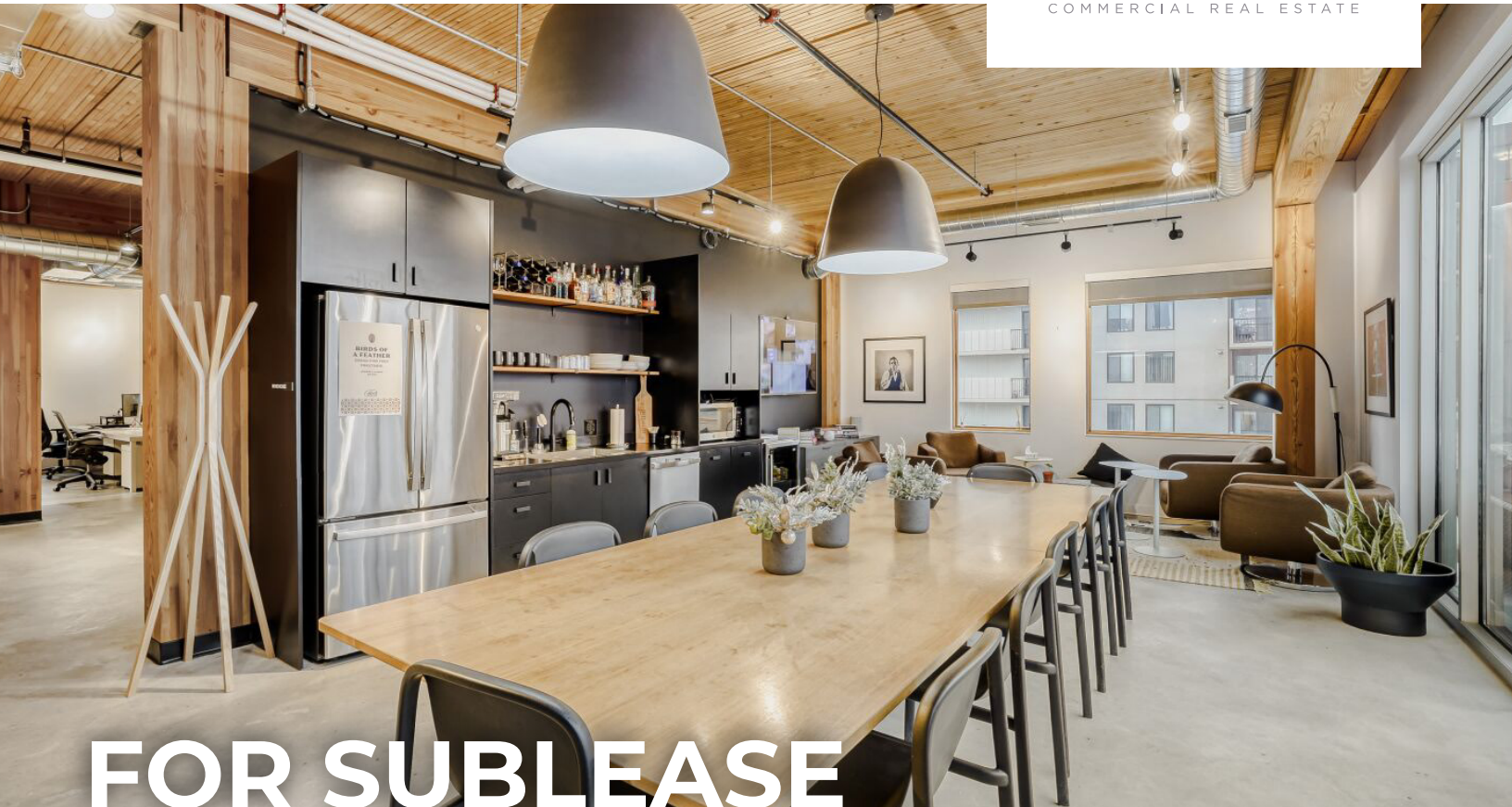


4353 UPTON AVE S
MINNEAPOLIS, MN



MONARCH
COMMERCIAL REAL ESTATE



FOR SUBLEASE

PROPERTY HIGHLIGHTS:

