

REDUCED PRICE - ONLY \$2,850,000!



FOR SALE:
Fantastic Owner-Occupant or Investment Property

1128 Harmon Pl, Minneapolis, MN 55403

INTRODUCTION



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SKYWAY CONNECTED PARKING

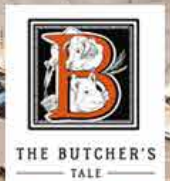


HENNEPIN AVENUE

SKYWAY CONNECTED PARKING



HARMON COURT



EXECUTIVE SUMMARY

OWNER/USER

For the first time in recent memory, there is a large block of space available. The potential new owner could occupy a large portion of the building and retain tenants, or plan to occupy the whole building relatively soon or over time. Either course, the building is an outstanding opportunity for a corporate headquarters. The benefits include equity growth, visibility, signage, and naming rights.

STRONG OCCUPANCY

The property has a strong track record of attracting new tenants and retaining them once in. The neighborhood, parking, skyway connection, and building characteristics all contribute to the history and future potential for tenants.

PRIME DOWNTOWN LOCATION

The building is located in a quaint, quiet neighborhood in the Downtown office submarket, one of the historically strongest office submarkets in the Twin Cities Metropolitan Area. The submarket is highly desirable and a positive performer with strong market rates and consistently high occupancy over time.

FREEWAY FRONTAGE AND HIGHWAY ACCESS

The property is located within the Minneapolis CBD and 13 miles northwest of the Minneapolis/St. Paul International Airport. Easy accessibility is provided by many major highways, such as I-394, I-94 and 35W.

WELL MAINTAINED WITH RECENT UPDATES

The property is very well maintained and has undergone many recent upgrades to function more efficiently. Harmon Court has a state-of-the-art key card security system and has a short link to the skyway system, a feature which is most unusual for a smaller commercial building in Downtown Minneapolis. In addition, all mechanical systems have been updated to be very inexpensive and virtually service-free to run. The owner also recently completed significant cosmetic updates throughout.

AMENITIES

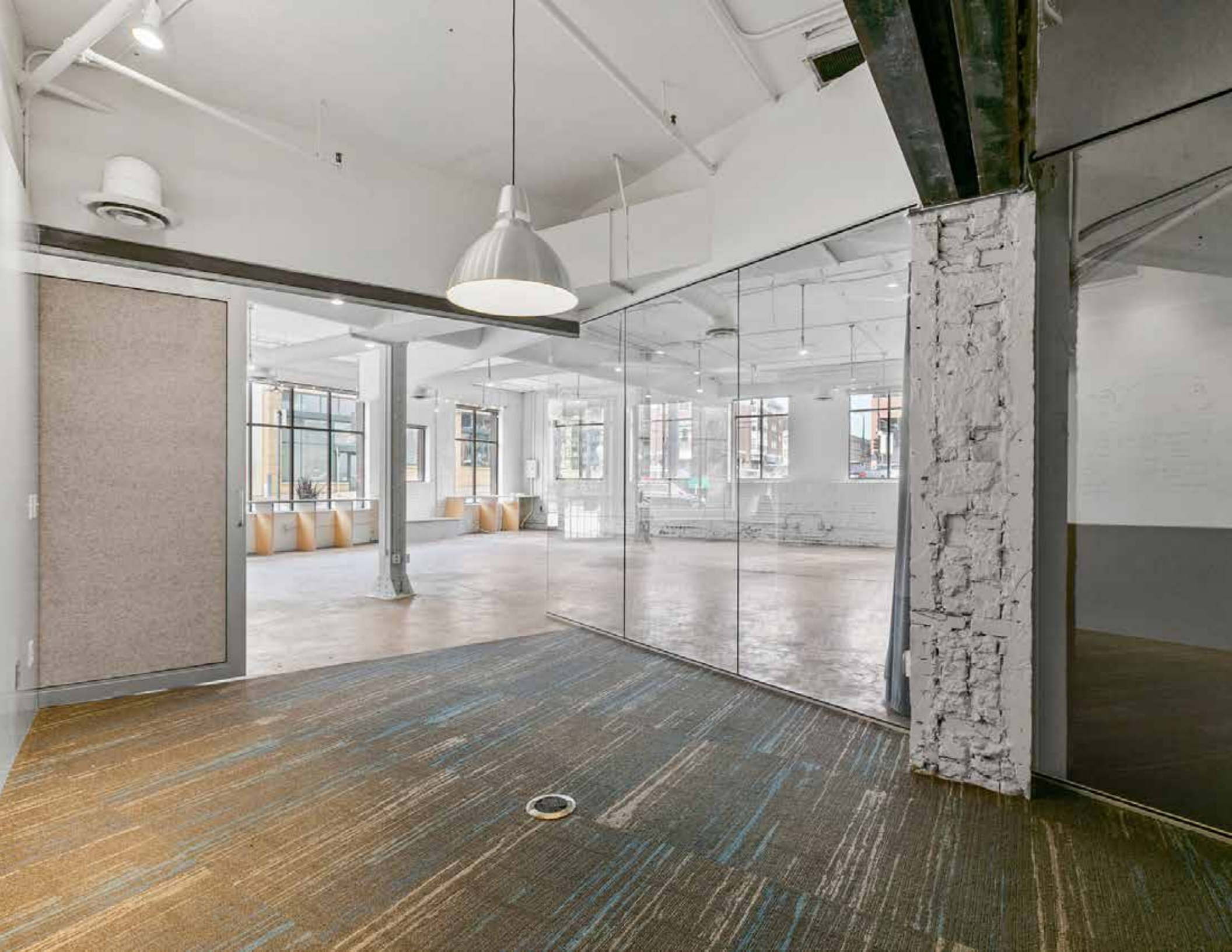
Property amenities include hardwood floors, skylights, boutique architectural detail and one-of-a-kind decor throughout. U.S. Postal Service picks up and delivers mail to the property. Outgoing mail is picked up each weekday by 5pm.

