

# UNIVERSITY INDUSTRIAL PARK II

MINNEAPOLIS  
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1800 Elm St SE  
Minneapolis, MN 55414



FOR LEASE

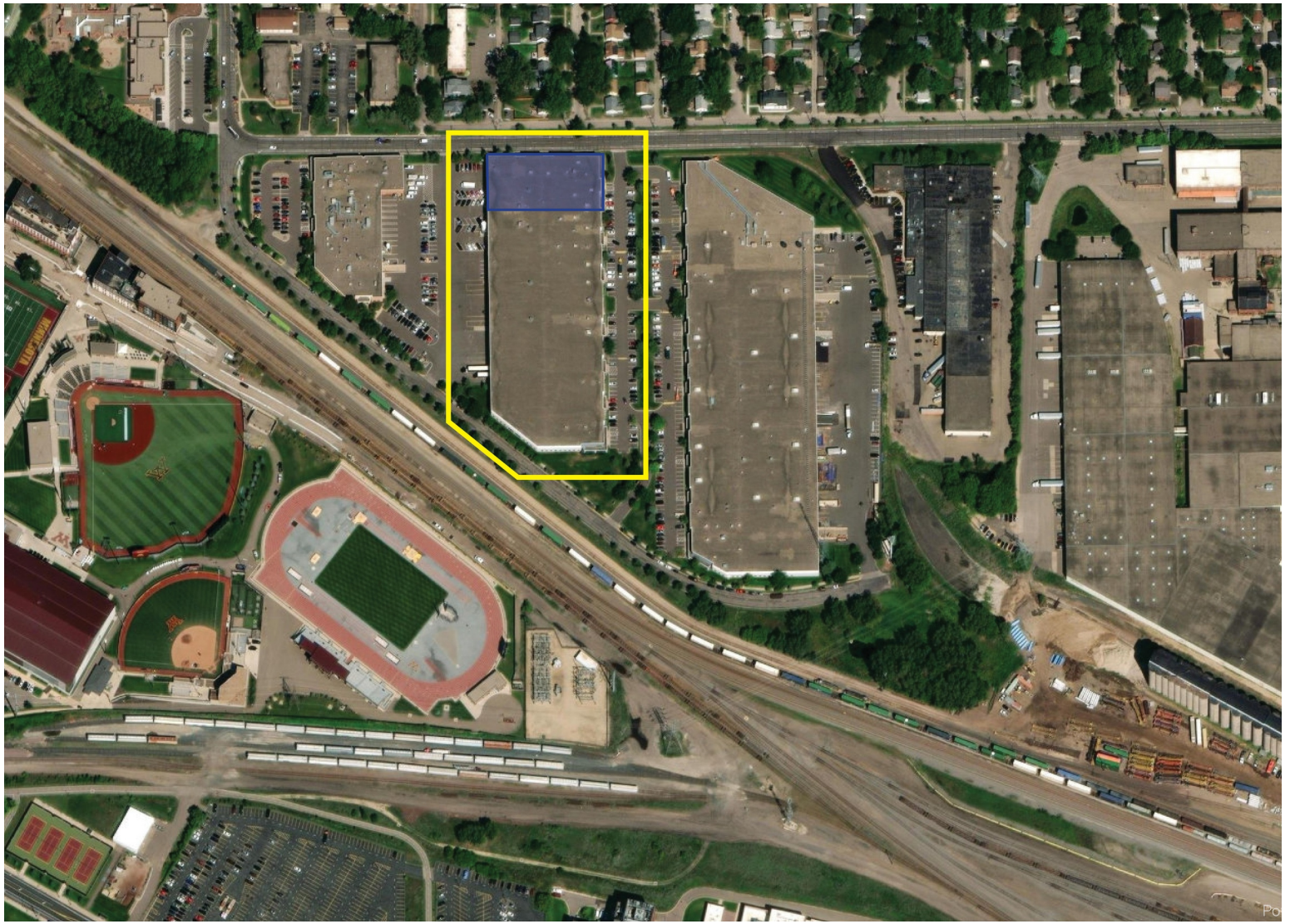
Suite 1800

29,634 SF



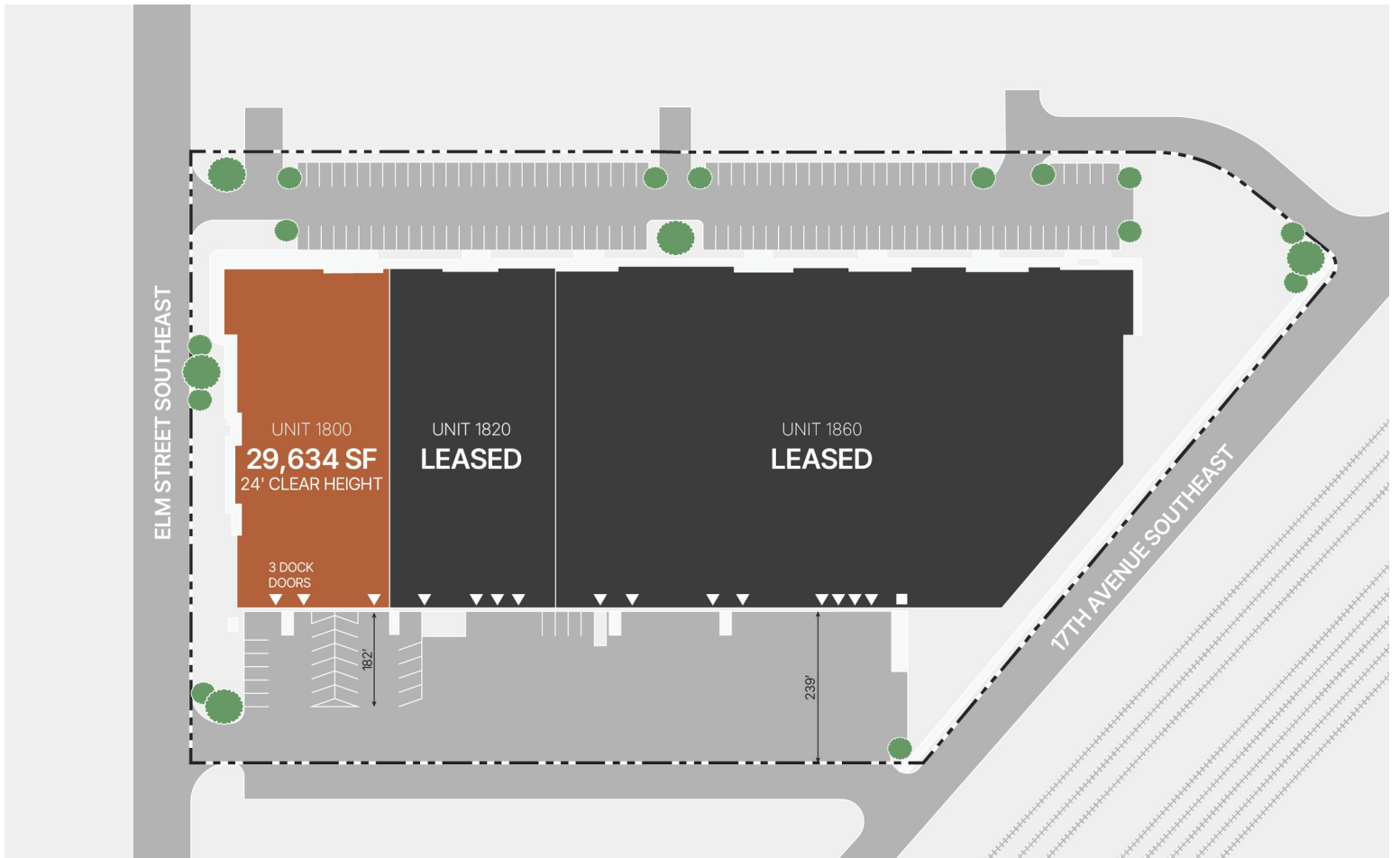
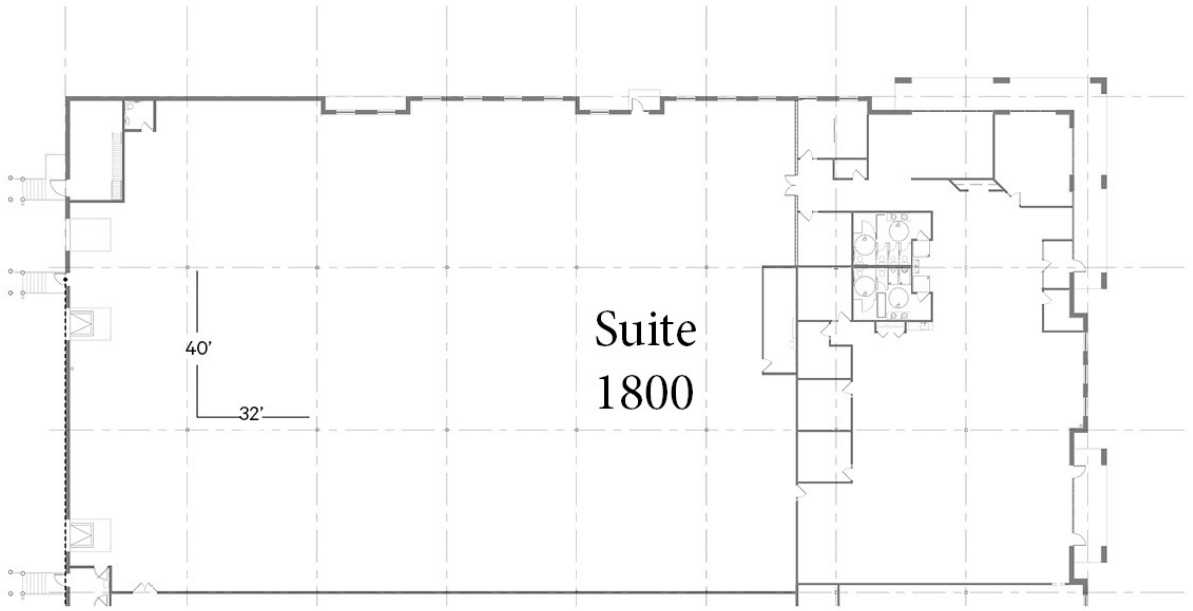
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**CBRE**



# SPECIFICATIONS

Total Building SF	156,513 SF Suite 1800	Columns	40'w x 32'd
Available SF	29,634 SF	Building Depth	256'
Office SF	7,432 SF (will reduce)	Net Rental Rates	Negotiable
Loading	3 docks, 2 levelers (ability to add more)	2025 (est.) Expenses	\$2.77 PSF RE Taxes \$1.44 PSF Op. Exp. \$4.21 PSF Total
Year Built	1999	High image office warehouse location immediately north of the University of Minnesota	
Power	400A, 480V (ability to access add'l 800A)	Easy access to Highway 280/I-94/I-35W	
Zoning	PUD	100% air-conditioned	
Sprinkler	ESFR	End cap unit	
Clear Height	24'		



# CONTACT INFORMATION

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