

# FOR LEASE

**"THE RUNE" - 317 BROADWAY ST  
ALEXANDRIA, MN 56308,**



**NORTH STAR**  
**COMMERCIAL**  
REAL ESTATE ADVISORS



**SCOTT NAASZ**  
D: 612.662.4442  
M: 612.819.8285  
[scott@northstarexperts.com](mailto:scott@northstarexperts.com)

**KATIE MILBRANDT**  
D: 952.260.0330  
M: 952.800.7523  
[Katie@northstarexperts.com](mailto:Katie@northstarexperts.com)

# EXECUTIVE SUMMARY



## ABOUT THE PROPERTY

### \*Premier Retail Spaces Available\*

Welcome to The Rune, Alexandria's most anticipated mixed-use development, strategically located at 317 Broadway Street in the heart of downtown. This four-story, Class A property offers a dynamic blend of upscale residential living and premium commercial spaces, designed to elevate both lifestyle and business in one of Minnesota's most vibrant small cities.

Each space boasts high ceilings, expansive storefront windows, and customizable layouts to suit a variety of retail or professional needs.

### Prime Downtown Location

Positioned on vibrant Broadway Street, The Rune delivers unmatched visibility, foot traffic, and access to Alexandria's thriving downtown district. This location is part of a bustling commercial corridor, with an average daily traffic count of 18,200 vehicles, including 1,050 heavy commercial trucks, ensuring a steady flow of potential customers.

The area is a hub for both locals and tourists, featuring attractions like the Central Lakes Trail, Lake Agnes, and a variety of dining and shopping options.

## PROPERTY HIGHLIGHTS:

- Premier Retail Spaces Available
- Unbeatable Location on Broadway Street
- High-End Design & Finishes
- Customizable Layouts - Spaces can be configured to meet your unique business needs—including expansion opportunities.
- Built-In Foot Traffic - Part of The Rune's 4-story mixed-use development with 72 luxury apartments above, driving daily walk-ins and visibility.
- Surrounded by Local Hotspots

### LEASE PRICE

Negotiable

### CAM & TAX

TBD

### PARKING

Large parking lot

### LEASEABLE SQ FT

**Space A:** 2,565 sq ft, with the potential to expand by an additional 811 sq ft, totaling 3,376 sq ft.

**Space B:** 3,000 sq ft

**Space C:** 2,114 sq ft

**Combined Option:** Spaces B & C can be merged for a total of 5,114 sq ft

### PID

63-1046-000



# SPACE A

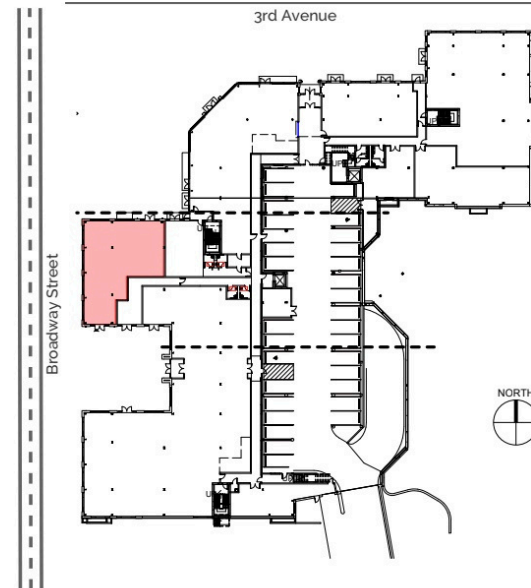
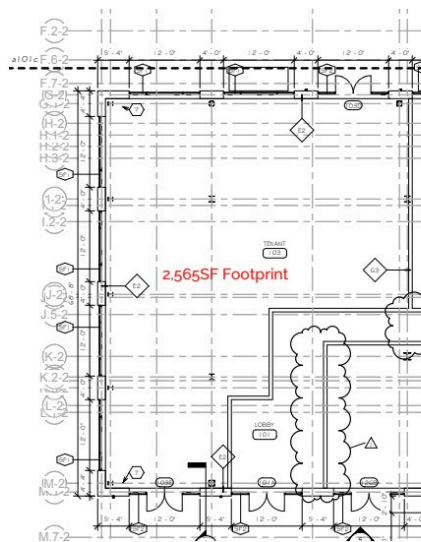
2,565 sq ft, with the potential to expand  
by an additional 811 sq ft, totaling 3,376 sq ft



