

**FLEX SPACE
FOR LEASE**



2112 BROADWAY

2112 Broadway Street NE, Minneapolis, MN 55413

BUILDING HIGHLIGHTS

Two (2) Story - NE Minneapolis Flex Building

Available Suites from 582 SF - 5,734 SF

Lease Rate - \$10.00 - \$14.00 PSF Net

CAM/Tax - \$15.32 PSF (2025 est.)

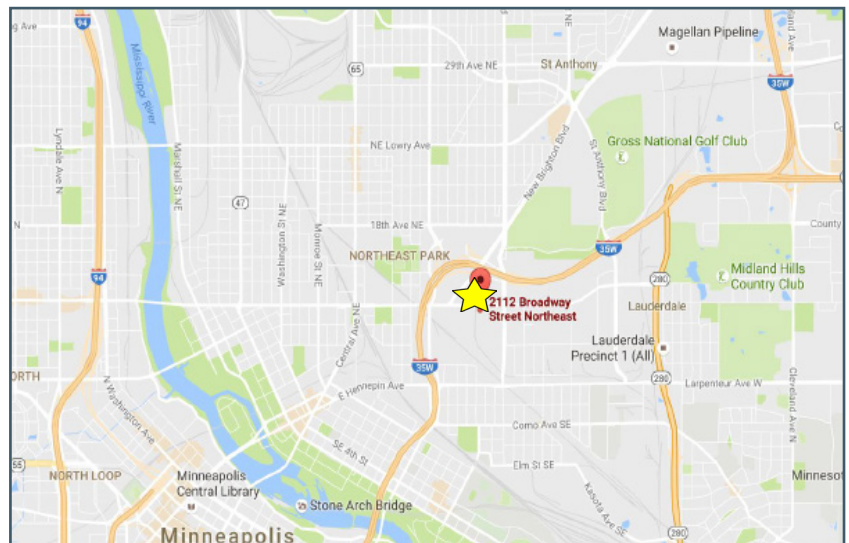
Located on Broadway Street NE, a highly utilized street, linking three major thoroughfares

Convenient access to I-35W, Highway 280, Highway 36 and Downtown Minneapolis

High ceilings and ample natural light

Rooftop patio available for tenant use

Storage suites available for lease



*This information is obtained from sources deemed reliable. We cannot be responsible for any inaccuracies.



901 North Third Street, Suite 100, Minneapolis, MN 55401

MIKE OLSON

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Building Address

2112 Broadway Street NE
Minneapolis, MN 55413

Availability

Suite 130 - 582 RSF
Suite 135 - 1,813 RSF
Suite 190 - 5,734 RSF
Suite 192 - 2,813 RSF
Suite 195 - 2,553 RSF (available 11/1/26)

Lease Rate

\$10.00 - \$14.00 PSF Net

Elevator Service

One (1) Passenger/Freight

Storage Lease Rate

375 - 1,500 SF @ \$10.00 PSF Gross

Operating Expenses

CAM	\$11.94 PSF
TAX	\$3.08 PSF
<u>INSURANCE</u>	<u>\$0.30 PSF</u>
TOTAL	\$15.32 PSF (2025 est.)

Parking

Ample tenant and guest parking available in the onsite surface parking lot. Parking ratio 2/1,000.



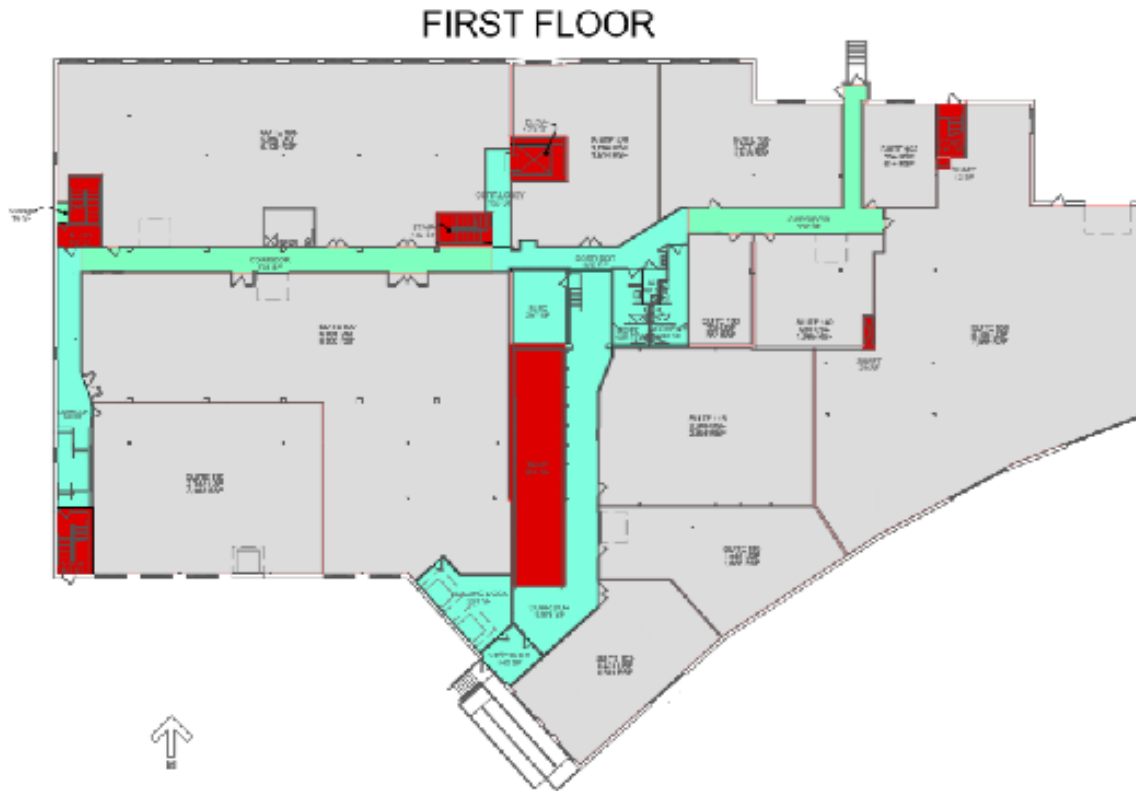
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