

SKYLINE BUSINESS CENTER

MINNEAPOLIS
MIDWAY

1701-1719 Broadway St
Minneapolis, MN 55413



FOR LEASE

4,686 - 32,505 SF



LEASED BY





PROPERTY OVERVIEW

Skyline Business Center is a 141,087 SF Office/Warehouse building primely located in the Mid-city Industrial pocket. Featuring immediate access to I-35W, and close proximity to Hwy 280, E Hennepin Ave and Johnson St NE.

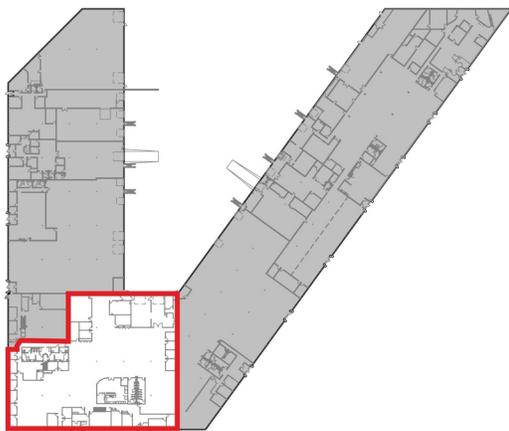
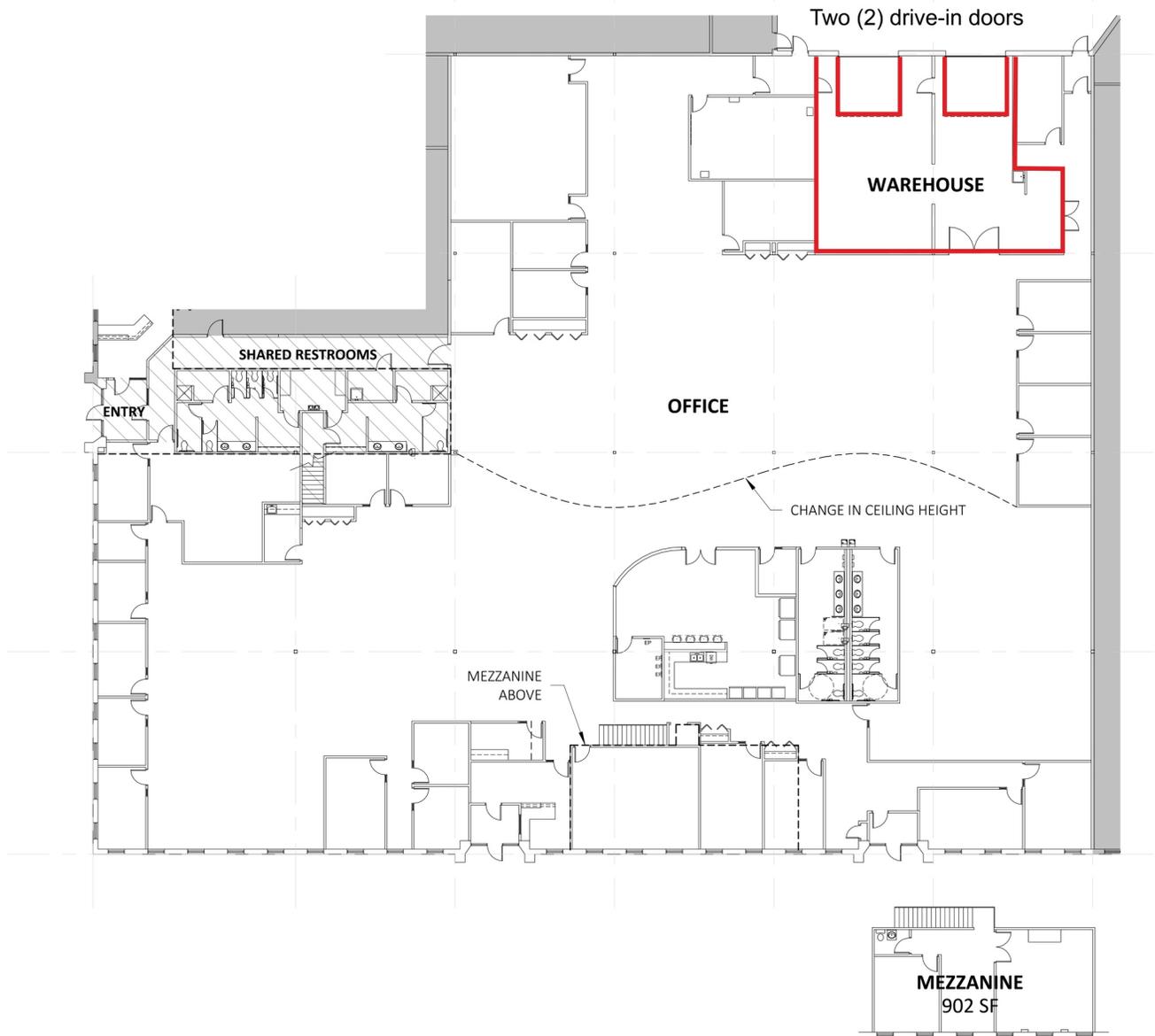
Amenities

