

THRIVE ON GLENWOOD



AVAILABLE 2025

AMENITIES & FEATURES

- Premiere Location
- Dynamic Common Spaces
- Modern Conveniences
- Flexible Floor Plans

BUILDING OVERVIEW

- Total Building Size: 36,000 square feet
- Multiple Rental Space Options
- On-site and Street Parking
- Premiere Location

LEASE RATE

Starting at \$11 per square foot, variable based on amount of space rented and required improvements.

IDEAL TENANTS

We prioritize low-traffic offices, retailers, and showroom / creative maker space tenants. Particularly mission-based organizations that value community and social responsibility.



PREMIER LOCATION

Situated in the vibrant Harrison neighborhood in Minneapolis, 1401 Glenwood Avenue offers a unique blend of high-quality, flexible workspace designed to foster creativity and innovation.

This owner-occupied property, managed by the reputable Linvill Properties and represented by NEOO Partners, ensures meticulous attention to tenant needs and proactive management.



NEIGHBORHOOD AT A GLANCE



VERY WALKABLE

Most errands can be accomplished on foot.

76



SOME TRANSIT

A few nearby public transportation options.

48



BIKER'S PARADISE

Daily errands can be accomplished on a bike.

92

FEATURES AND AMENITIES

Dynamic Common Spaces: Engage and inspire in our active lower lobby, perfect for entertaining and socializing, adorned with exquisite art including photography, paintings, and sculptures.

Modern Conveniences: Multiple common areas including a welcoming entryway lobby, convenient elevator, spacious lower-level conference room, and tranquil outdoor seating.

Flexible Floor Plans: Tailored to accommodate single, dual, or triple tenant configurations, allowing you to customize your space to fit your business's unique needs.



TENANT INFORMATION

Current Tenancy: The mezzanine level is home to LSE Architects, an award-winning, black-owned firm recognized for their significant community contributions. Their presence adds prestigious value to the property.

Ideal Tenants: We prioritize low-traffic offices, retailers, and showroom / creative maker space tenants. Particularly mission-based organizations that value community and social responsibility.

Lease Rate: Starting at \$11 per square foot, variable based on amount of space rented and required improvements.

RENTABLE SPACE OPTIONS

LOWER LEVEL - SINGLE SUITE



**SINGLE TENANT:
UNIT 1: 10,550 SQUARE FEET**

LOWER LEVEL - DOUBLE SUITE



**DUAL TENANT:
UNIT 1: 7,436 SQUARE FEET
UNIT 2: 1,858 SQUARE FEET**

LOWER LEVEL - TRIPLE SUITE



**THREE TENANTS:
UNIT 1: 5,439 SQUARE FEET
UNIT 2: 1,997 SQUARE FEET
UNIT 3: 1,858 SQUARE FEET**

The overlay in each layout represents shared common amenities i.e. Bathroom, Kitchenette, Atrium, Etc.

YOUR GLENWOOD NEIGHBORS



La Dona Cerveceria



Misfit Society Coffee Club



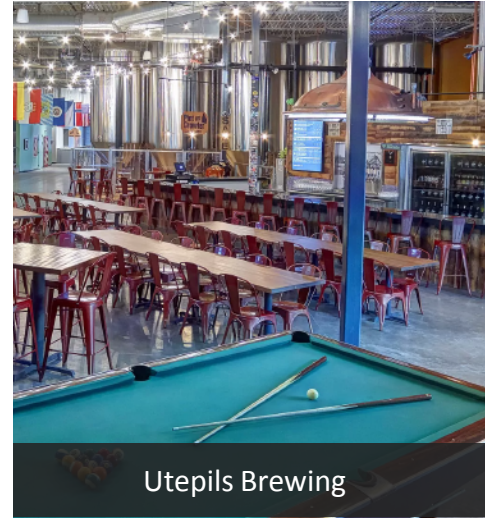
The Link



Cuppa Java



La Mesa Latin Restaurant



Utepils Brewing

AVERAGE HOUSEHOLD POPULATION

- 1 mile = 6,975
- 3 mile = 107,981
- 5 mile = 218,410

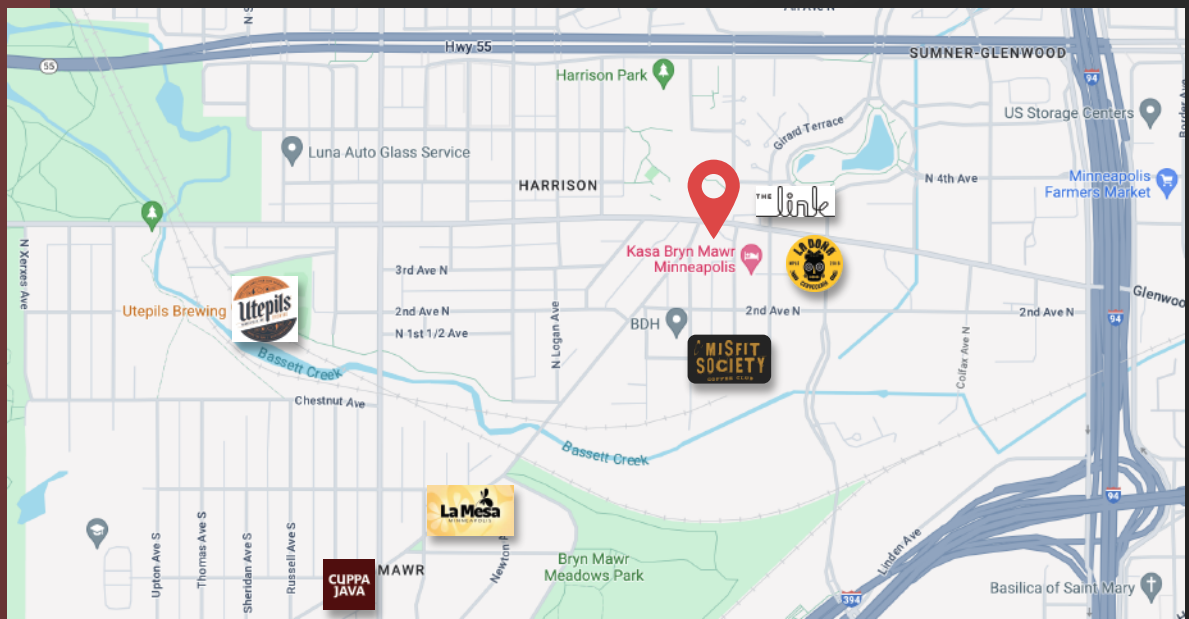
AVERAGE HOUSEHOLD INCOME

- 1 mile = \$64,499
- 3 mile = \$64,286
- 5 mile = \$71,009

TRAFFIC COUNT

vpd = visitors per day

- Glenwood Avenue: 4,389 vpd
- Hwy 94: 99,921 vpd
- Olson Memorial Hwy: 15,883 vpd
- Hwy 394: 116,536 vpd
- Penn Ave N: 4,115 vpd



OUR COMMUNITY IS VIBRANT AND GROWING





CONTACT US TODAY

Explore how 1401 Glenwood Avenue can become your next business location!

FOR LEASING INQUIRIES OR TO SCHEDULE A VISIT, PLEASE CONTACT THE
NEOO PARTNERS REAL ESTATE TEAM



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JOIN A COMMUNITY OF DISTINGUISHED MINNEAPOLIS LEADERS