Sublease: **1,800 – 10,200 SF** Available: **4/1/2026**

- **Prime Linden Hills location**, just blocks from Lake Harriet and surrounded by top-tier restaurants, coffee shops, and neighborhood retail
- Timeless, **design-forward space** by Studio BV with a clean, elevated aesthetic
- Plug-and-play **sublease with furniture** available for all suites
- **Private balcony access**, offering rare indoor-outdoor flexibility
- **Bike storage** with easy **access to lake trails** and an active, walkable environment
- **Parking available for up to 30 stalls**, a major advantage in this coveted neighborhood
- Light-filled, **boutique office setting** ideal for creative, professional, or hybrid teams
- Prominent building signage opportunity available

CONTACT

KYLE KALIVODA

DIRECTOR

KYLE@MONARCHCRE.COM

763 242 8127

BEN JENSEN

PARTNER

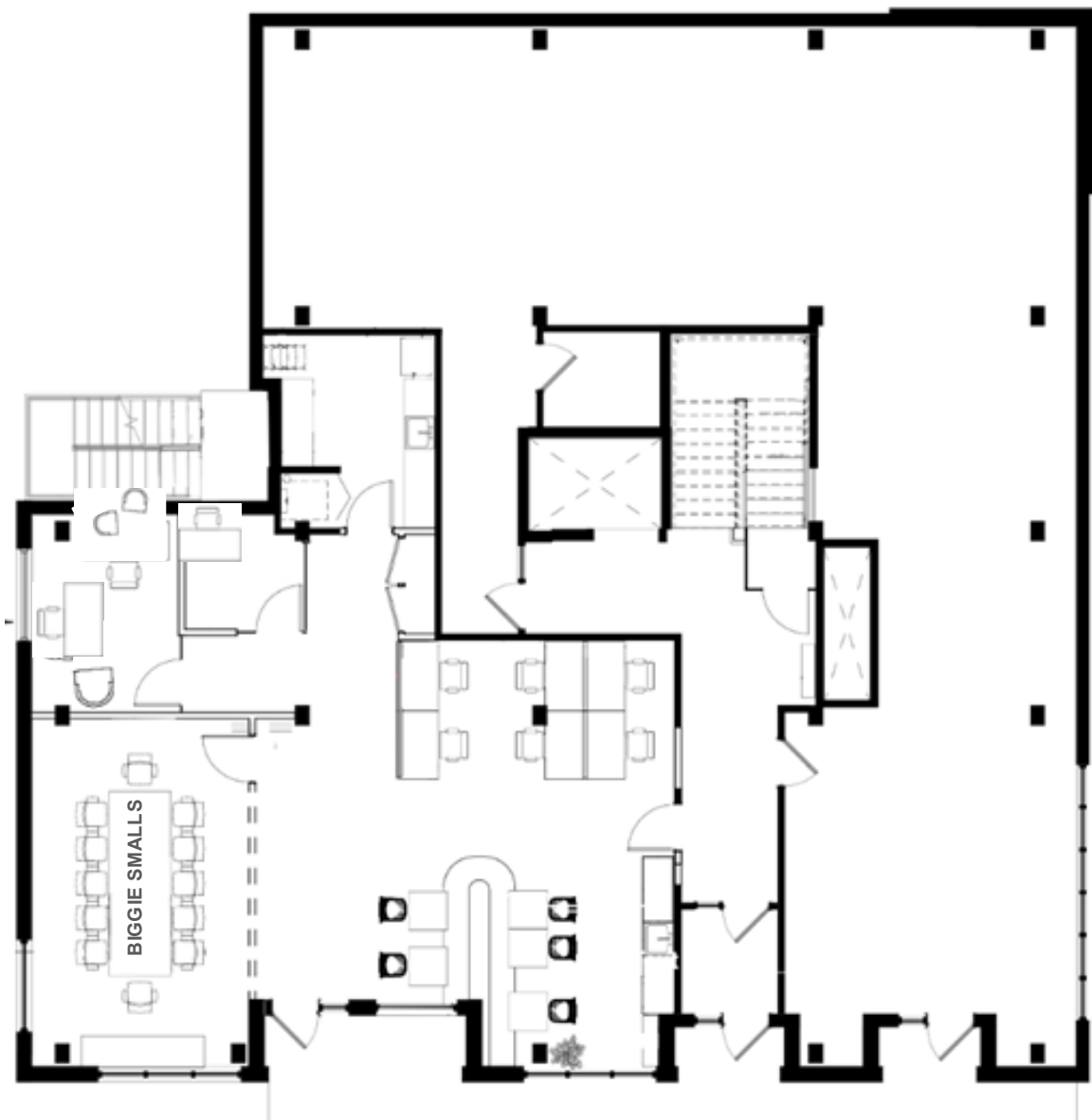
BEN@MONARCHCRE.COM

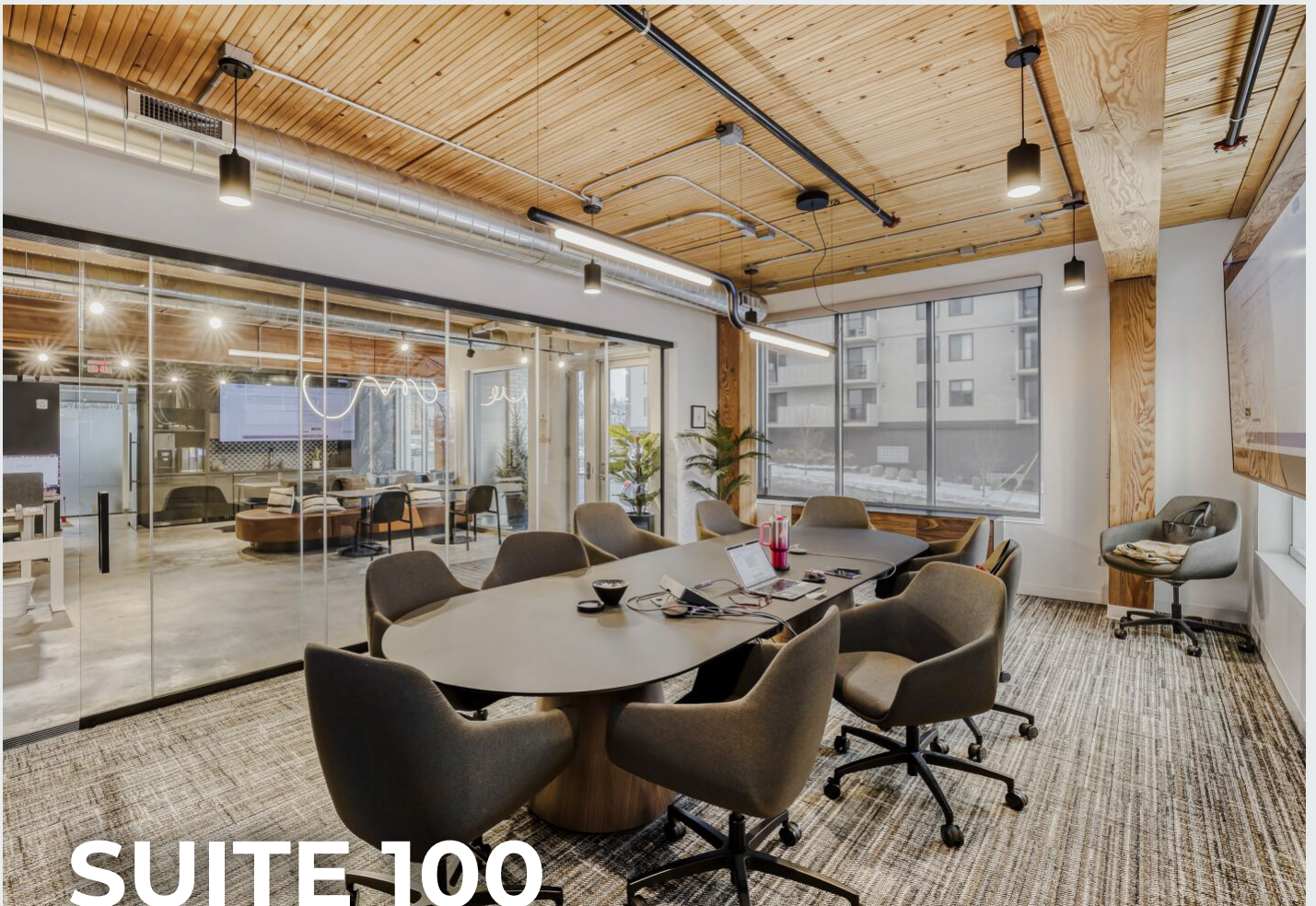
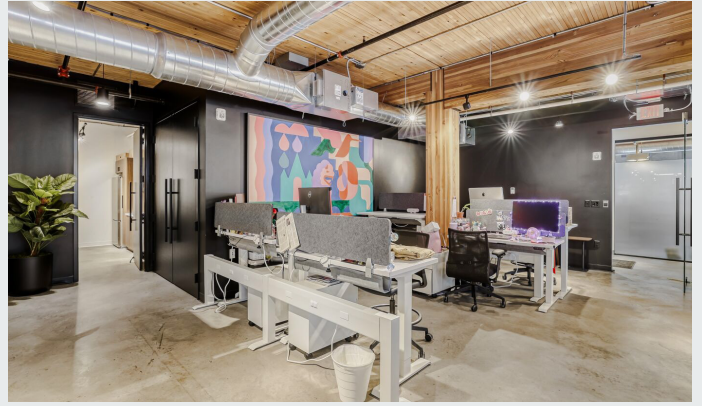
612 999 5339