- > Close proximity to public transportation; featuring Metro Transit bus routes along Johnson Street NE
- > Excellent access to I-35W and Highway 280
- > High-image office/warehouse
- > Parking: 2.20/1,000 SF

BUILDING SPECIFICATIONS

Building Size	141,087 SF
Lot Size	7.48 Acres
Available SF	4,686 - 32,505 SF
Power	3,600 amps, 480V/3-phase
Clear Height	19'
Lease Rate	Negotiable
2026 Tax & CAM	\$3.89 SF

FLOOR PLAN



KEY PLAN

SUITE 1701

27,819 SF Total

1,988 SF Warehouse

25,831 SF Office

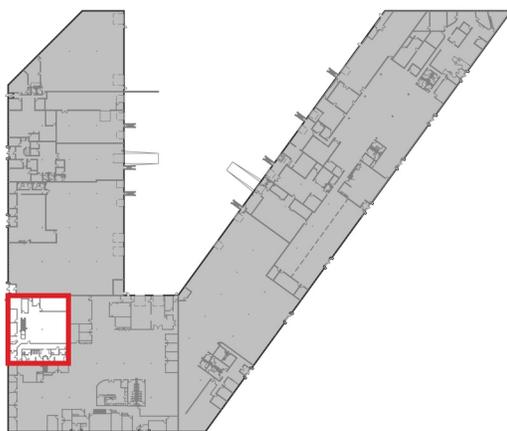
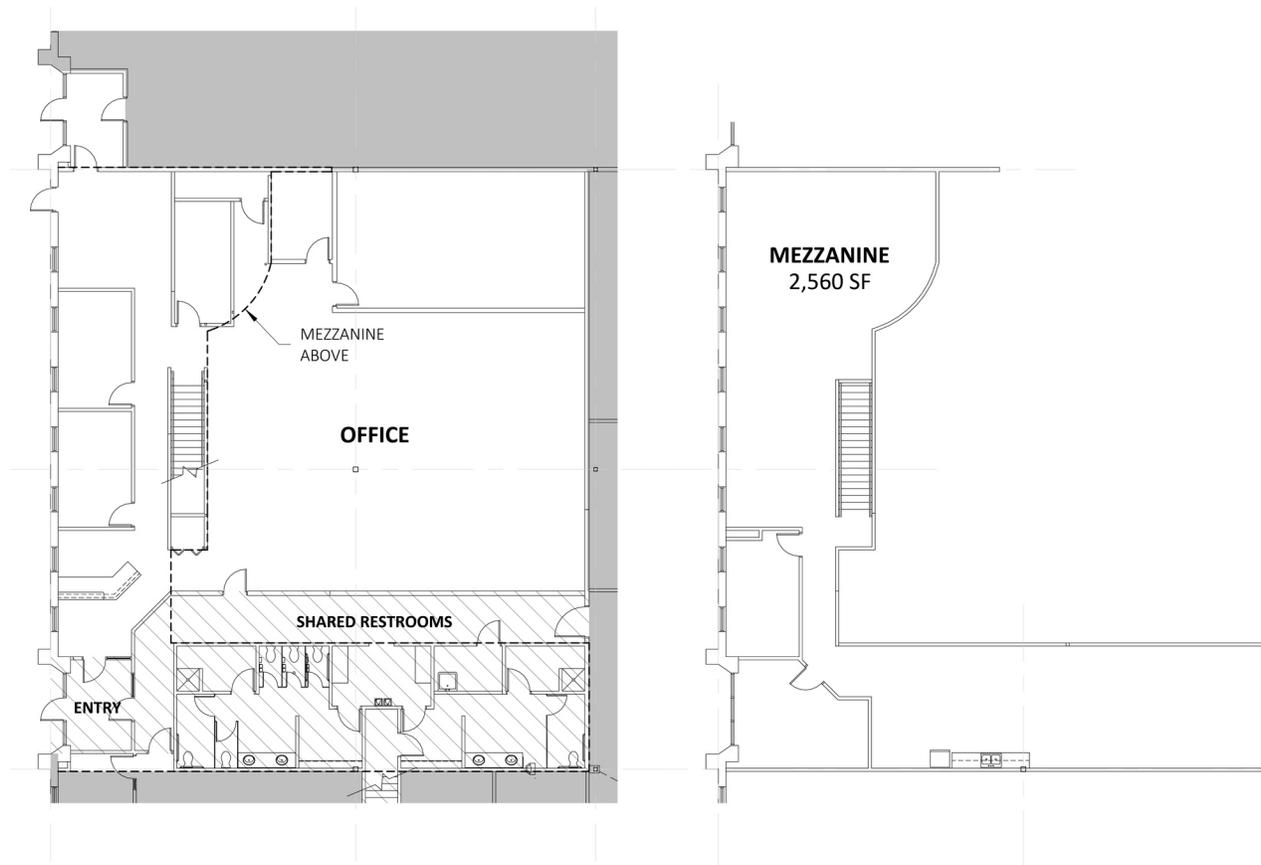
Two (2) drive-in doors

