

OFFICE / OFFICE SHOWROOM

FOR LEASE

TENANT INCENTIVE: 1 mo Gross Free Rent / Year of Lease Term

1401 GLENWOOD AVE

Minneapolis, MN

\$1.50/SF/Year Tenant Representation Fee



10,650 SF Available

BROKER INCENTIVE: \$10,000 Travel Voucher (for a 5-yr Lease Done by 12/31/2026)



PROPERTY FEATURES

- Exceptional Harrison Neighborhood Office / Office Showroom Building
- Owner/Occupied Property, with Attentive Property Management
- Unrivaled Access to Area Amenities, including parks, breweries, restaurants, hotels, sporting & entertainment venues
- Shared Conference Room, Plus 3rd Work Space in the Atrium
- Great Access to Hwy 55 | I-94 | I-394 and Downtown Minneapolis
- On-Building Signage Available (Visible from Glenwood Avenue)
- Great Area Amenities, including restaurants, Caribou Coffee, Daycare, Hair Salon, Car Wash
- Heated, Enclosed Executive Parking, With Car Wash Station
- Ample Surface and Adjacent Street Parking, Dedicated Visitor Parking Available
- Walkable Metro Transit (Bus) Stations

BUILDING INFORMATION



BUILDING SIZE: 34,299 RSF

Suite 100

(Office/Office Showroom): 10,650 SF

SPACE AVAILABLE:

Warehouse Space: 4,000 SF (Non-Contiguous to Office/Office Showroom Space, **Optional Inclusion**)

[Virtual Tour](#)

PARKING:

Surface, Street & Enclosed Executive Parking

LEASE RATE:

NEGOTIABLE

2026 ESTIMATED CAM &
TAXES:

CAM: \$7.22 PSF

TAX: \$4.23 PSF

Total CAM/Tax: \$11.45 PSF

FIRST FLOOR OFFICE CONCEPT



FIRST FLOOR OFFICE CONCEPT




CONCEPT

LOWER LEVEL BUILDING

10,650 SF

[Virtual Tour](#)