View from NE (3rd Ave and Broadway intersection)



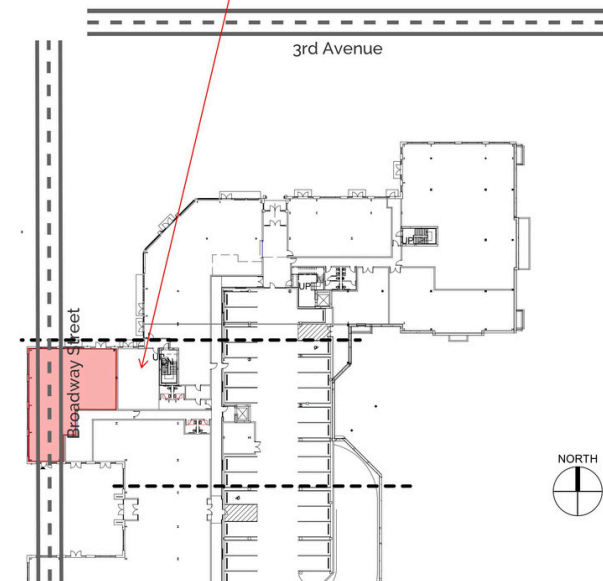
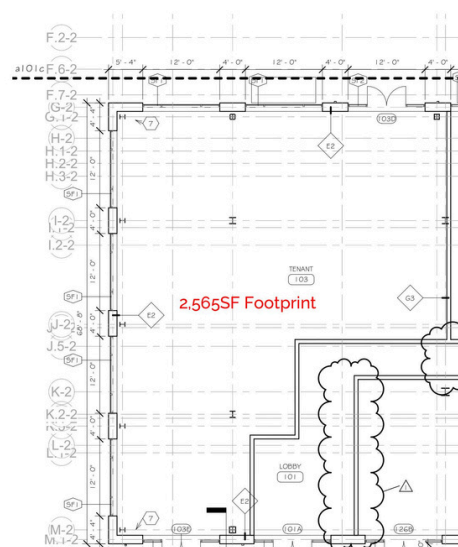
View from SW on Broadway



We can combine this space with the adjacent suite and have a combined 2565 SF + 811 SF for a total of 3376 SF. This would be the most visible location.



View from NE (3rd Ave and Broadway intersection)

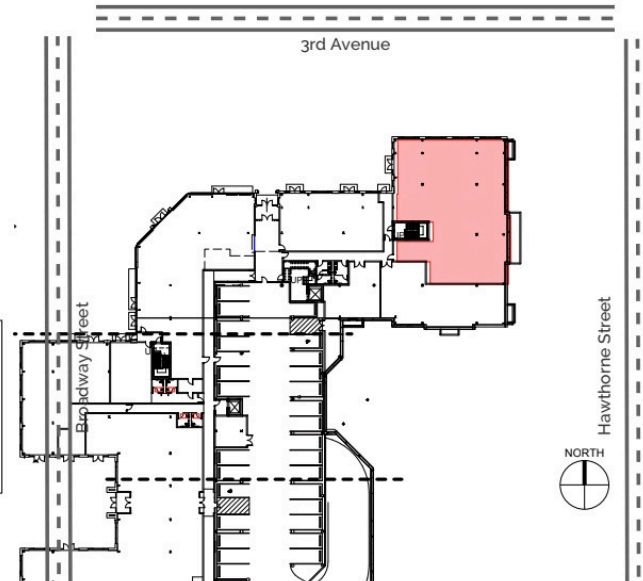
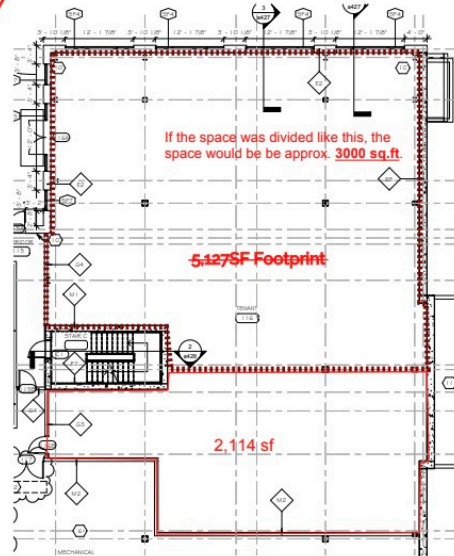


