

COMMERCIAL SUITES FOR LEASE

1302 2nd Street Northeast, Minneapolis, MN



Offering Summary

Space Sizes 300 to 1,200 SF

Lease Rate Suite Specific

Floor All second floor

Renovated 2018

Shared Kitchen & Private Kitchen Option

Former Second Northwestern Bank

Property Overview

This historic commercial building in NE Minneapolis has been maintained and sits in a high market potential area. Built in 1922, the Lander Group building hosts Dangerous Man brewing on its first floor with mixed-use office space on the second floor. Four suites with easy access are move in ready!

Property Highlights

- Under a mile from I-94, blocks away from Mississippi River and Downtown Minneapolis
- 2nd floor renovated in 2019 – common kitchenette
- Modern office convertible to mixed use
- High-market potential NE Minneapolis area
- Extremely impressive building

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Property Details

1300 N.E. 2nd Street was built in 1922 for the Second Northwestern Bank, now known as Northeast State Bank. In the 1940's the building was obtained by the Polish White Eagle Association, who owned the building until it was purchased by Michael Lander in 2002.

Over the span of those years, the bank building and the adjacent 1304 N.E. 2nd Street housed a number of different businesses including a print shop, a dental office, a real estate agency, and a law firm. 165 N.E. 13th Avenue was built in 1926 and house a number of manufacturing and service companies until the 1990's. It was purchased by the Polish White Eagle Association and has been the neighborhood banquet hall ever since.

Currently the original architecture from the bank remains intact, including vaulted ceilings, art deco-light fixtures, and handcrafted glass panels. The suites on the 2nd level are above Dangerous Man Brewery and is adjacent to Young Joni.

The vacant suites are move in ready with potential for office space or other businesses. Suites 220A and 220B have the ability to be combined into 1 unit. The surrounding area has a forecasted growth in population trends, businesses, employees, and consumer spending, making this a highly desirable area with promising market reach potential.

All leases are gross tenant responsible for internet only.

- Approximately 3,085 rentable square feet of unit space.
- **Suite 200:** 1,134 SF (\$2,362 / Mo)
- **Suite 212:** 303 SF (\$605 / Mo)
- **Suite 220A:** 998 SF (\$2,079 / Mo)
- **Suite 220B:** 650 SF (\$1,254 / Mo)
- Private offices
- Open collaborative space with flexibility to create personal areas
- Kitchen & renovated bathrooms
- All surfaces repainted
- Renovated Woodwork
- Newly renovated lighting
- 11 Foot Ceilings
- Highly desirable area
- Marketing Profile steadily growing
- Internet hookup ready
- Additional parking nearby
- Brick corner structure facing the street
- Hardwood floors with tons of natural light
- Central location to nearby restaurants, bars, supermarkets, gas stations, I-94, and downtown Minneapolis

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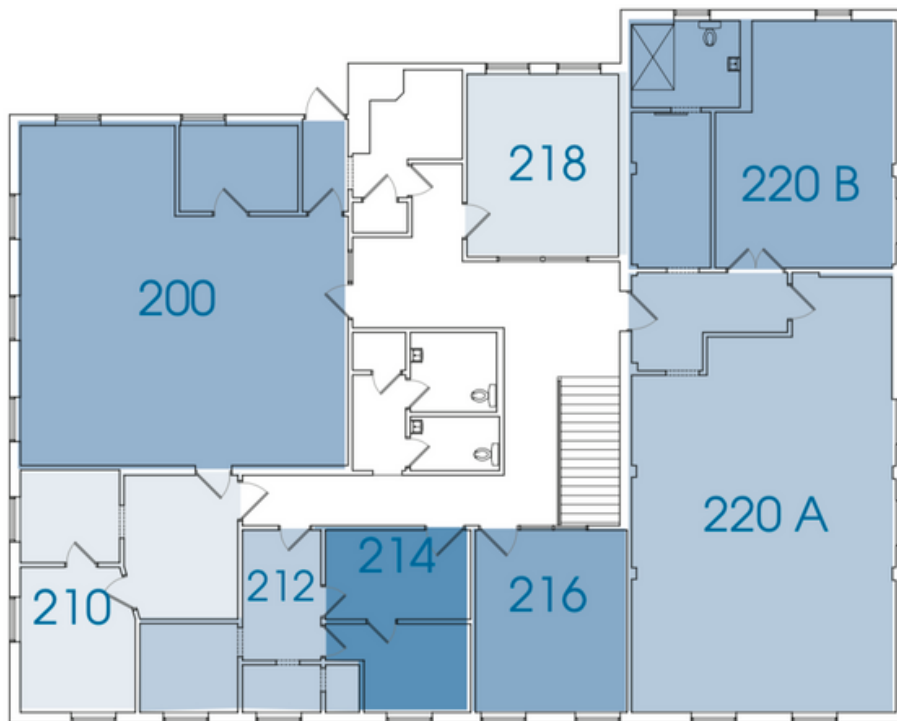


