



**BROADWAY
RIDGE**

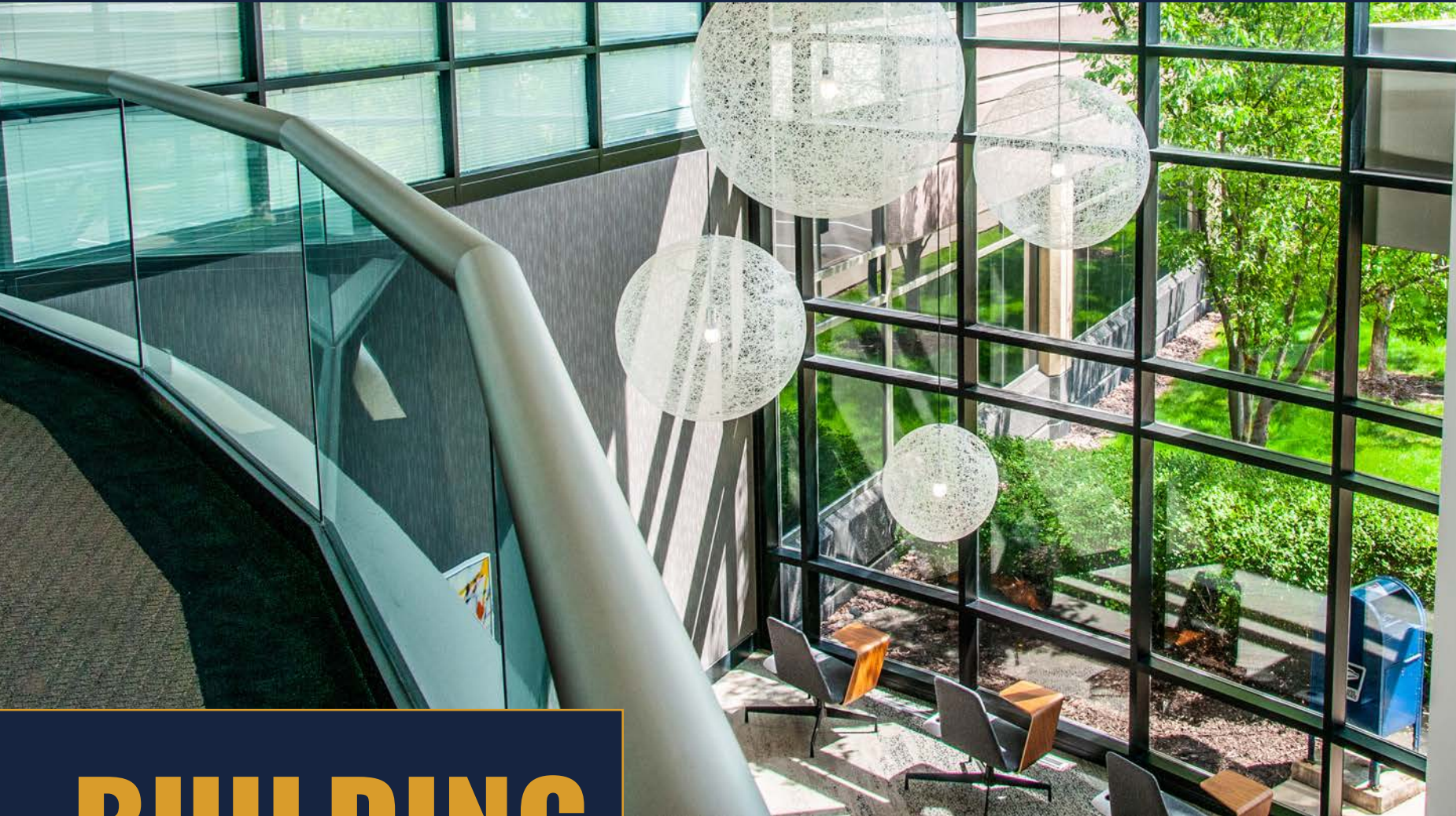
**3001 BROADWAY ST NE,
MINNEAPOLIS, MN 55413**

Building:
CLASS A OFFICE

Square Feet:
TOTAL - 187,903 SF
FLOOR PLATE - 34,000 SF

Year Built:
2000

Acerage:
8.4 ACRES



BUILDING
SPECS

Ceiling Height:
9' CEILING TO GRID

Parking:
FREE SURFACE PARKING,
4.1/1,000 PARKING RATIO
HEATED UNDERGROUND

Security:
AFTER-HOURS CARD ACCESS
24/7 SURVEILLANCE CAMERAS
AND SECURITY PATROL

Broadway Ridge is the ideal place for businesses in need of an elevated work environment minutes to Downtown Minneapolis. As a Class A office building, Broadway Ridge offers amenities designed for talent attraction and retention including coveted outdoor space, an on-site restaurant and café, and a fitness center with locker rooms.

- New lobby with lounge area
- Outdoor patio
- On-site restaurant & café
- Dedicated Foodsby delivery area
- Fitness center & locker rooms
- Multiple conference facilities
- Expansive views of Downtown Minneapolis



CLASS A AMENITIES



Uniquely positioned along I-35W, Broadway Ridge offers immediate access to and visibility from the freeway. Located just outside of Downtown Minneapolis, the property is surrounded by a variety of convenient retail and restaurant options.

#	Name	#	Name
1	Up Café & Up Roasters	20	Falling Knife Brewing Company
2	Spyhouse Coffee	21	Norseman Distillery
3	Honour Coffee & Raw Juice	22	Bauhaus Brew Labs
4	Black Coffee and Waffle Bar	23	612Brew
5	Caribou Coffee	24	Earl Giles Restaurant and Distillery
6	Dogwood Coffee - Northeast	25	Tattersall Distilling & Events Center
7	Ideal Diner	26	Minneapolis Cider Company
8	The Home Depot	27	HeadFlyer Brewing
9	Target	28	Que Viet Village House
10	Cub Foods	29	MOMO Sushi
11	Michaels	30	Leeann Chin
12	The UPS Store	31	Listo! Fresh Mexican Grill
13	Stinson Wine, Beer, and Spirits	32	Lien Son Restaurant
14	Costco	33	Vivir
15	Sociable Cider Werks	34	Centro
16	Insight Brewery & Taproom	35	Marino's Deli
17	Indeed Brewing Company and Taproom	36	Half Fancy
18	Como Tap	37	Maya Cuisine
19	Blue Door Pub University		

BUILDING LOCATION



10 MINUTE

Drive to Downtown Minneapolis

10 MINUTE

Drive to Surly Brewing, The Market at Malcolm Yards, O'Shaughnessy Distilling Co.

8 MINUTE

Drive to Rosedale Shopping Center

20 MINUTE

Drive to MSP Airport

12 MINUTE

Drive to Downtown St. Paul

- Coffee & Cafes
- Happy Hour
- Shopping
- Lunch

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