AREA AMENITIES

Area amenities include skyway-connected parking, numerous restaurants, hotels, fitness centers, metro transit and the property is located two blocks from the Nicollet Mall. Nearby restaurants include Davanni's, Buca di Beppo, The Butcher's Tale, Dancing Ganesha, The Bulldog Downtown, Brit's Pub, CRAVE, Cafe & Bar Lurcat, Hell's Kitchen, Manny's Steakhouse and The Capital Grille. Hotel options include Radisson, Marriott, Marquette, and DoubleTree Suites. Harmon Court is also walking distance from Loring Park and Walker Art Center.











PROPERTY OVERVIEW

STATS

Building Address	1128 Harmon Place, Minneapolis, MN 55403
MSA	Minneapolis/St. Paul
County	Hennepin
Submarket	Minneapolis CBD
Property Type	Class C Office, renovated
Zoning	C2 - Neighborhood Corridor Commercial District
Year Construction	1915
Year Renovated	1986 / 2023
Rentable Area	31,989 SF
Number of Stories	3
Land Area	0.28 Acres
Property PID Number	27-029-24-21-0022
Assessed Value 2024	\$3,790,000.00
2023 Payable RE Taxes	\$123,687.54
Occupancy Rate	25% (approximately)
Current Total Annual Income	\$129,824.67
Asking Price	Negotiable

CONSTRUCTION

Construction: Masonry

Roof: Flat Membrane Style, vintage 2003

Elevators: 1 Passenger/freight elevator

Electrical: 200/240 amp, 4-wire, 3-phase

Lighting Mixture of decorative and fluorescent

Parking A parking ramp is connected via skyway. The ramp has 615 stalls, with ample available. Current rate is \$190/stall/month.

