



**3401-3463 Hiawatha Avenue**  
**Minneapolis MN 55406**

**FOR SALE**  
**LEASE**



# 3401-3463 Hiawatha Avenue Minneapolis MN 55406

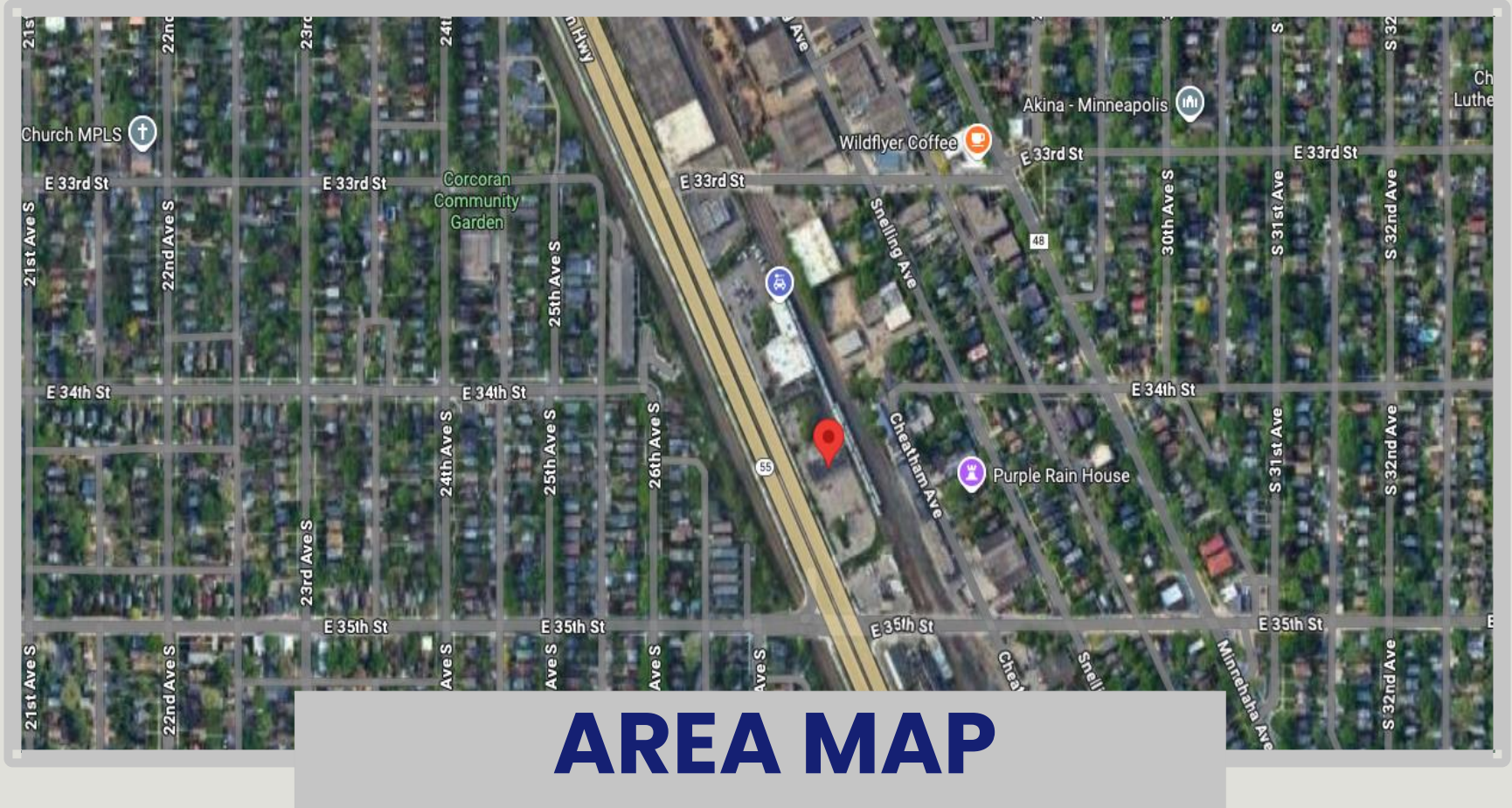
## PROPERTY DETAILS:

