



OFFICE/FLEX
SPACE FOR LEASE

2300 KENNEDY STREET NE MINNEAPOLIS, MN 55413



2300 KENNEDY



THE HIGHLIGHTS



Schafer
Richardson®

BUILDING FEATURES

- Office/flex building located in Northeast Minneapolis
- Easy access to I-25W, Stinson Boulevard, and the University of Minnesota - Twin Cities Campus
- Suite 205 - 5,726
Suite 230 - 2,523
- Ample on-site tenant and guest parking
- Unique spaces with high ceilings and original wood floors
- Renovated in 2022
- Equipped with loading docks, freight elevators, and high speed internet

LOCATION FEATURES

- Convenient location near popular restaurants, retail shops, coffeehouses, breweries, and Metro Transit stations
- Located in a high-employment area with 10,000+ workers within walking distance, the property is ideal for office, creative, nonprofit, or light industrial users
- Situated within a redeveloped historic industrial corridor, the property offers authentic brick-and-timber character and a distinctive identity for tenants
- Northeast Minneapolis is widely recognized as the creative heart of the city and a hub for innovative companies and organizations



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BROADWAY STREET

FALLING KNIFE BREWING

Lauderdale



NORSEMAN DISTILLERY



TO NORTHEAST MINNEAPOLIS

STEADY POUR

INSIGHT BREWING & TAPROOM

HENNEPIN AVENUE

TO ST PAUL



COMO AVENUE

DINKYTOWN

TO DOWNTOWN MINNEAPOLIS

HUNTINGTON BANK STADIUM



Located in the heart of Northeast Minneapolis, 2300 Kennedy is a character-rich, historic building featuring original wood floors, unique and flexible spaces, and abundant natural light, blending vintage industrial charm with an inspiring, creative atmosphere.





**CONVENIENT
LOCATION**



\$10 - \$12
LEASE RATE (NET PSF)



\$14.13
TAX/OPS (PSF)