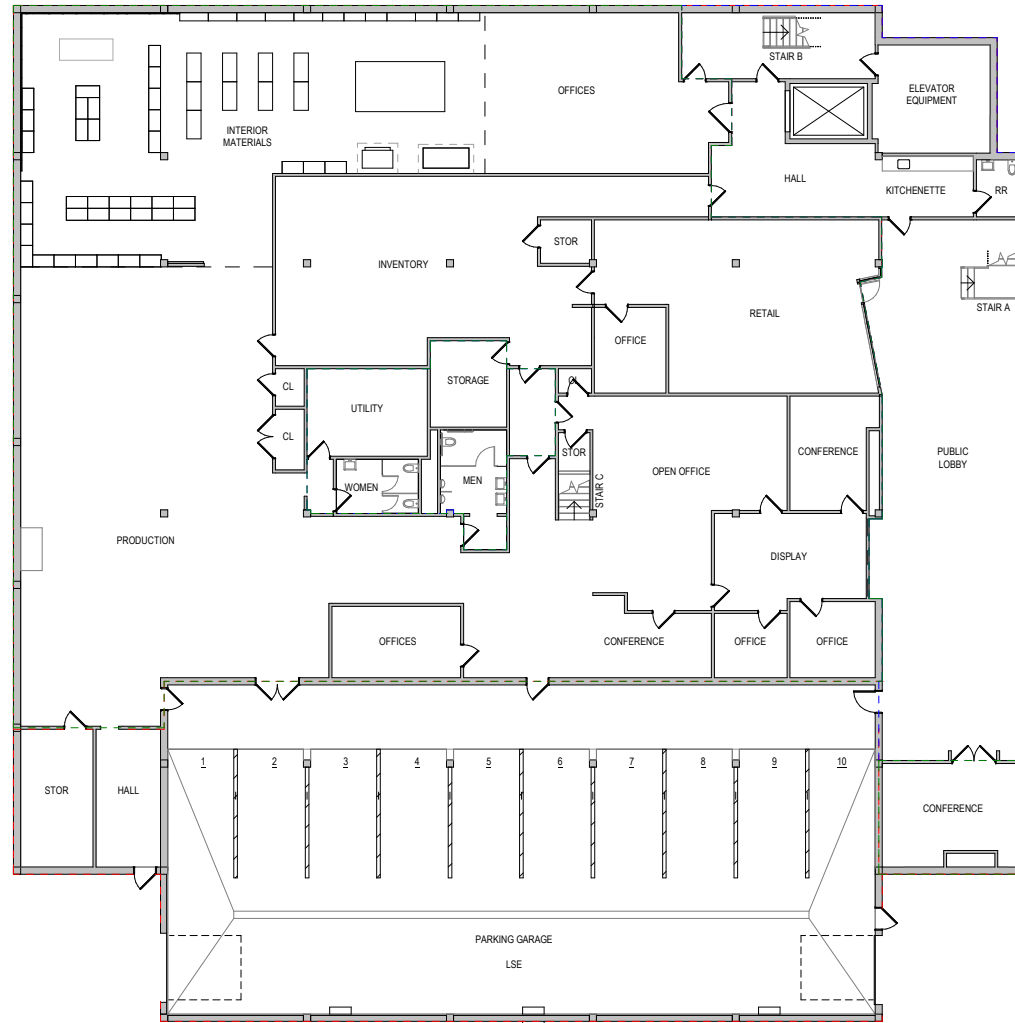
 BUILDING COMMON AREA



EXISTING CONDITIONS

LOWER LEVEL BUILDING

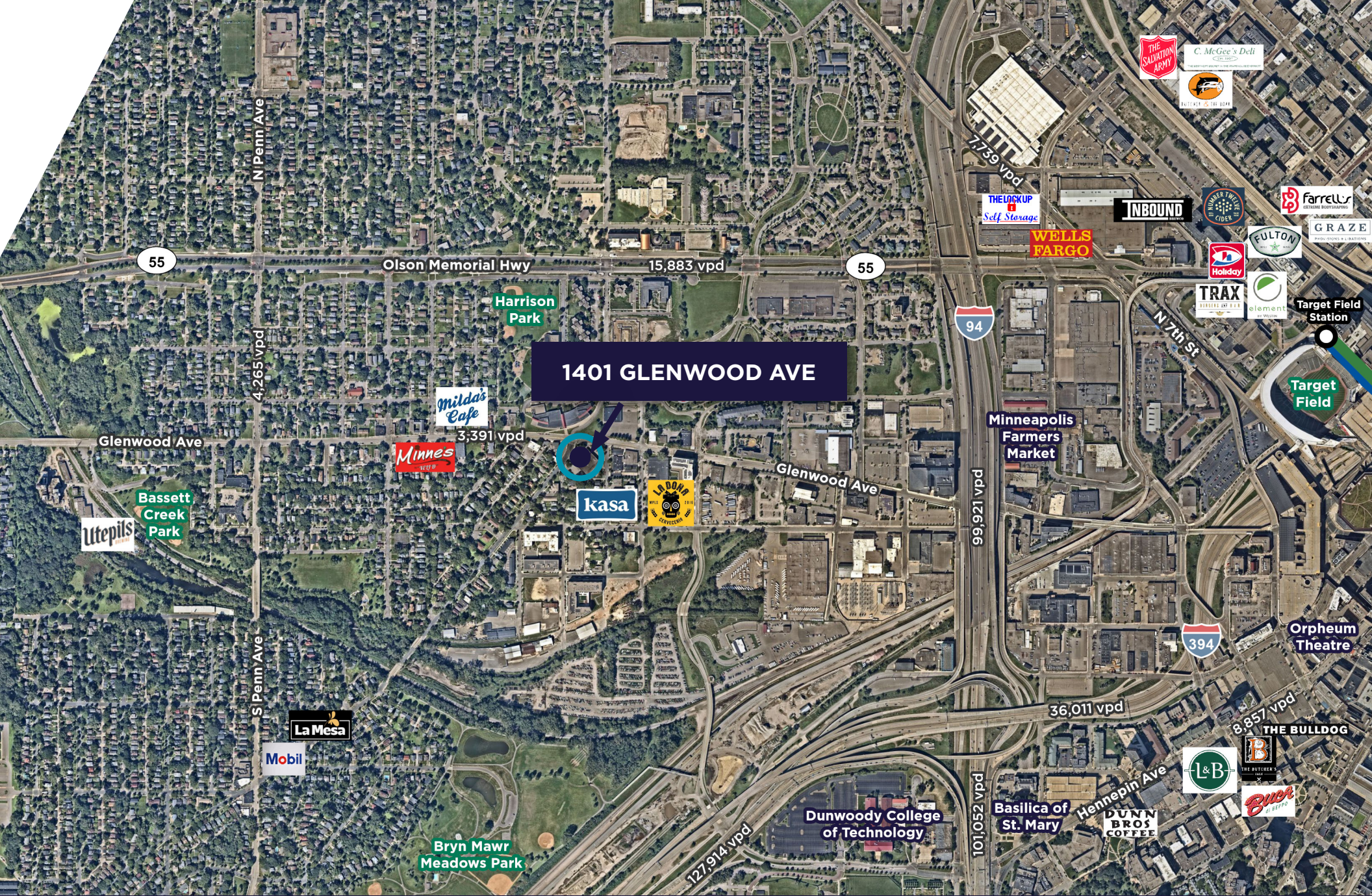
[Virtual Tour](#)





1401 GLENWOOD AVE

AERIAL MAP



AMENITIES MAP



For more information, please contact:

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