



office space for lease

# 408 NORTH BROADWAY

Our building is seeking a professional tenant

[www.minotrentals.com](http://www.minotrentals.com)

## Location

High visibility location in the heart of the city. Existing tenants include a real estate company and property management firm (both long-term tenants). Their businesses are doing great! Looking for an enterprise such as insurance, lawyers, appraisals, finance, or other professional services to share our building. It's an opportunity to reduce costs with shared services. The space can be customized to suit your needs.

## Appeal

The interior amenities include abundant windows and bright lighting. Exterior improvements are underway; a new roof has been installed, a new parking lot and sidewalks to be completed 2024 and the exterior facade will be completed the following year.

Location + appeal = a winning combination!

## Benefits

### 1. Fantastic pricing

The rent is \$14/ft NNN + CAM's; this price will be adjusted for custom buildouts. There will be a slight increase when the exterior repairs are completed.

### 2. Shared areas = Shared savings

Shared areas save expense for all tenants: common entries, mechanical / janitorial, bathrooms, hallways and reception included.

### 3. Flexibility to offer

There's flexibility to offer shared reception, janitorial, internet, conference areas and more.



## At a Glance Advantages

- Terrific location
- Time proven locale
- Shared expenses
- Easy access

## Nearby eats:

- Sammy's Pizza & Restaurant
- Jersey Mike's Subs
- Noodles & Company



**Matt Watne**

Owner

Please consider our building at 408 North Broadway if you are looking at options.

(701) 852-1157