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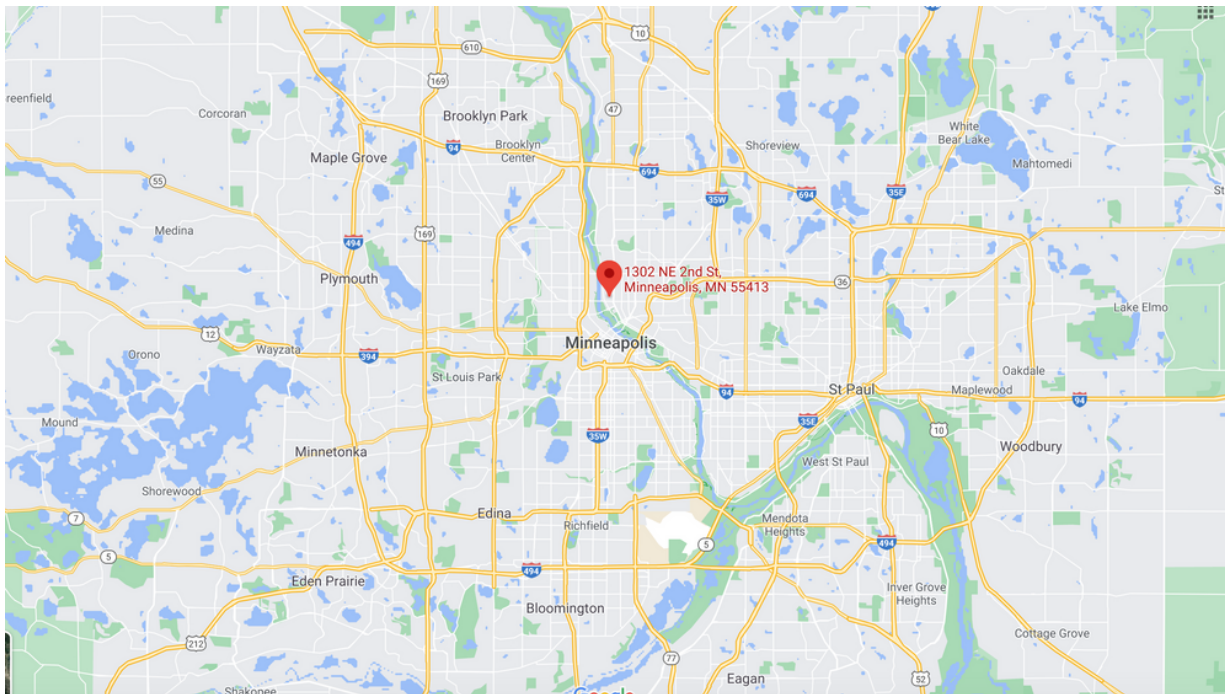
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Market Growth Outlook

1302 2nd Street NE is in a prime area to cater to multiple markets. With a steadily increasing workforce, population, and spending, the site is in an easily accessible hub that can help host any mixed use office tenant.

Population Detail



152,663

2018 Total Daytime Population



92,188

2020 Total Population (Esri)



2.00%

2020-2025 Population: Annual Growth Rate (Esri)

INCOME



90,306

2018 Average Household Income (Esri)



39,605

2018 Per Capita Income (Esri)



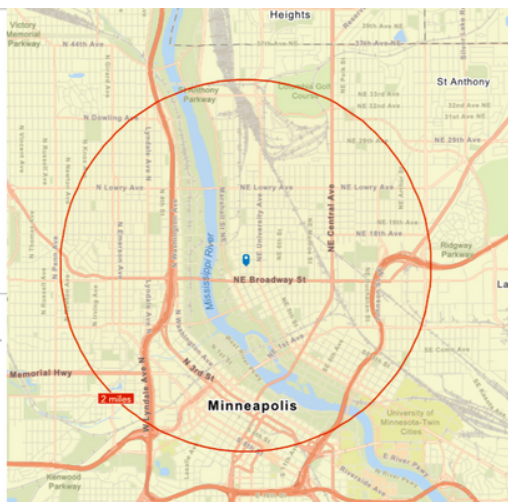
65,389

2018 Average Disposable Income (Esri)

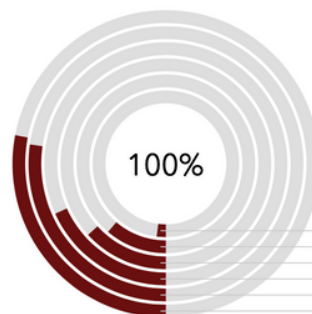


2,628,701,914

2018 Aggregate Disposable Income



Average Travel Time to Work



BUSINESS



7,357

Total Businesses



170,110

Total Employees



25,138,850

2020 Total (SIC01-99) Sales (\$000)



2,051,109

2020 Retail Trade (SIC52-59) Sales (\$000)

SPENDING



3,149,517,527

2020 Annual Budget Expenditures



904,513,529

2020 Retail Goods



93,198,009

2020 Apparel & Services

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