



BROADWAY CAMPUS

1300 Godward St. NE
3433 Broadway St. NE
Minneapolis, MN 55413





CENTRAL TO EVERYTHING

The Broadway Campus consists of two stately buildings that emerge from the hillside off of Highway 35W. The striking building designs catch the eye of onlookers, with its location at the heart of the bustling Northeast Minneapolis neighborhood located between Minneapolis and St. Paul.

The buildings boast an abundance of free client and employee parking, on-site food, and fitness options. The grounds are also close to several area amenities, with convenient highway access. Under new ownership, the campus has undergone interior and exterior upgrades to refresh and update its exemplary features. Both of the Broadway buildings offer a competitive edge that ensures all businesses within them will thrive.



OUTDOOR PATIO



NATURAL LIGHT

ABUNDANT EMPLOYEE AMENITIES

Broadway's two-building office campus contains amenities that contemporary employees are looking for. The campus offers potential tenants flexible floorplates that can expand as your business needs grow and evolve.



CONFERENCE ROOMS



AMPLE PARKING



Ample free parking



Fitness center equipped with locker rooms and showers



Great highway visibility with views of downtown Minneapolis



Multiple conference and training room options



Outdoor balconies and patios



Options for flexible spaces and expansion



Abundance of natural light



Recycling programs



Grab-and-go food options



Professional on-site management



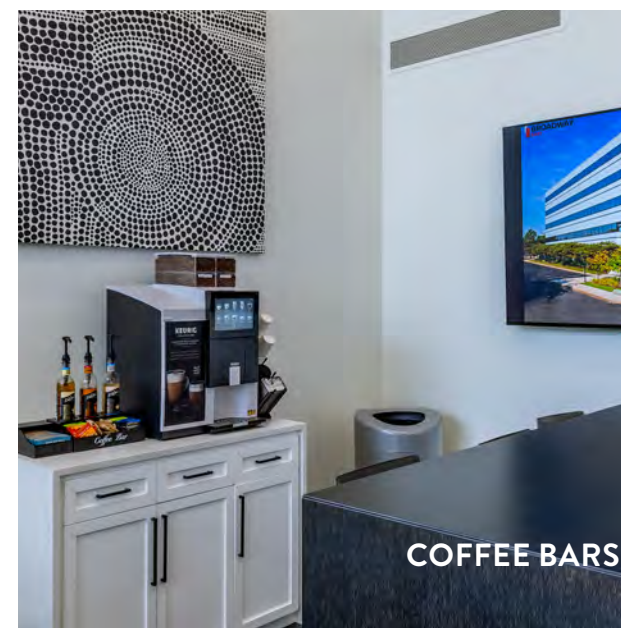
Foodsby delivery



FITNESS CENTER



DINING OPTIONS



COFFEE BARS

BUILDING SPECIFICATIONS



TOTAL SQUARE FEET: 137,424

YEAR BUILT: 1988

ACREAGE: 5.45 acres

CEILING HEIGHT: 8' 6" to ceiling grid

FLOOR PLATE: 20,000–26,000 RSF

ELEVATORS:

Two (2) 2,500 lb passenger elevators
One (1) 3,500 lb passenger elevator is utilized for freight; all modernized in 2016
Three (3) stairwells in case of emergency

PARKING:

Free surface parking
Heated underground - \$100/month + Tax

HOURS OF OPERATION:

Doors & General HVAC schedule:

Mon-Fri	6:30am-7pm
Sat	9am-2pm
Sun	Locked

PARKING RATIO:

4.1/1,000 (surface parking);
40 indoor parking stalls



BUILDING SPECIFICATIONS

TOTAL SQUARE FEET: 108,397

YEAR BUILT: 1985

ACREAGE: 4.358 acres

CEILING HEIGHT: 8' 6" to ceiling grid

FLOOR PLATE: 20,000–26,000 RSF

HOURS OF OPERATION:

Doors & General HVAC schedule:

Mon-Fri	6:30am-7pm
Sat	7am-5pm
Sun	Locked

ELEVATORS:

Three (3) 2,500 lb passenger elevators
One (1) is utilized for freight, all replaced in 2010
Three (3) stairwells in case of emergency

PARKING:

Free surface parking
Heated underground - \$100/month + Tax

PARKING RATIO:

3.4/1,000 (surface parking);
26 indoor parking stalls



5
3
4
1
3

Miles to
Downtown
Minneapolis

Minutes to I-94

Miles to TCF
Stadium and
University of MN

Minute to bus
stop, I-35W
and I-280

Miles to
Rosedale Center

- **RETAIL**
 - 1 The Quarry
 - Home Depot
 - Michaels
 - T-Mobile
 - 2 Odd Duck Decor
 - 3 Costco
- **RESTAURANTS**
 - 1 TC 400 Tavern
 - 2 Wendy's
 - 3 McDonald's
 - 4 Taco Bell
 - 5 Station 280
 - 6 Chin Dian Kitchen
 - 7 Ideal Diner
 - 8 Village Pub
 - 9 Jersey Mike's
 - 10 Catrinas Mexican Grill
- **BEER AND SPIRITS**
 - 1 Wander North Distillery
 - 2 Bad Axe Throwing
 - 3 Norseman Distillery
 - 4 Insight Brewing
 - 5 Sociable Cider Werks
 - 6 Tattersall Distillery
 - 7 Indeed Brewing
 - 8 Bauhaus Brew Labs
 - 9 Able Seedhouse
 - 10 NE Arcade Bar
 - 11 Falling Knife Brewery
 - 12 Como Tap
 - 13 Blue Door Pub
 - 14 Surly Brewing Company
 - 15 Bar Luchador
- **COFFEE**
 - 1 Empire Coffee & Pastry
 - 2 Up Cafe & Up Coffee
 - 3 Caribou
 - 4 Spyhouse Coffee
-  MTC Bus Stops



MAKE 55413
YOUR ZIP CODE

ROSEDALE
CENTER
5 Minutes away

Over 160
Restaurants & shops

BROADWAY
EAST

BROADWAY
WEST

DOWNTOWN MINNEAPOLIS
10 Minutes away

TCF STADIUM

U.S. BANK STADIUM

SAINT PAUL
15 Minutes away

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