINNEAPOLIS, MN



# LOCATION

- Located in the East Town neighborhood of downtown Minneapolis which is comprised of Elliot Park, Downtown East and the Mill District.
- Neighborhood highlights include US Bank Stadium, Guthrie Theater, Wells Fargo Regional Headquarters and several green spaces including The Commons Park.
- Several new restaurants and retail options within walking distance.
- Bounded by the Minneapolis Central Business District on the west, the Mississippi riverfront to the north, Interstate-35W to the east, and Interstate-94 to the south.



# BUILDING FEATURES

**Building Size:**  
71,610 gross square feet  
67,212 rentable square feet

**Available space:**  
2 full floor opportunities  
Top 2 floors can be combined to 18,042 SF  
3,000 SF first floor vacancy off lobby

**Features:**  
Creative office space  
Excellent tenant or owner/user opportunity  
Signage and branding opportunities

**Lease Rates: \$13.00 - \$14.00 net  
\$10.25 tax and ops**

**Sale Price: \$7,750,000**





# TRANSIT & ACCESS

- Transit hub
- 1 block off lightrail system
- The most accessible neighborhood in the Minneapolis CBD - easy highway access and convenient ingress and egress
- Abundant nearby parking options including the Federal Courthouse & Gateway parking ramps
- Near *Nice Ride* stations & several bike lanes
- Direct access to skyway system
- Walking distance to Mississippi River trails and several green spaces







 **TRANSWESTERN**<sup>®</sup>

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**312 SOUTH**

