

# OFFICE SPACE FOR LEASE



## 2112 Broadway

2112 Broadway Street NE, Minneapolis, MN 55413

### BUILDING HIGHLIGHTS

Two (2) Story - NE Minneapolis Creative Office Building

Available Suites from 650 SF - 1,700 SF

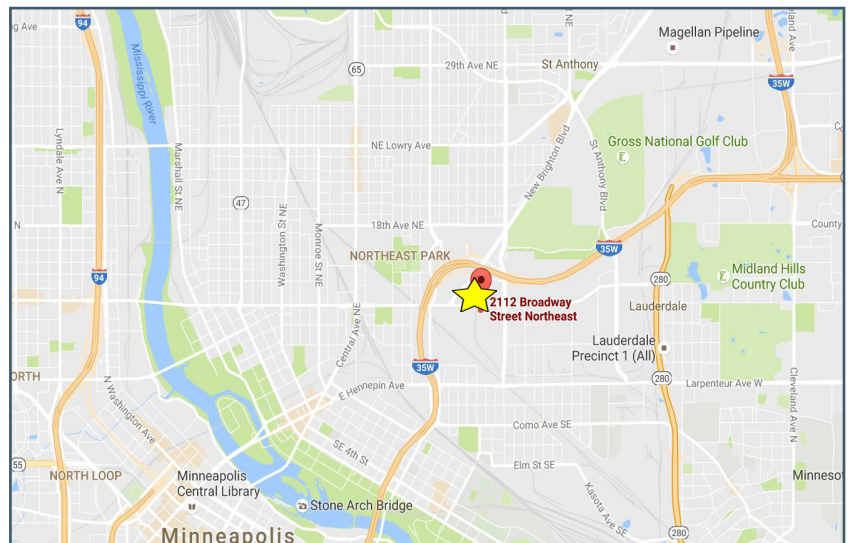
Lease Rate - \$12 - \$13 PSF Net

Estimated CAM/Tax - \$6.43 PSF

Located on Broadway Street, a highly utilized thoroughfare linking three major thoroughfares

Convenient access to I-35W, Highway 280, Highway 36 and Downtown Minneapolis

High ceilings and lots of natural light



\*This information is obtained from sources deemed reliable. We cannot be responsible for any inaccuracies.



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Building Address	2112 Broadway Street NE Minneapolis, MN 55413		
Rentable Area	59,305 Square Feet		
Lot Size	1.43 Acres		
Availability	Suite 10 - 1,189 SF (lower level/storage) Suite 130 - 597 SF (available 5/1/19) Suite 140 - 1,108 SF Suite 155 - 653 SF Suite 200 - 1,183 SF Suite 225 - 663 SF (available 11/1/19) Suite 230 - 1,689 SF (available 6/1/19)		
Original Construction Date	1932		
Floors	Two		
Zoning	I2: Medium Industrial District		
Lease Rates	\$12 - \$13 PSF Net		
Operating Expenses	CAM	\$4.37 PSF	
	TAX	\$1.92 PSF	
	<u>INSURANCE</u>	<u>\$0.14 PSF</u>	
	TOTAL	\$6.43 PSF (estimated 2019)	
Parking	Ample tenant and guest parking available in the on-site surface lot. Parking ratio 2/1,000.		



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