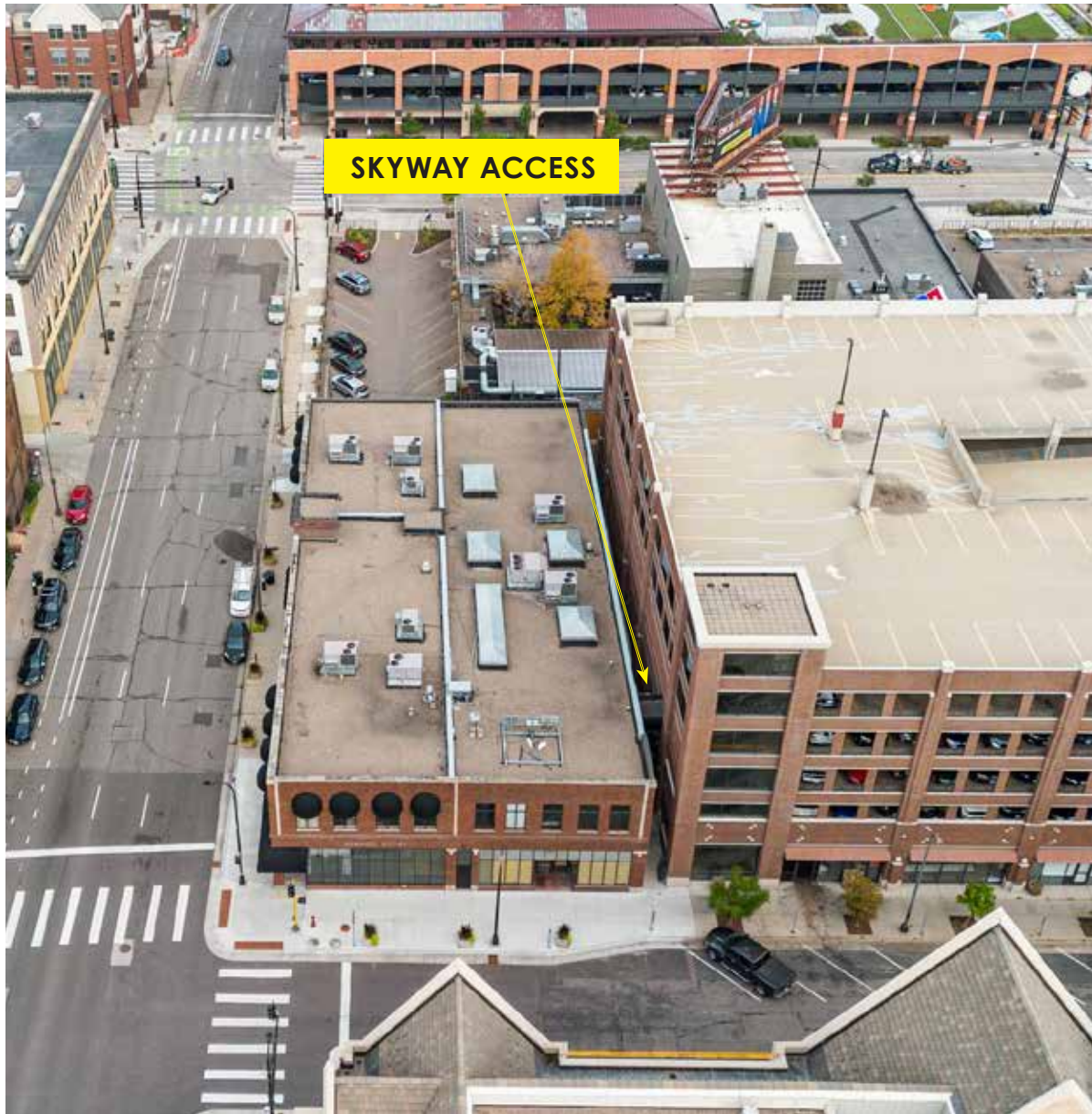
HVAC: 9 rooftop-mounted units

Sprinkler: Wet





PARKING



Ample parking is available in the adjacent parking ramp. There is short skyway connection on the second level of Harmon Court connecting to the ramp. The access is secured and convient via card reader only.