# SPACE B & C

Space B | 3000 sq ft  
 Space C | 2114 sq ft  
 Combined | 5114 sq ft



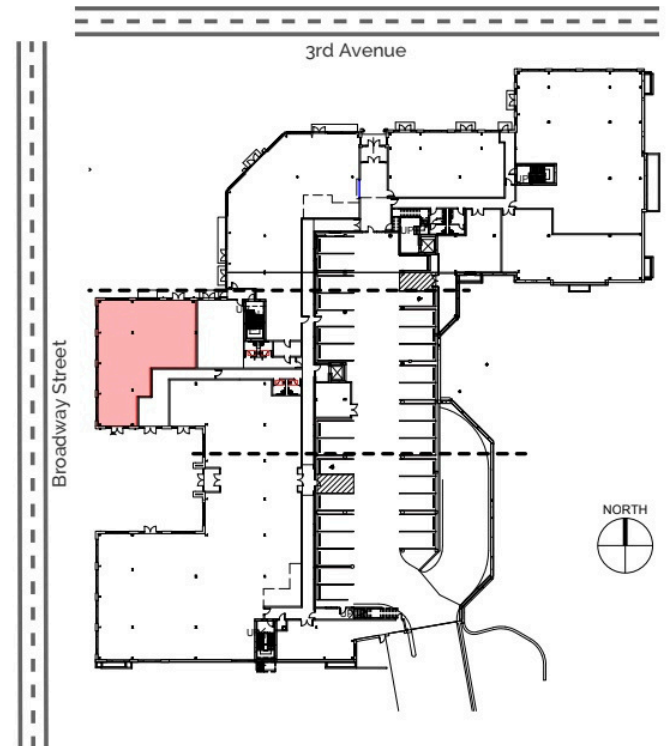
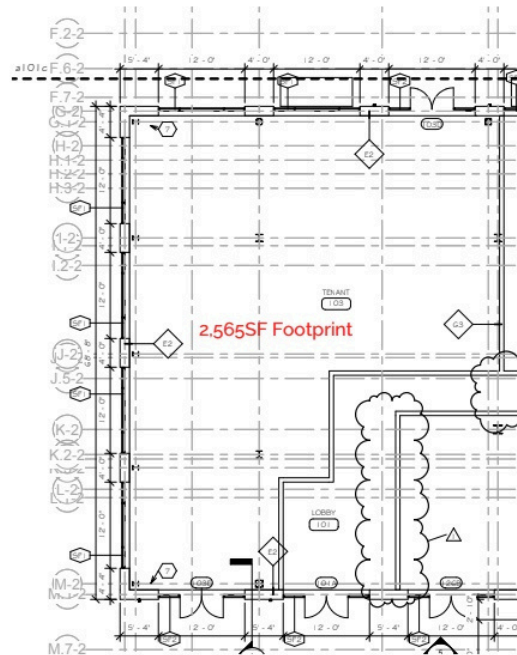
View from NW - 3rd Ave and Broadway intersection



View from NE (3rd Ave and Broadway intersection)

