

OFFICE/FLEX SPACE FOR LEASE

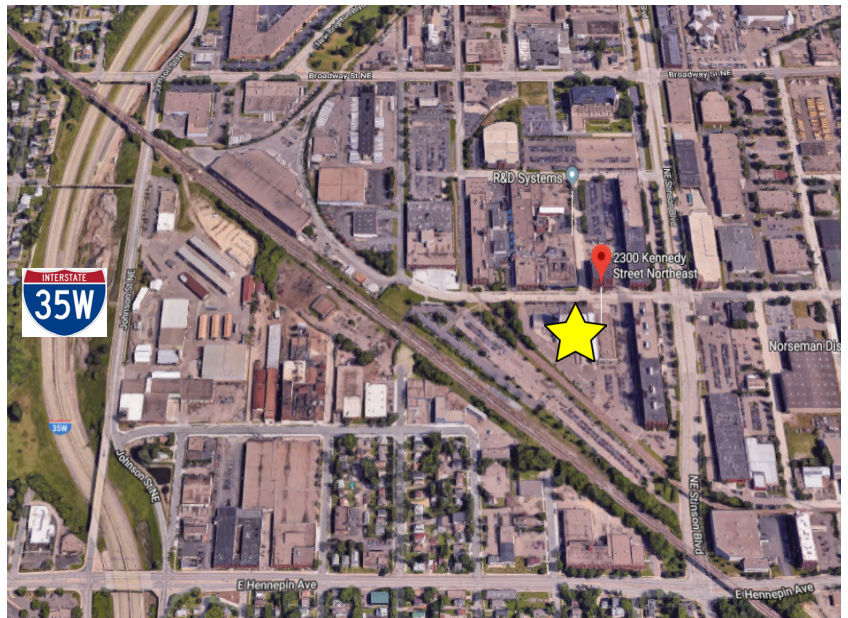


2300 KENNEDY

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
- Lease Rate: \$12.00 - \$14.00 PSF Net
- Operating Expenses: \$13.56 PSF (2025 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



901 North Third Street, Suite 100, 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

Storage Availability

Suite 50 - 1,335 RSF @ \$10.00 PSF Gross

Ceiling Height

Varies from 10-12 Feet

Operating Expenses

CAM	\$10.46 PSF
TAX	\$2.84 PSF
<u>INSURANCE</u>	<u>\$0.25 PSF</u>
TOTAL	\$13.56 PSF (2025 est.)