Hourly parking is available as well as a monthly contract. Current monthly contract rate is \$190/stall/month.

For additional information and hourly rates, visit

11th & Harmon Parking Ramp

University of St. Thomas

www.stthomas.edu/visit-us/parking-transportation

harmonramp@stthomas.edu

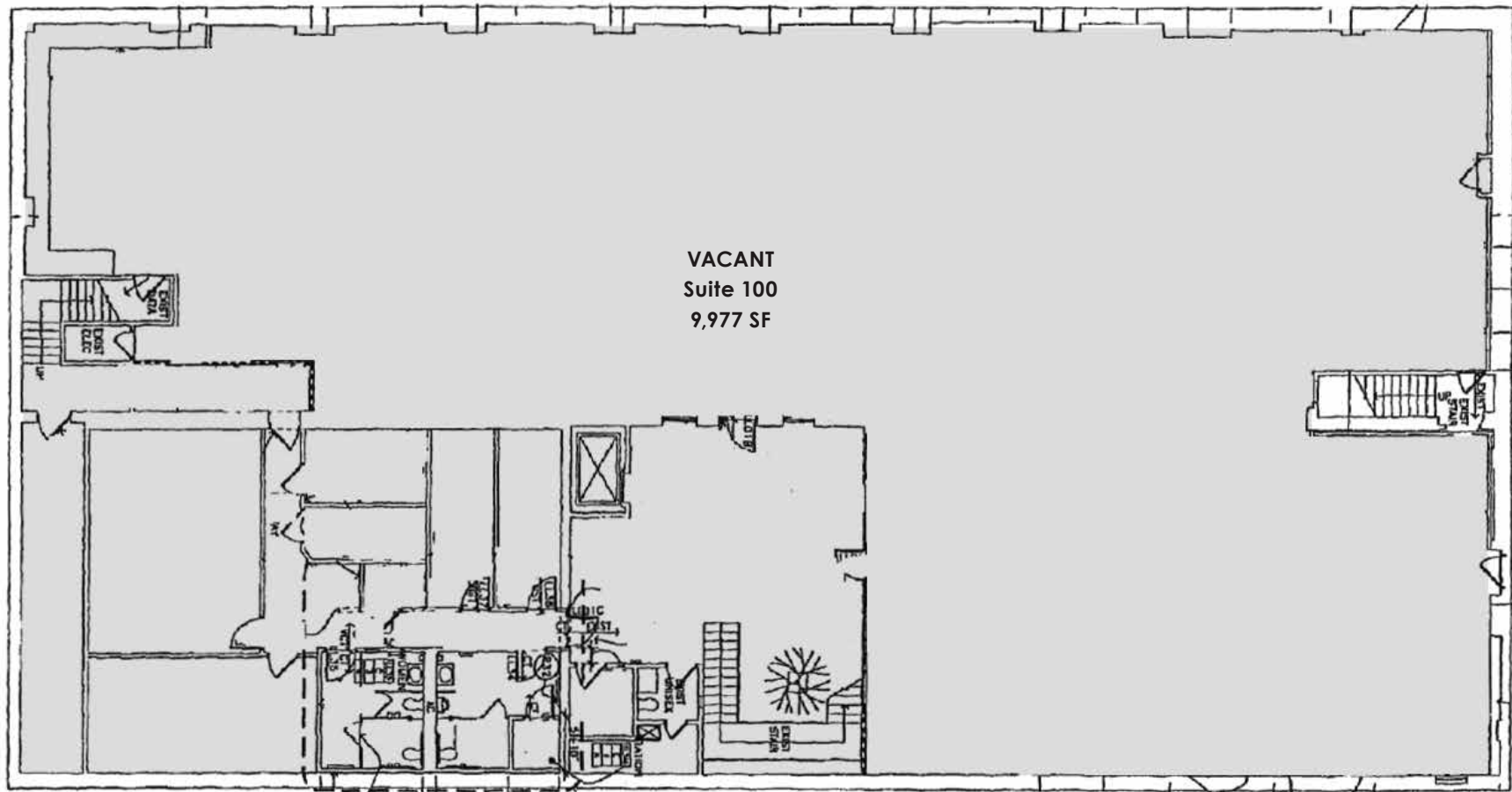
651-962-PARK (7275)