Available Now

** 902 SF Mezz. is additional to the above SF*

*** Rent and Tax/CAM only applied to 27,819 footprint SF*

FLOOR PLAN



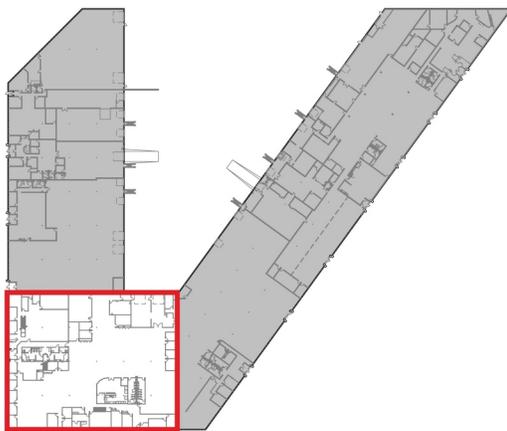
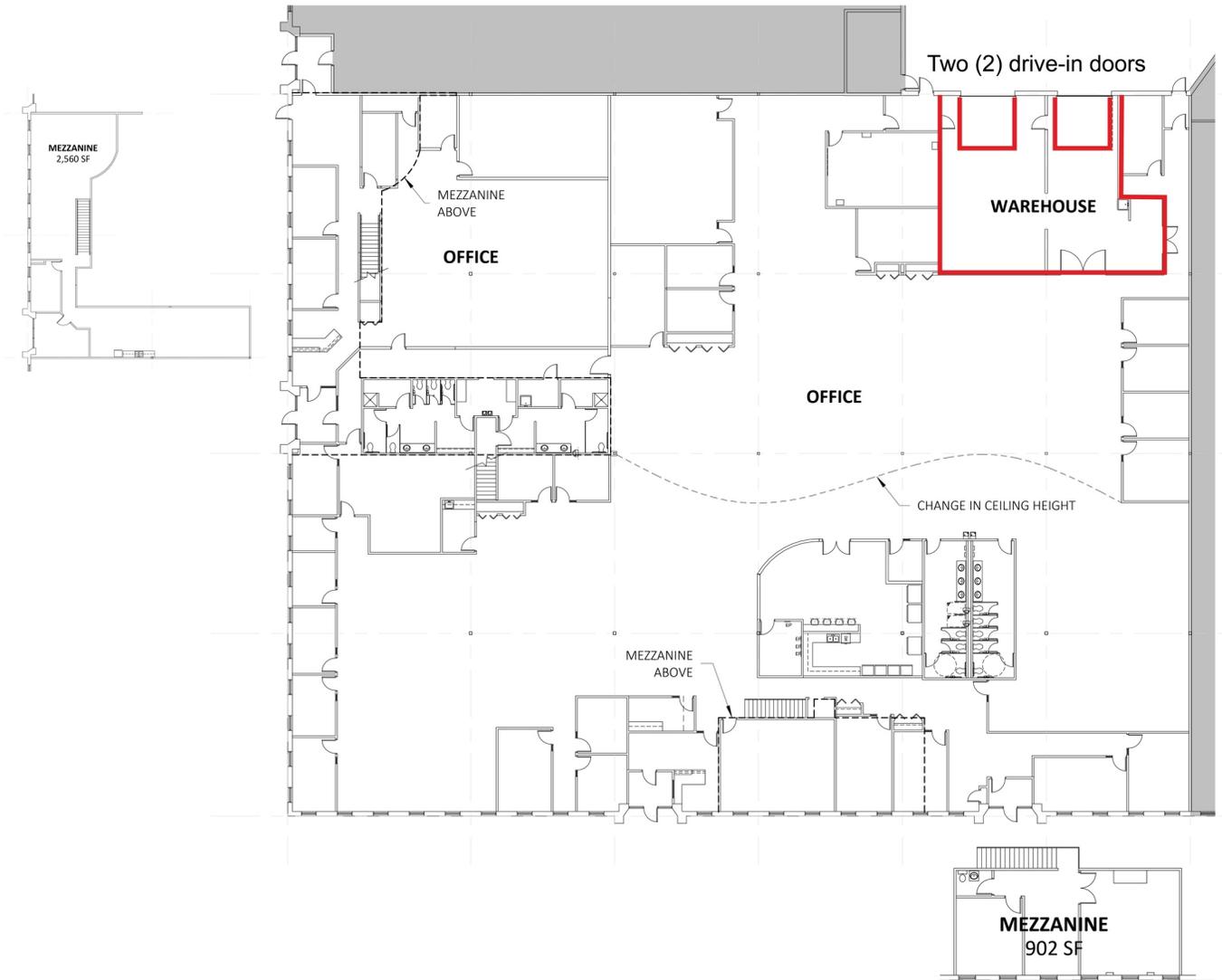
KEY PLAN

SUITE 1711
4,686 SF Total
4,686 SF Office

Available Now

* 2,560 SF Mezz. is additional to the above SF
** Rent and Tax/CAM only applied to 4,686 footprint SF

FLOOR PLAN



KEY PLAN

SUITE 1701-1711

32,505 SF Total

1,988 SF Warehouse

30,517 SF Office

Two (2) drive-in doors

Available Now

* 3,462 SF Mezz. is additional to the above SF

** Rent and Tax/CAM only applied to 32,505 footprint SF

Committed to Driving Value for Our Customers

Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

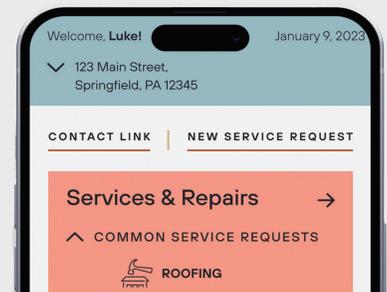


Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million Square Foot Portfolio

Energy Solutions

Our comprehensive energy and utility management program enables customers to achieve savings and access our in-house sustainability experts. Enroll through Link+.



CONTACT INFORMATION

1701-1719 Broadway St
Minneapolis, MN 55413

Eric Batiza, SIOR

eric.batiza@jll.com
(612) 217-5123

Dan Larew, CCIM SIOR

dan.larew@jll.com
(612) 217-6726

Kyle Rafshol

kyle.rafshol@jll.com
(612) 217-6780

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



LEASED BY

