

OFFICE/FLEX SPACE FOR LEASE

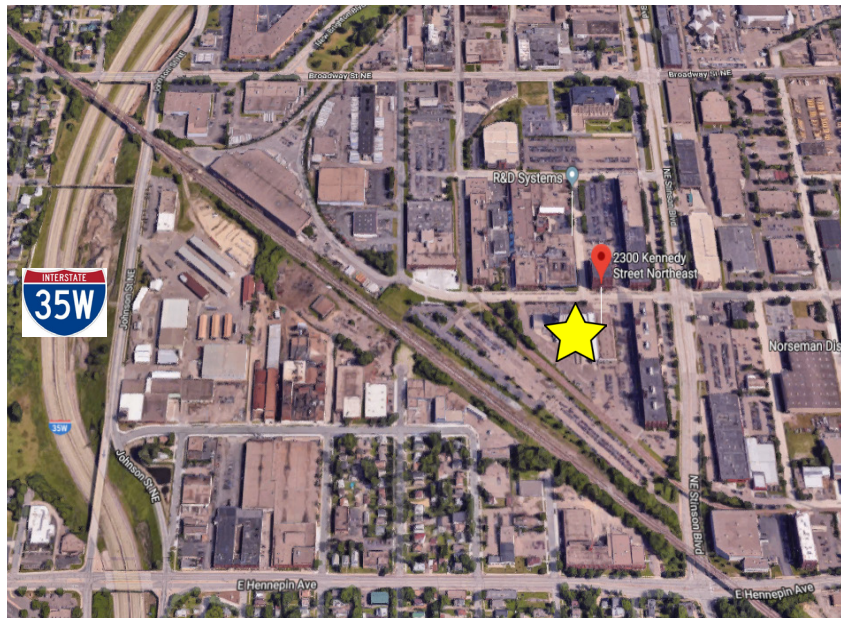


2300 KENNEDY

2300 Kennedy Street NE, Minneapolis, MN 55413

BUILDING HIGHLIGHTS

- Office/flex building located in Northeast Minneapolis
- Suite 205 - 5,726 RSF
Suite 230 - 2,523 RSF
Suite 240 - 1,129 RSF (available 5/1/25)
- Lease Rate: \$12.00 - \$14.00 PSF Net
- Operating Expenses: \$13.11 PSF (2024 est.)
- Storage suite available
- Easy access to I-35W, Stinson Boulevard, and the University of Minnesota - Twin Cities Campus
- Ample on-site tenant and guest parking
- Convenient location near popular restaurants, retail shops, coffeehouses and Metro Transit stations
- Equipped with loading docks, freight elevators and high speed internet



900 North Third Street, Minneapolis, MN 55401

MIKE OLSON
612-359-5843
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www.sr-re.com

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Building Address	2300 Kennedy Street NE Minneapolis, MN 55413		
Office Availability	Suite 205 - 5,726 RSF @ \$12.00 - \$14.00 PSF Net Suite 230 - 2,523 RSF @ \$12.00 - \$14.00 PSF Net Suite 240 - 1,129 RSF @ \$12.00 - \$14.00 PSF Net (available 5/1/25)		
Storage Availability	Suite 50 - 1,335 RSF @ \$10.00 PSF Gross		
Ceiling Height	Varies from 10-12 Feet		
Operating Expenses	CAM	\$10.19 PSF	
	TAX	\$2.54 PSF	
	<u>INSURANCE</u>	<u>\$0.38 PSF</u>	
	TOTAL	\$13.11 PSF (2024 est.)	
Parking	156 surface parking spaces for tenants and guests		