There is also ample street parking in and around the area.

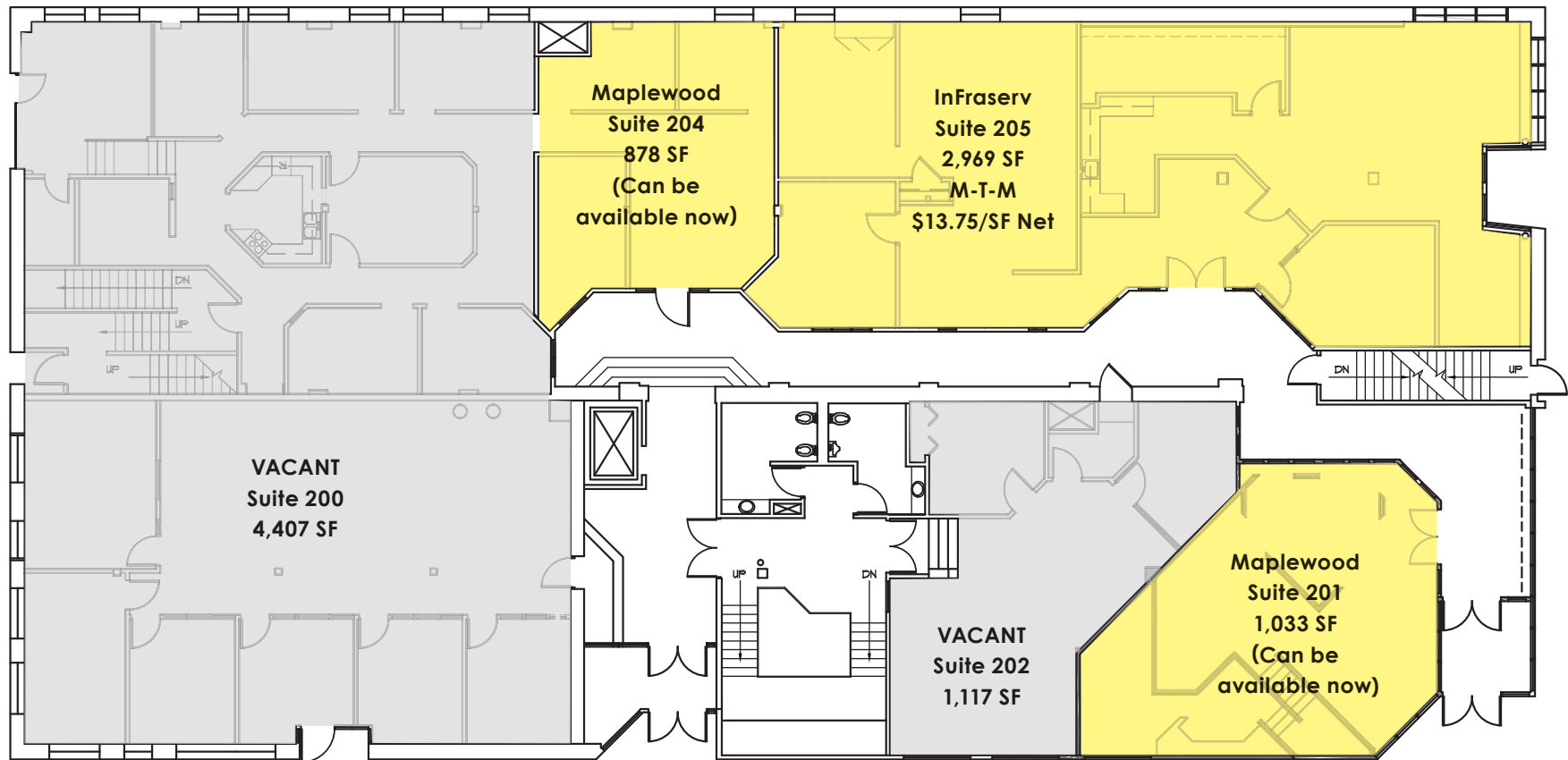




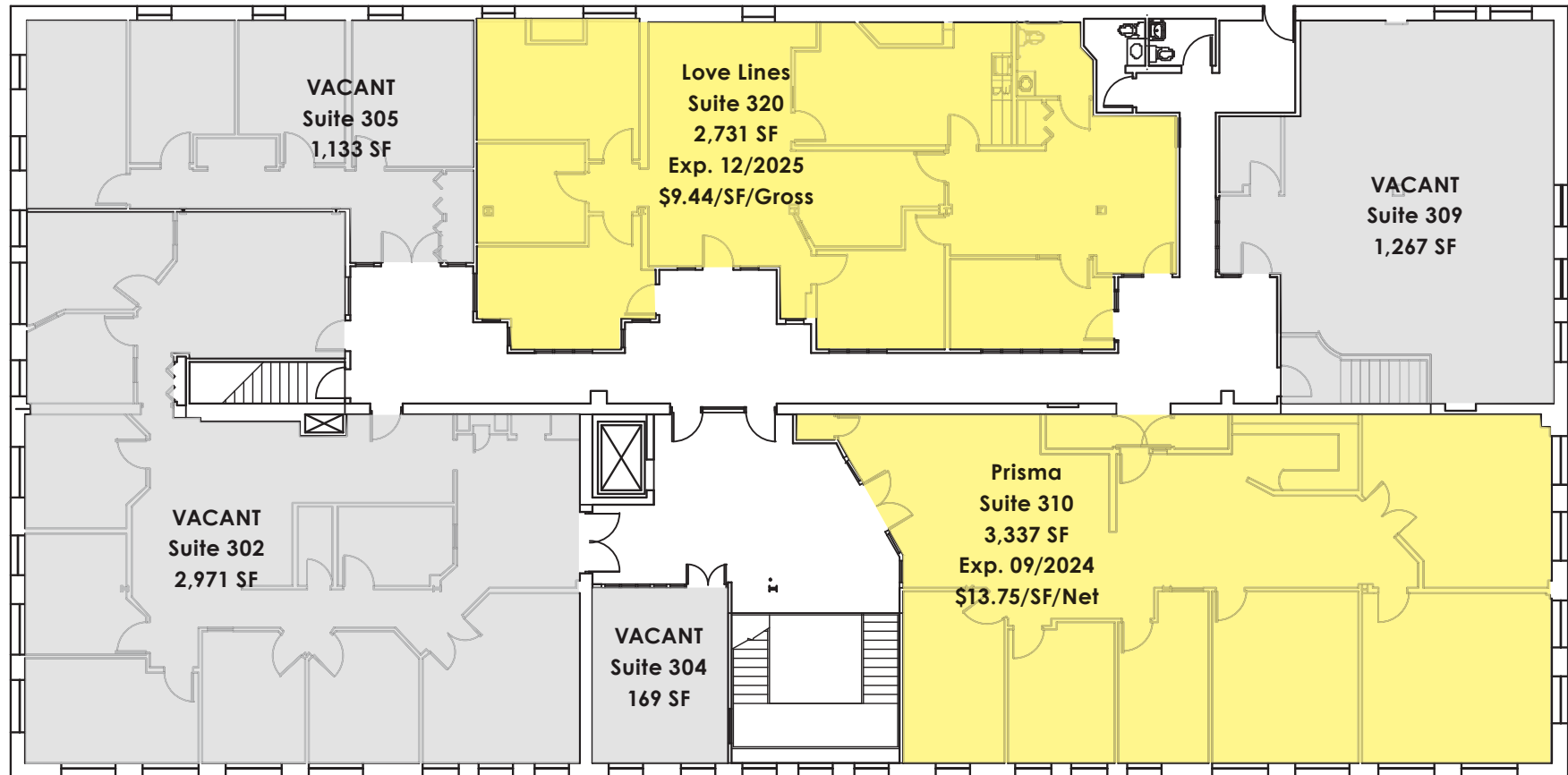
LOWER LEVEL



FIRST FLOOR



SECOND FLOOR



SINGLE TENANT/OWNER OCCUPANT

The building has tremendous potential for a single tenant or owner occupant. Plans have been drawn up to show how a single owner-user could occupy the building as a whole.

- The lower level has room for a fitness center and cafeteria.
- The floor on the first level could be built into a single grade.
- The second floor walls could be removed to create an open area.

More detailed plans and renderings are available upon request.