- For Sale: \$4,550,000
- Zoning: PR-2
- Building Size: 9,275/~2,000 sqft of Office space
- Land Size: 1.92 Acres
- No. of Buildings: 2
- Lease Rate: NNN \$16.50 Psf of building/1.50 psf land
- Year Built: 1991
- Ceiling Clear Height: 15'
- No. of Loading Docks: 1
- No. of drive Ins: 12
- 2025 Property Taxes: \$68,464





**PROPERTY OUTLINE**







**3401-3463 Hiawatha Avenue Minneapolis MN 55406**



**OUTSIDE VIEW**



**3401-3463 Hiawatha Avenue Minneapolis MN 55406**



**OUTSIDE VIEW**

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**OUTSIDE VIEW**





**INSIDE VIEW**



**INSIDE VIEW**



## MENNEAPOLIS ST. PAUL

Bikes and beers go well together in the Twin Cities. Taprooms have only been legal in the state of Minnesota since 2011 but already there are well over 100 breweries, largely concentrated in former industrial pockets like Northeast Minneapolis. Dedicated bike trails now connect rehabbed warehouses and artist studios where there once were working smokestacks.

Unique from other Midwest cities, the region has claimed the title Capitol of the North for itself.

Lumberjack chic fashion trends like buffalo plaid, Red Wing boots, Duluth Pack knapsacks, and techy outdoor apparel (lined with 3M materials) are all native to Minnesota. The region is known for its American heritage brands, cold weather ruggedness, and a craftsman legacy

Safe and abundant food, clean water and health solutions will drive the global economy in coming years. Minneapolis/St. Paul is the leader in these technologies and industries, and has the R&D, financial and business services infrastructure to support them.

Minneapolis/St. Paul has one of the largest concentrations of Fortune 1000s in the world. The region is home to numerous international headquarters, American headquarters for foreign firms, and substantial office operations for firms that are headquartered on either coast.

For decades, General Mills Betty Crocker has marketed America's Grain Belt to the world. Heralded as the "Silicon Valley of Water,"\* innovative companies like Ecolab, Pentair, and GE are investing in R&D to ensure clean and abundant water for the globe. Among both the private and public sectors, MSP is a leader in biotechnology and medical innovation.



Honeywell



us bancorp

3M



Cargill



valspar

# MARKET BACKGROUND

# PROFESSIONAL PROFILE



**NICK CARMICHAEL**

Nick Carmichael owns investment properties in multiple U.S. states and is the founder of Capital Commercial Partners, a real estate consultancy focused on commercial real estate advisory in the U.S. and EB-5 investor recruitment internationally. Nick has completed more than 150 commercial real estate transactions across multiple U.S. States, China, and Canada. Nick has assisted in buying, selling, or leasing more than 7 million square feet of commercial space while focused on providing strategic solutions for real estate developers, investors, and end users. Mr. Carmichael is a member of the Society of Industrial and Office Realtors (SIOR), which only accepts top brokers and is a distinguished association of only the top 3,800 commercial agents worldwide.

Earlier in his career, Nick was a top performer in CBRE Shanghai's Industrial and Logistics division. While in China, he assisted clients with facility acquisitions and dispositions, company registration, and negotiation of tax incentives. Clients included smaller firms which were new market entrants in China, as well as blue chips such as HP, GE, Areva, Covidien Health Care, Medtronic, and Rockwell Automation.

Nick began his real estate career in the industrial brokerage division of NAI Welsh (now Colliers) in Minneapolis, Minnesota, U.S.A. At Welsh, he primarily worked with corporate clients and assisted them with acquisitions and dispositions across multiple U.S. States and Canada.

Nick is a proficient Mandarin Chinese speaker and his knowledge of the culture and business practices nationally and international allows him to pursue the most competitive strategies and opportunities in the market. Nick has a B.A. from the University of Minnesota and is an avid hockey fan.

Some of Nick's notable projects include:

- \* \* Recently completed a \$14,750,000 UPREIT transaction for a logistics warehouse in Minneapolis MN.
- Consistent completion of ~\$20,000,000 of cumulative off market investment real estate sales per annum.
- Former leasing representation of the 2.8 million square foot Waigaoqiao Bonded Logistics Warehouse in Shanghai (the world's second largest port by annual throughput).



## CONTACT INFORMATION

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