MONARCHCRE.COM

SUITE 100

- **1,802 SF**
- Term: **Thru April 2028**
- Gross Sublease Rate: **\$45/SF**
- Furniture Available





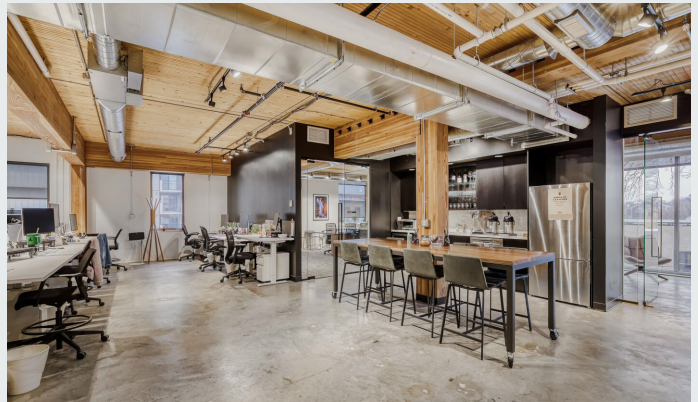
SUITE 100

SUITE 200

- **4,693 SF**
- Term: **Thru April 2031**
- Gross Sublease Rate: **\$35/SF**
- Furniture Available