Open Offices



Lower Level Cafe



Community Spaces

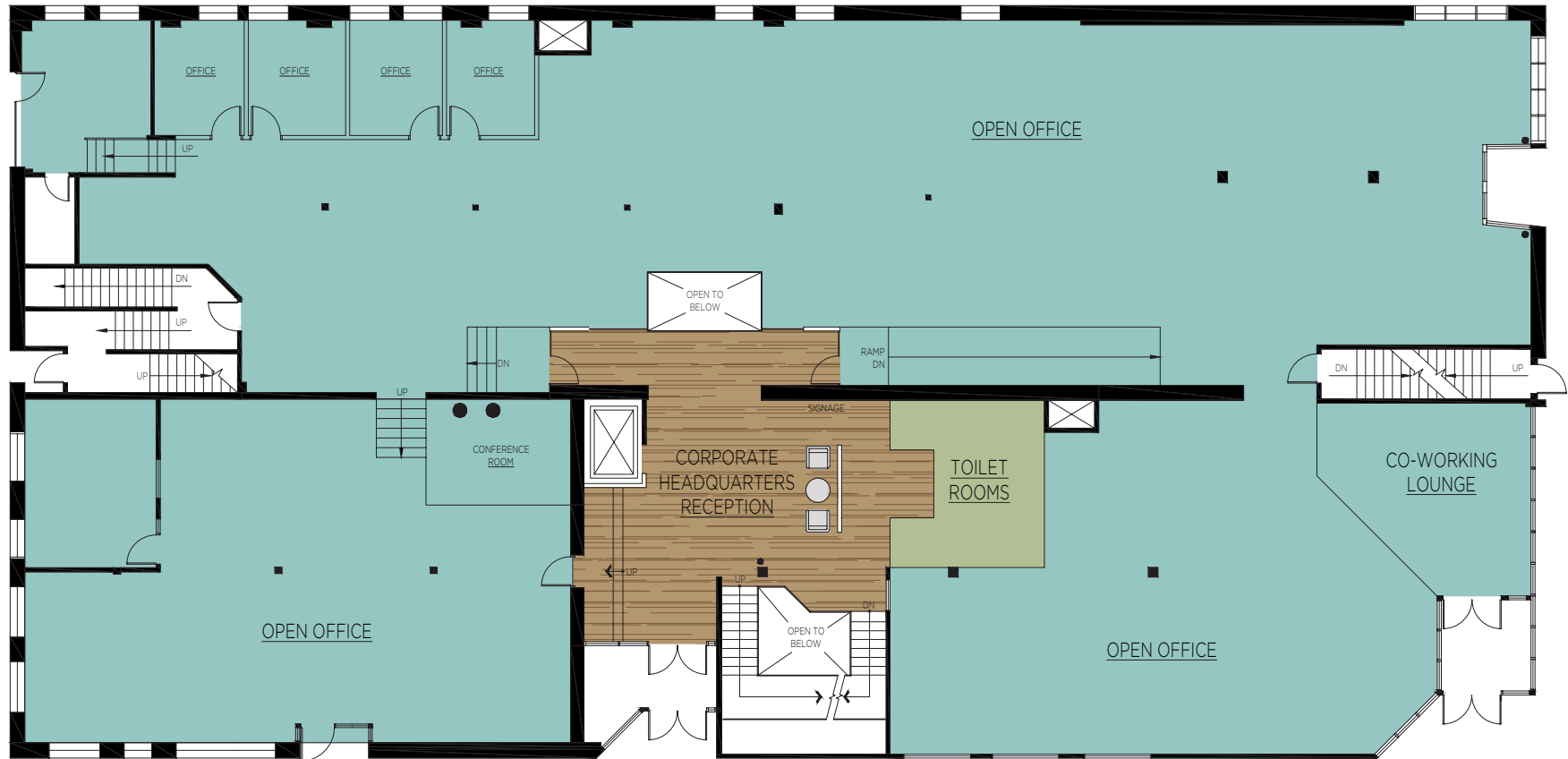


Conference Room

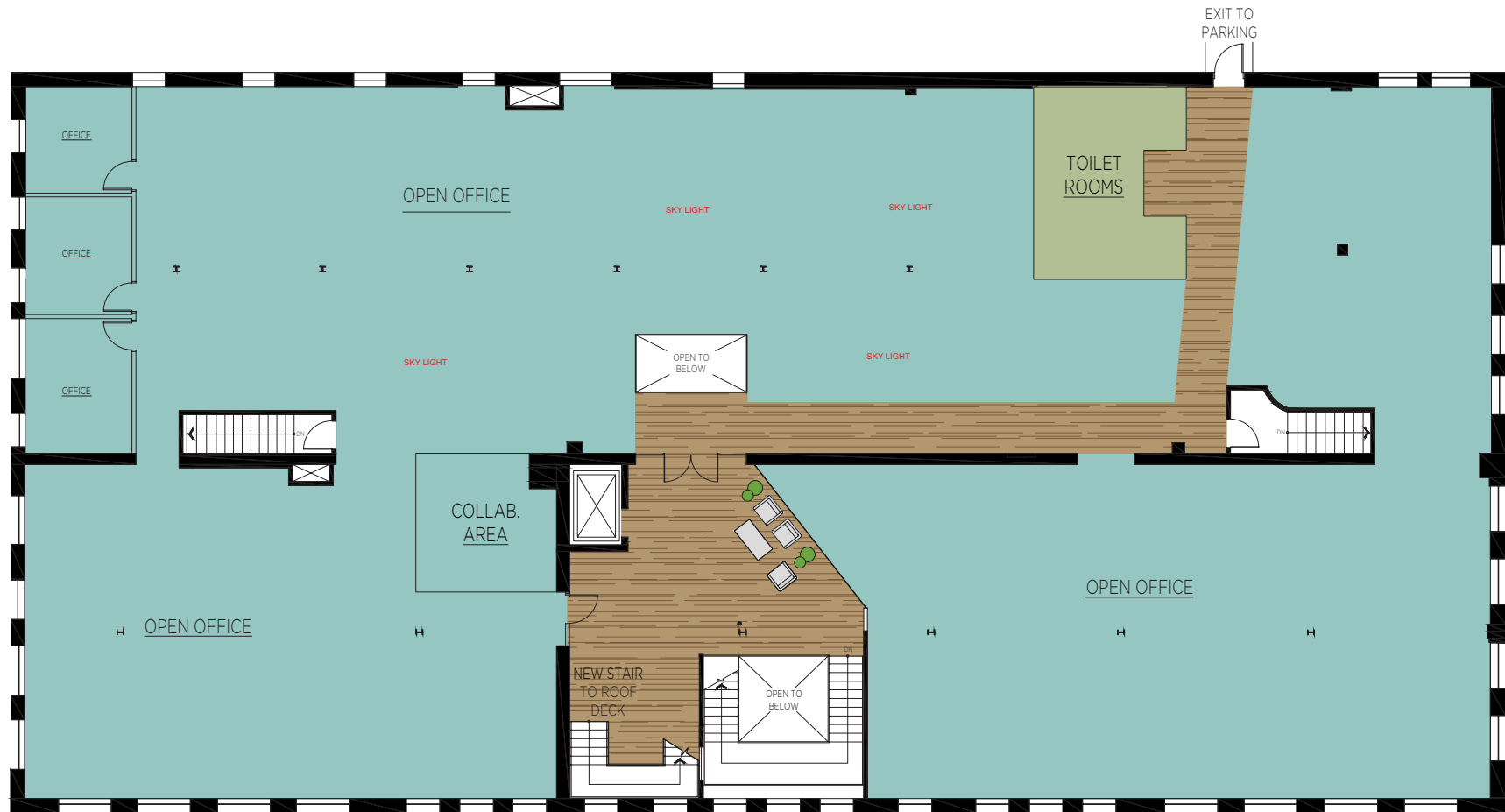
SINGLE TENANT/OWNER OCCUPANT - LOWER LEVEL



