

OFFICE/FLEX SPACE

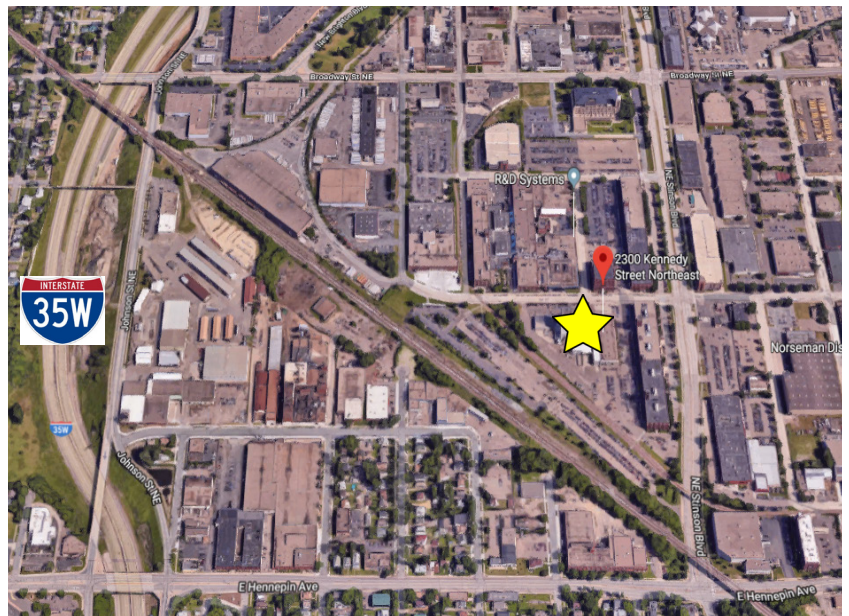


2300 KENNEDY STREET

2300 Kennedy Street NE, Minneapolis, MN 55413

BUILDING HIGHLIGHTS

- Suites available up to 24,000 SF
- Storage space available - 1,314 SF
- Easy access to I-35W, Stinson Boulevard, and the University of Minnesota - Twin Cities Campus
- Office/flex, studio and storage suites available
- Ample on-site tenant and guest parking
- Convenient location near popular restaurants, retail shops, coffeehouses and Metro Transit stations
- Equipped with loading docks, freight elevators and high speed internet



**Schafer
Richardson**

900 North Third Street, Minneapolis, MN 55401

MIKE OLSON

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2300 KENNEDY STREET NE

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Building Address	2300 Kennedy Street NE, Minneapolis, MN 55413	
Suites Available	110 - 24,000 SF (office and/or warehouse) - divisible 200/201 - 2,667 SF 203/205 - 5,726 SF 240 - 1,129 SF 250 - 1,860 SF	
Storage Suite	50 - 1,314 SF @ \$10.00 PSF Gross	
Ceiling Heights	Vary from 10-12 Feet	
Office Lease Rates	\$12.00 - \$14 .00 PSF Net	
Warehouse Lease Rate	\$4.50 PSF Net	
Operating Expenses*	CAM	\$4.59 PSF
	TAX	\$1.62 PSF
	<u>INS.</u>	<u>\$0.18 PSF</u>
	TOTAL	\$6.39 PSF (2019 est.)

*Call for details on Warehouse Operating Expenses

Parking Ample tenant and guest parking available in the on-site surface lot



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SITE PLAN