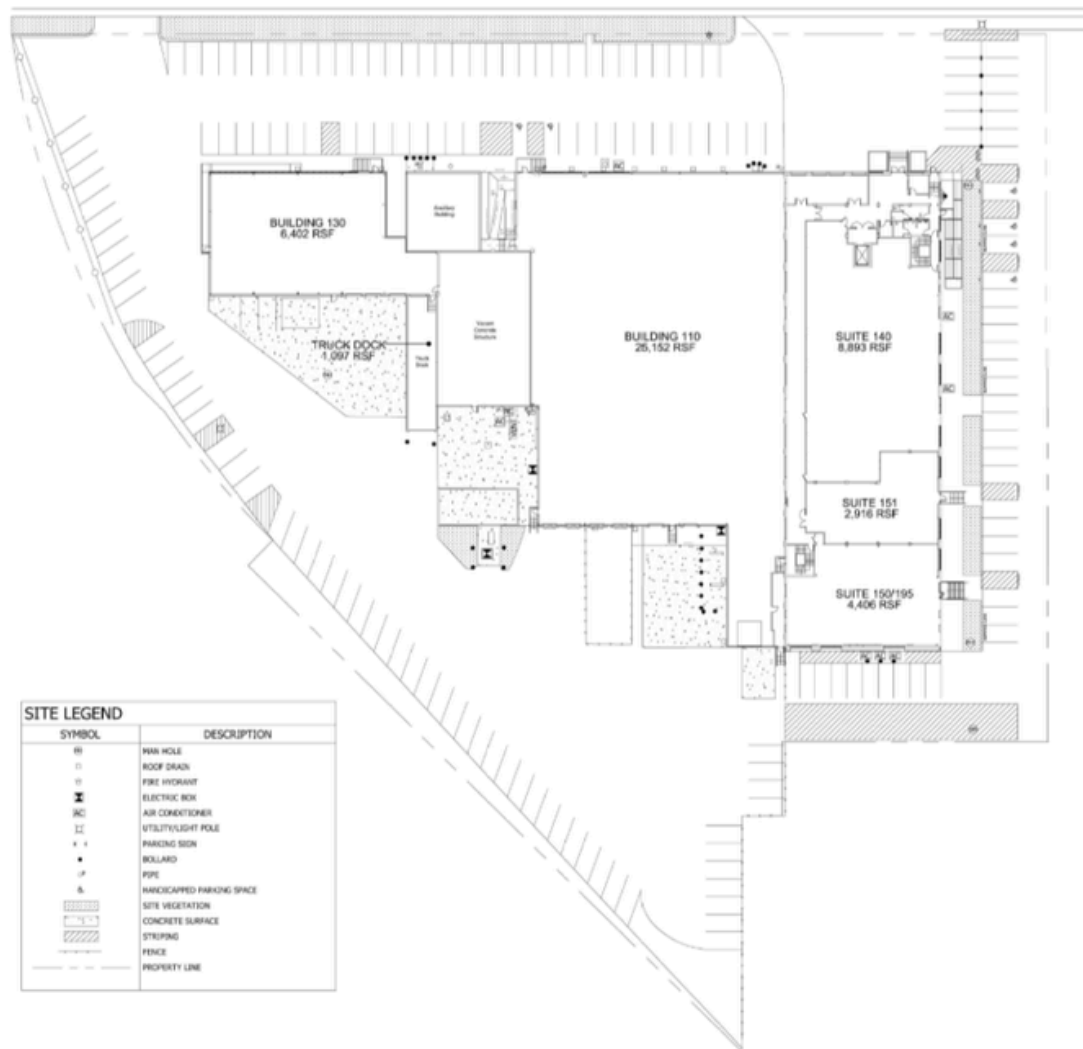


2,500 - 5,700 SF
SUITE SIZES



**LARGE FREE
PARKING LOT**

SITE PLAN



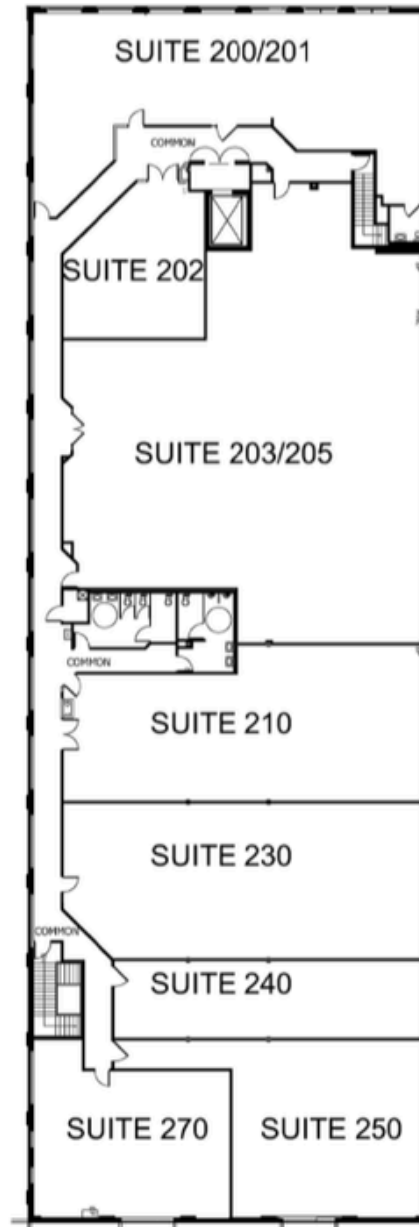
SITE LEGEND	
SYMBOL	DESCRIPTION
(M)	MAN HOLE
(R)	ROOF DRAIN
(H)	FIRE HYDRANT
(E)	ELECTRIC BOX
(AC)	AIR CONDITIONER
(U)	UTILITY LIGHT POLE
(P)	PARKING SIGN
(B)	BOLLARD
(P)	PIPE
(S)	HANDICAPPED PARKING SPACE
(V)	SITE VEGETATION
(C)	CONCRETE SURFACE
(S)	STRIPING
(F)	FENCE
(P)	PROPERTY LINE



901 North Third Street, Suite 100, Minneapolis, MN

MIKE OLSON
 612-359-5843
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 www.sr-re.com

SECOND FLOOR PLAN



Lower level storage also available:

- Suite 50
- 1,335 SF
- \$10 PSF Gross



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