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**Aggressive Sublease Opportunity Now**

# Broadway East

3433 Broadway Street NE | Minneapolis, MN

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# Property Profile



- Prominent first floor, move-in ready space available through July 2027
- Well located off of I-35W and Highway 280
- Ample surface and heated underground parking
- Building conference room, fitness center with locker rooms, grab-n-go market and outdoor patio
- Space has a private conference/training room and furniture available with sublease

## Building Information

Address	3433 Broadway Street NE, Minneapolis, MN 55413
Building Size	108,397 SF
Year Built	1985
Floors	Five (5)

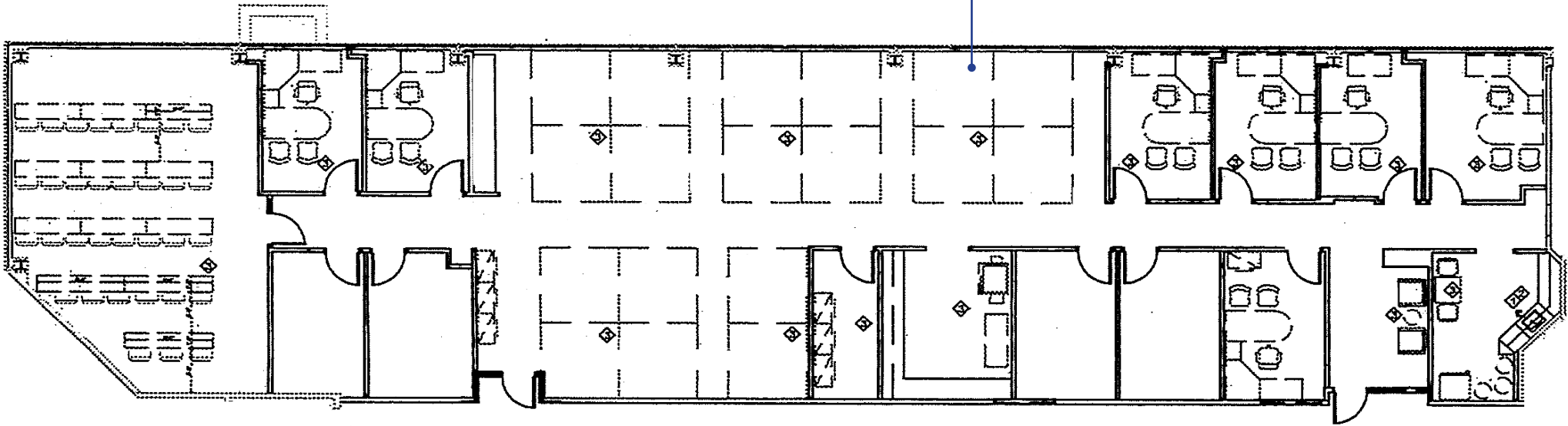
## Sublease Terms

Space Available	Suite 115: 5,666 SF
Rate	Negotiable
Lease Expiration	July 31, 2027
Date Available	Immediately
Gross Rate	Negotiable

# Floor Plan



Suite 115  
5,666 SF  
Available





*Private Conference/Training Room in the Suite*



*Move-in Ready with Furniture Available with Sublease*





# Demographics

(5 mile radius)



2024  
Population  
1 mi: 5,646  
3 mi: 149,523  
5 mi: 456,819



2024 Daytime  
Population  
1 mi: 14,948  
3 mi: 154,885  
5 mi: 434,714



2024 Average  
Household Income  
1 mi: \$96,732  
3 mi: \$104,059  
5 mi: \$100,503



2024  
Households  
1 mi: 2,446  
3 mi: 66,445  
5 mi: 195,644



## Contact Us

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