Parking

156 surface parking spaces for tenants and guests



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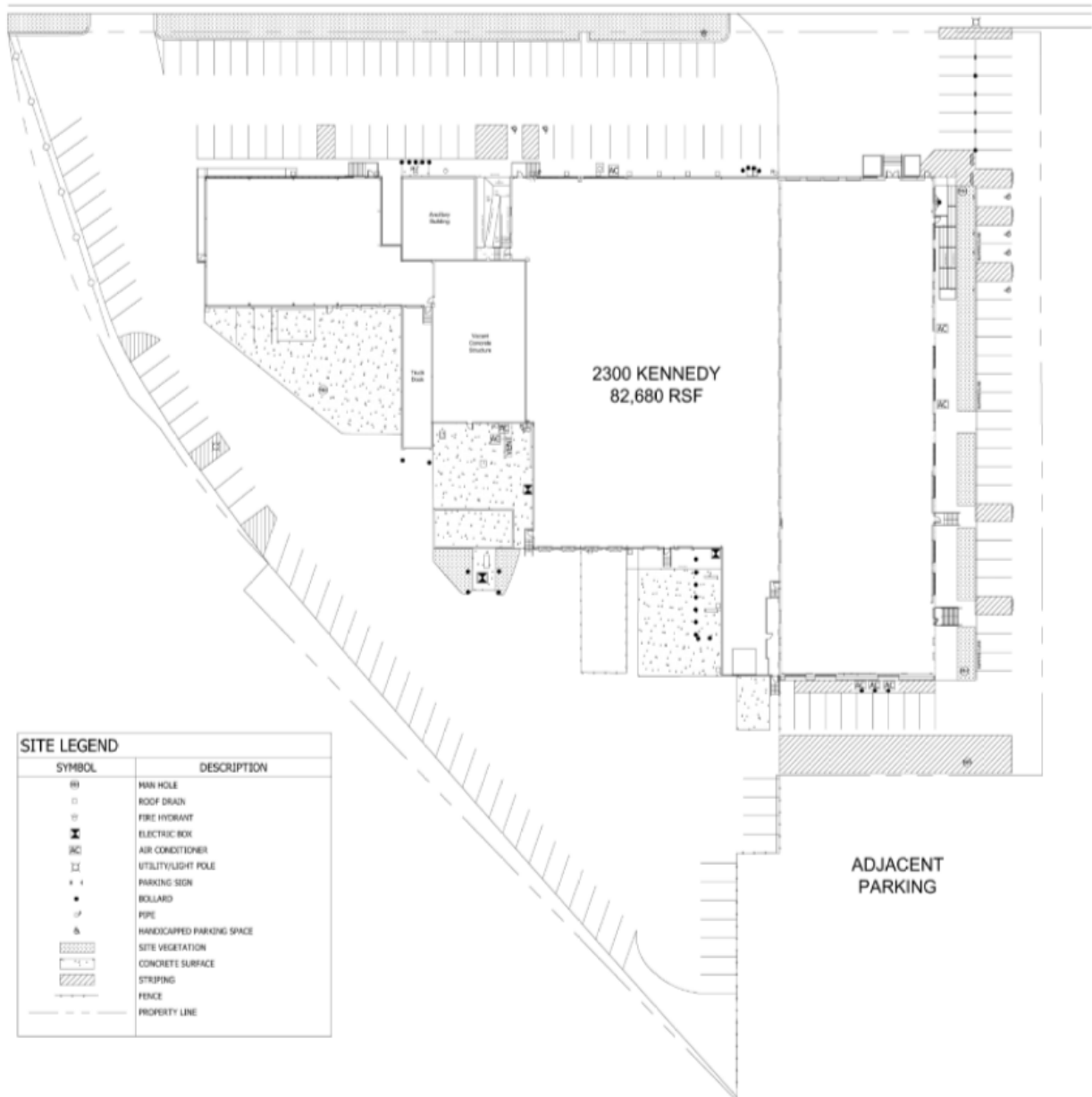
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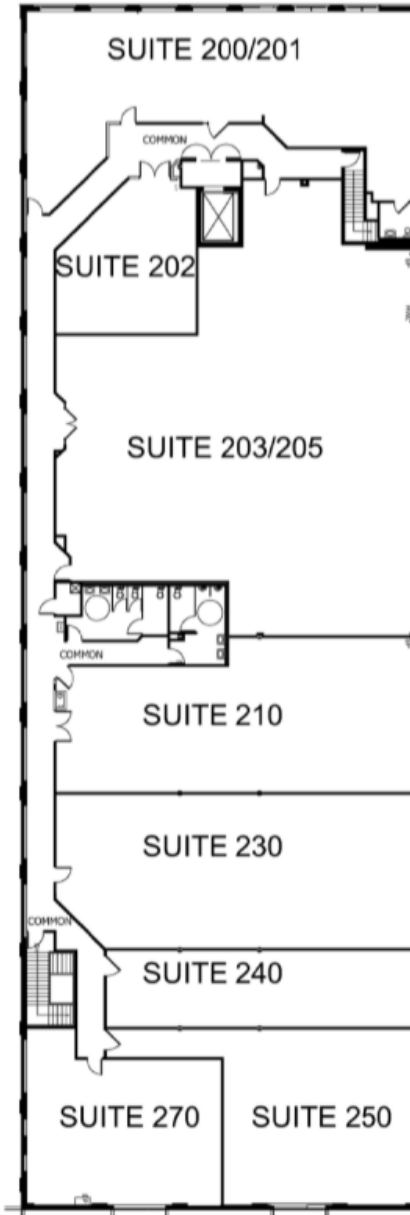
SITE PLAN











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SECOND FLOOR PLAN



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