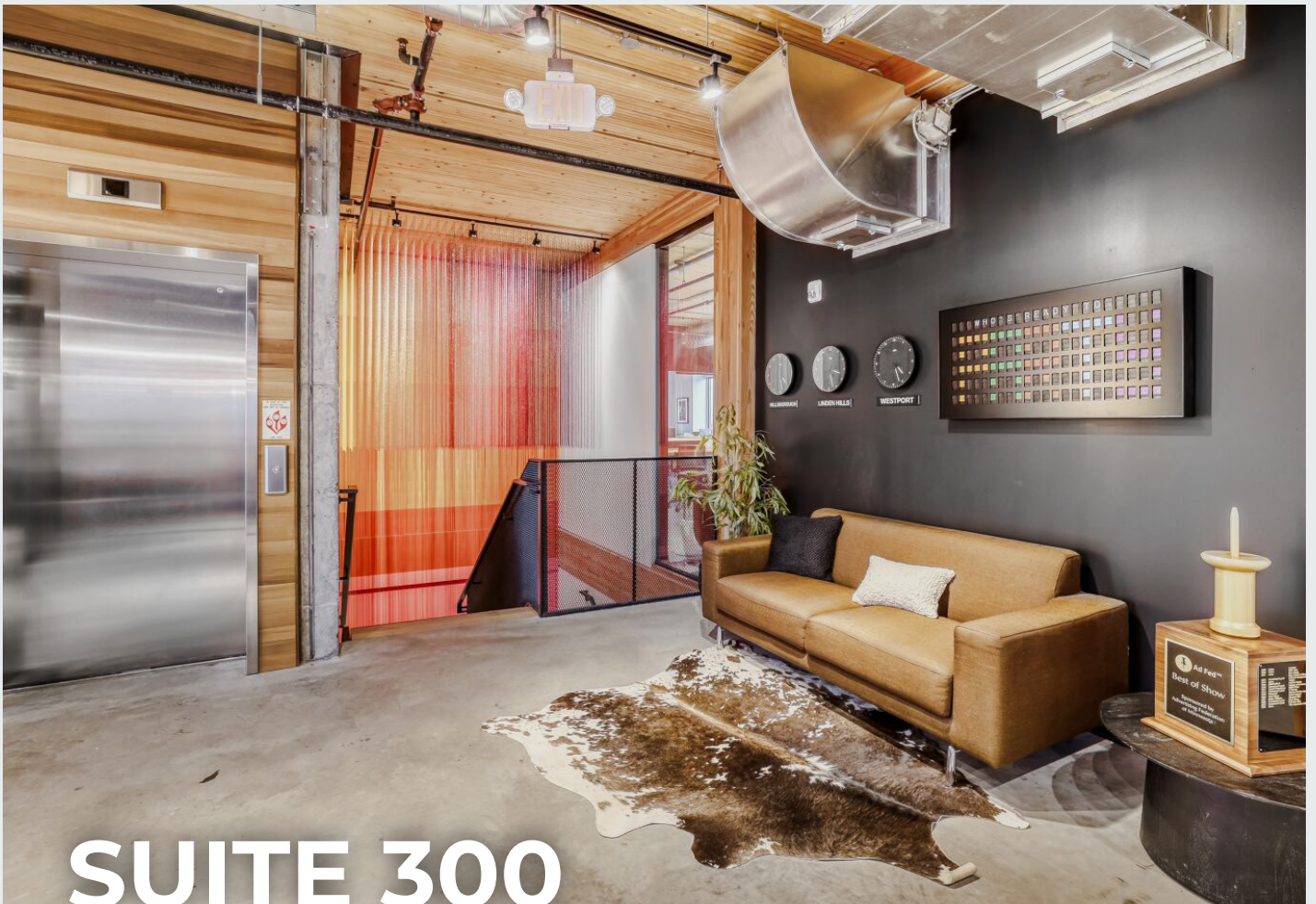
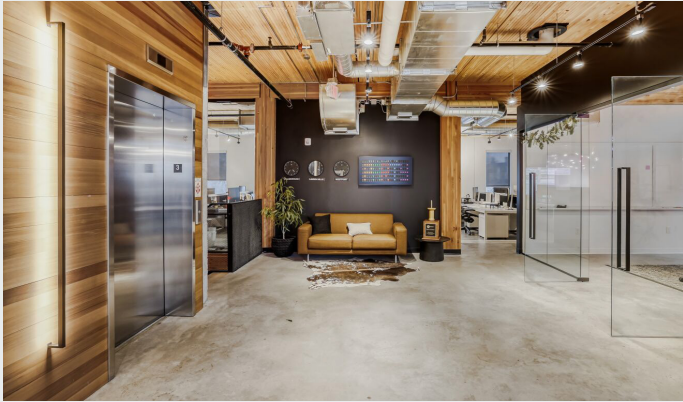
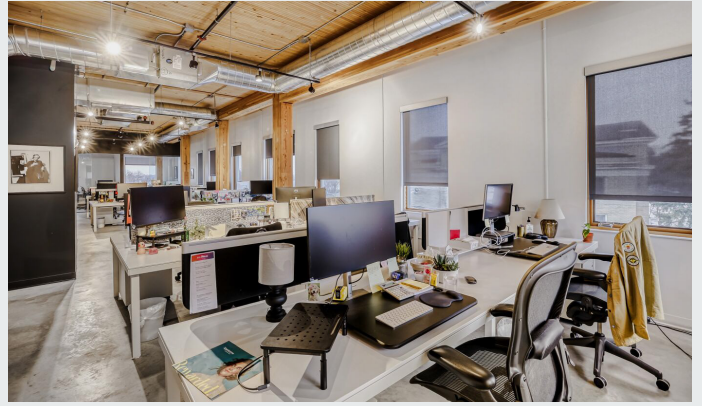
SUITE 200