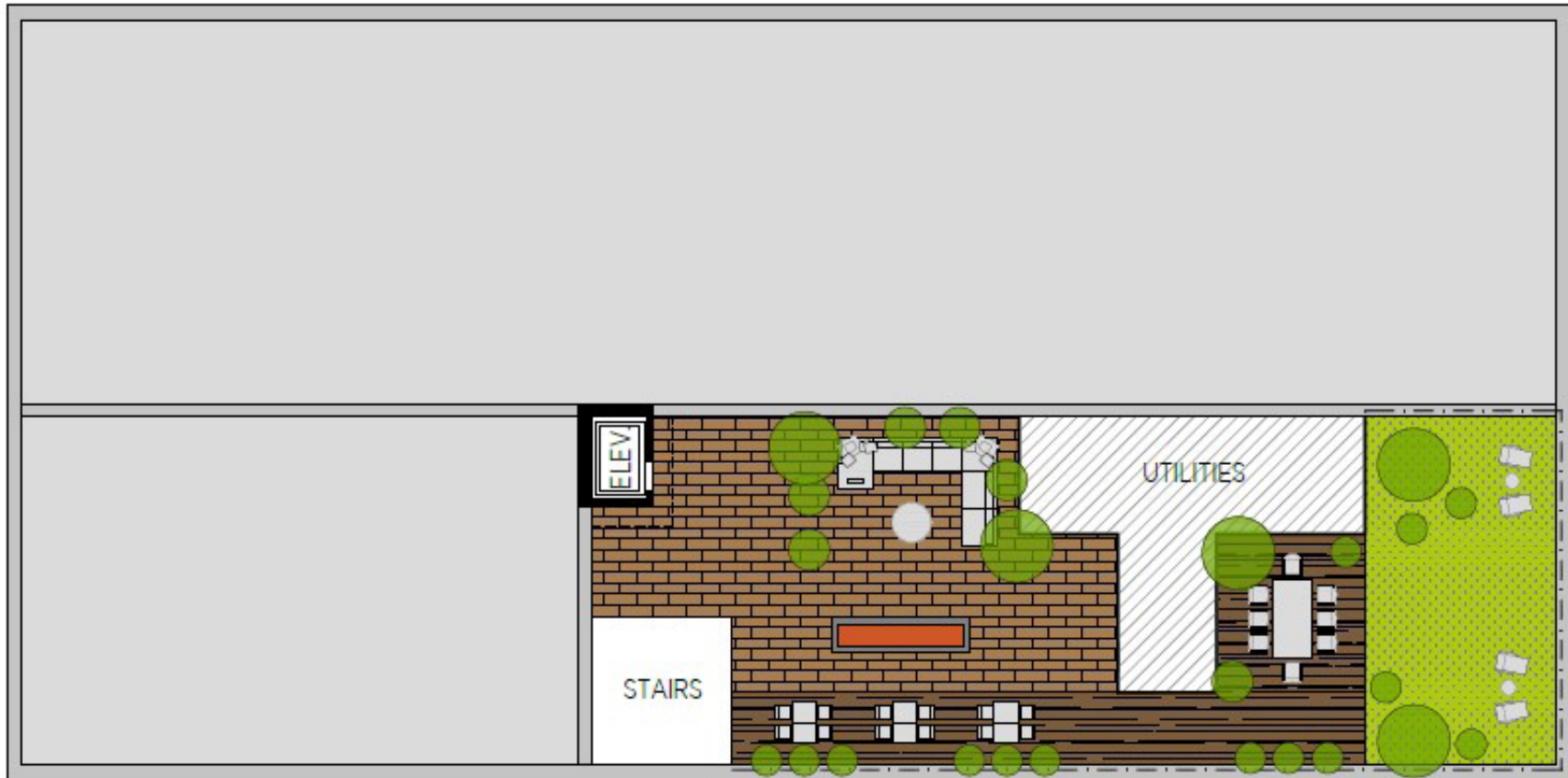
SINGLE TENANT/OWNER OCCUPANT -1ST FLOOR

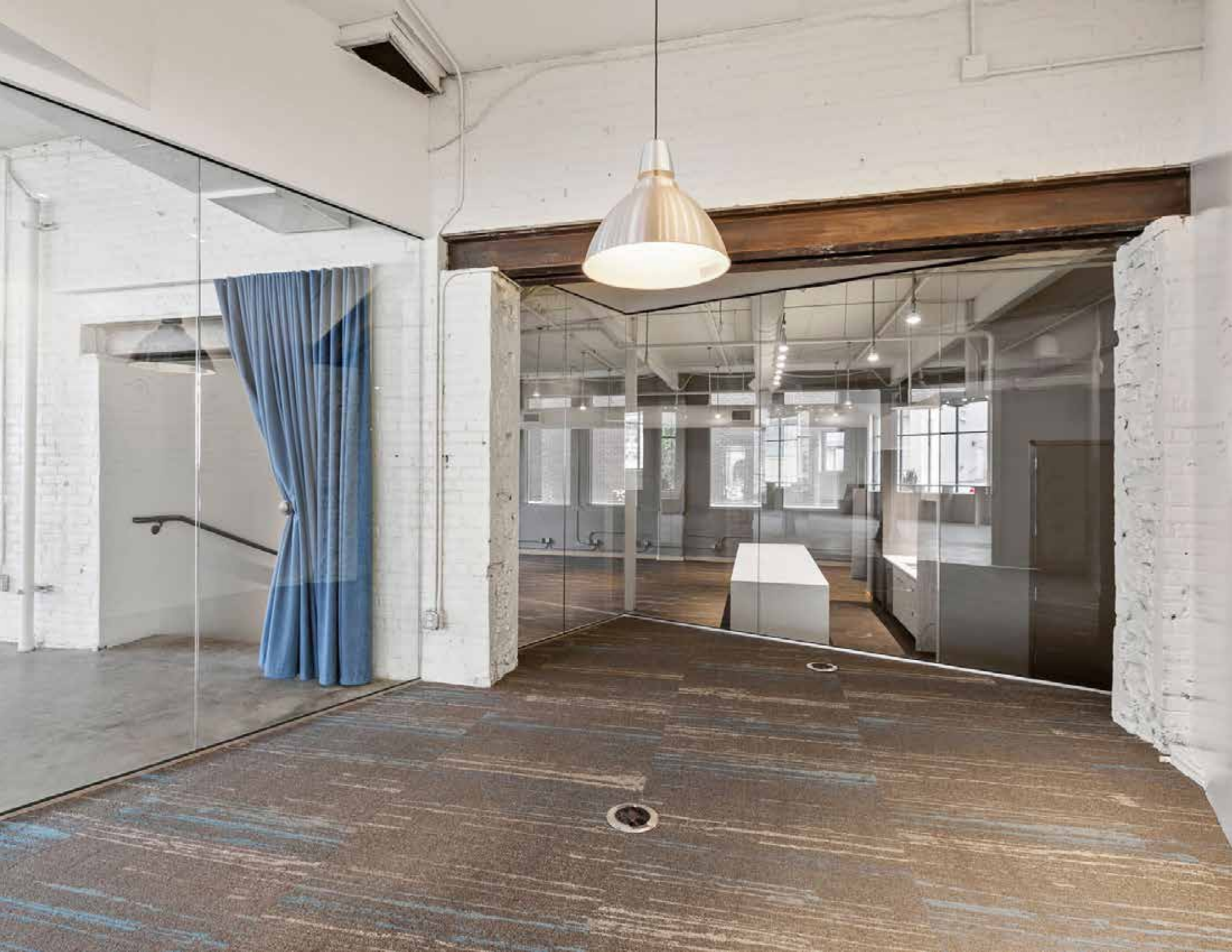


SINGLE TENANT/OWNER OCCUPANT -2ND FLOOR



SINGLE TENANT/OWNER OCCUPANT - ROOFTOP PATIO













**For more information
or to schedule a tour,
please contact**

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