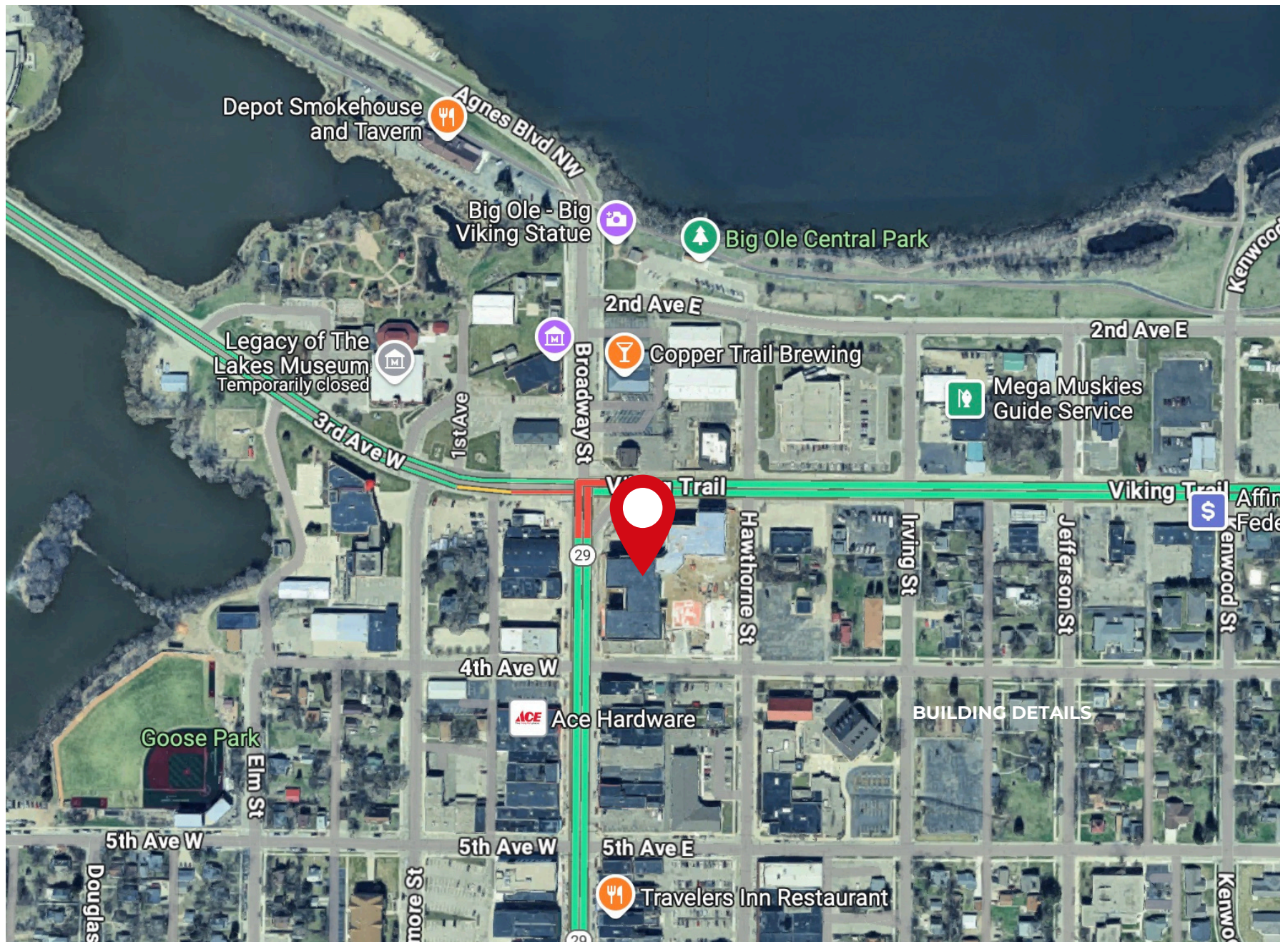


View from SW on Broadway





\_\_\_\_\_



# DISCLAIMER



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates, and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as a substitute for any legal, accounting, investment, real estate, tax, or other professional advice, consultation, or service. The user of this software should consult with a professional in the respective legal, accounting, tax, or other professional areas before making any decisions.