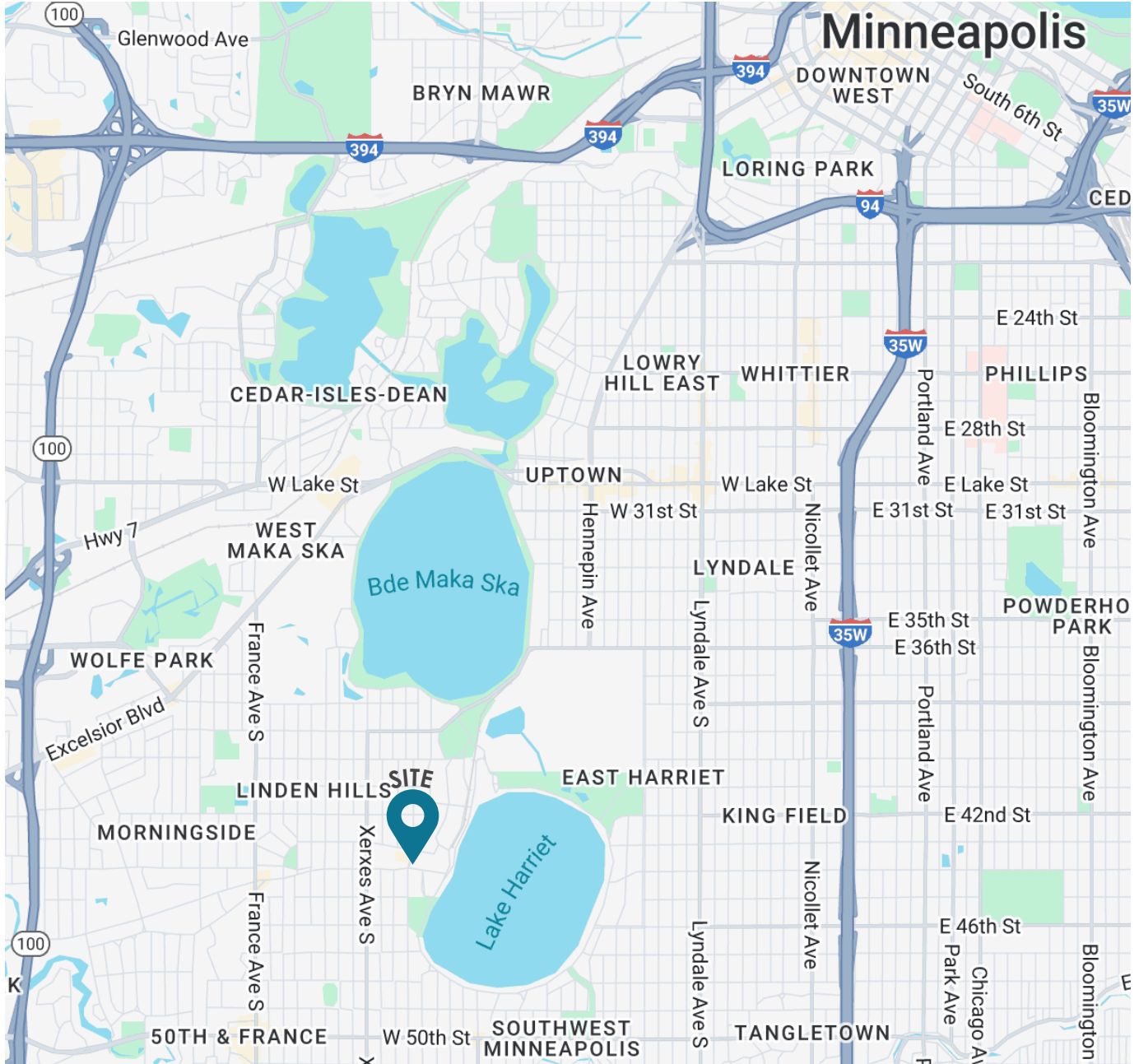
SUITE 300

- **3,794 SF**
- Term: **Thru May 2026** (direct available with landlord)
- Gross Sublease Rate: **\$35/SF**
- Furniture Available





AERIAL MAP



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RETAIL MAP



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