**Schafer
Richardson®**

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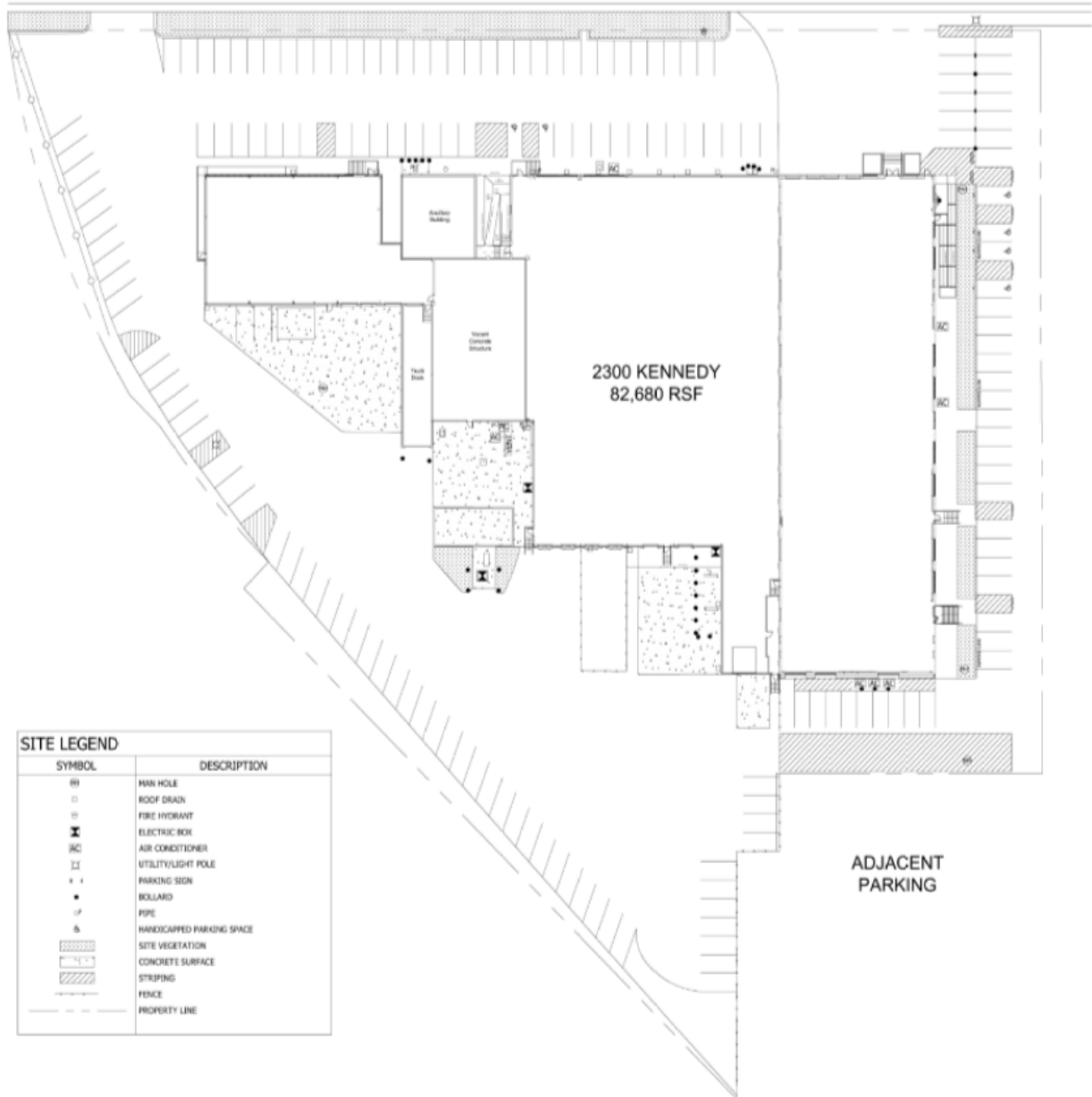
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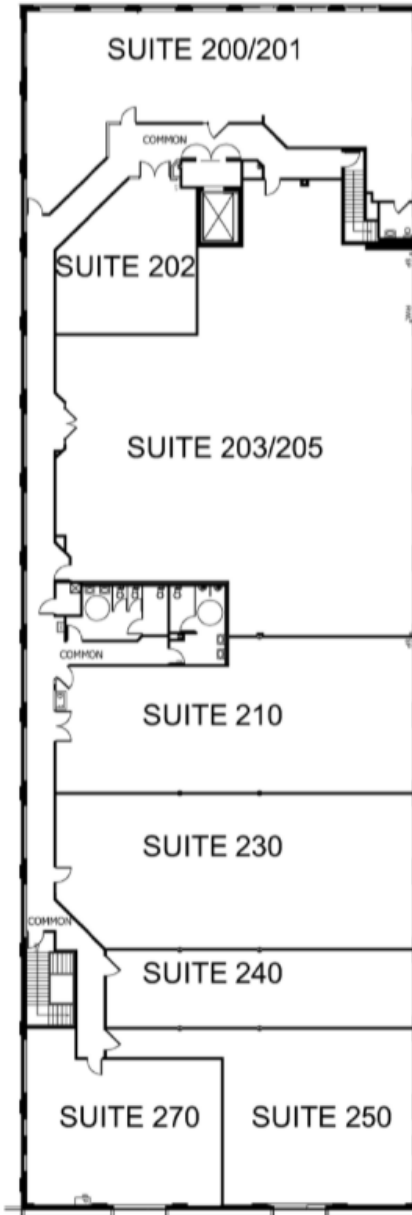
SITE PLAN











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SECOND FLOOR PLAN



-  COFFEE
-  PARKING
-  RETAIL
-  ENTERTAINMENT
-  HOTELS
-  FITNESS
-  FOOD & DRINK
-  GROCERY

