

**OFFICE/FLEX SPACE FOR LEASE  
IN MINNEAPOLIS**

2112 BROADWAY STREET NE, MINNEAPOLIS MN 55413



# THE HIGHLIGHTS



## BUILDING FEATURES

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- Two-story Northeast Minneapolis flex building in prime location (Broadway Street) **linking three major thoroughfares**
- Suites available from **582 -5,734 SF**
- High ceilings and abundant **natural light**
- **Rooftop patio** available for tenant use
- **Free onsite parking** for tenants and guests
- **Storage** suites available for lease
- Freight elevator available

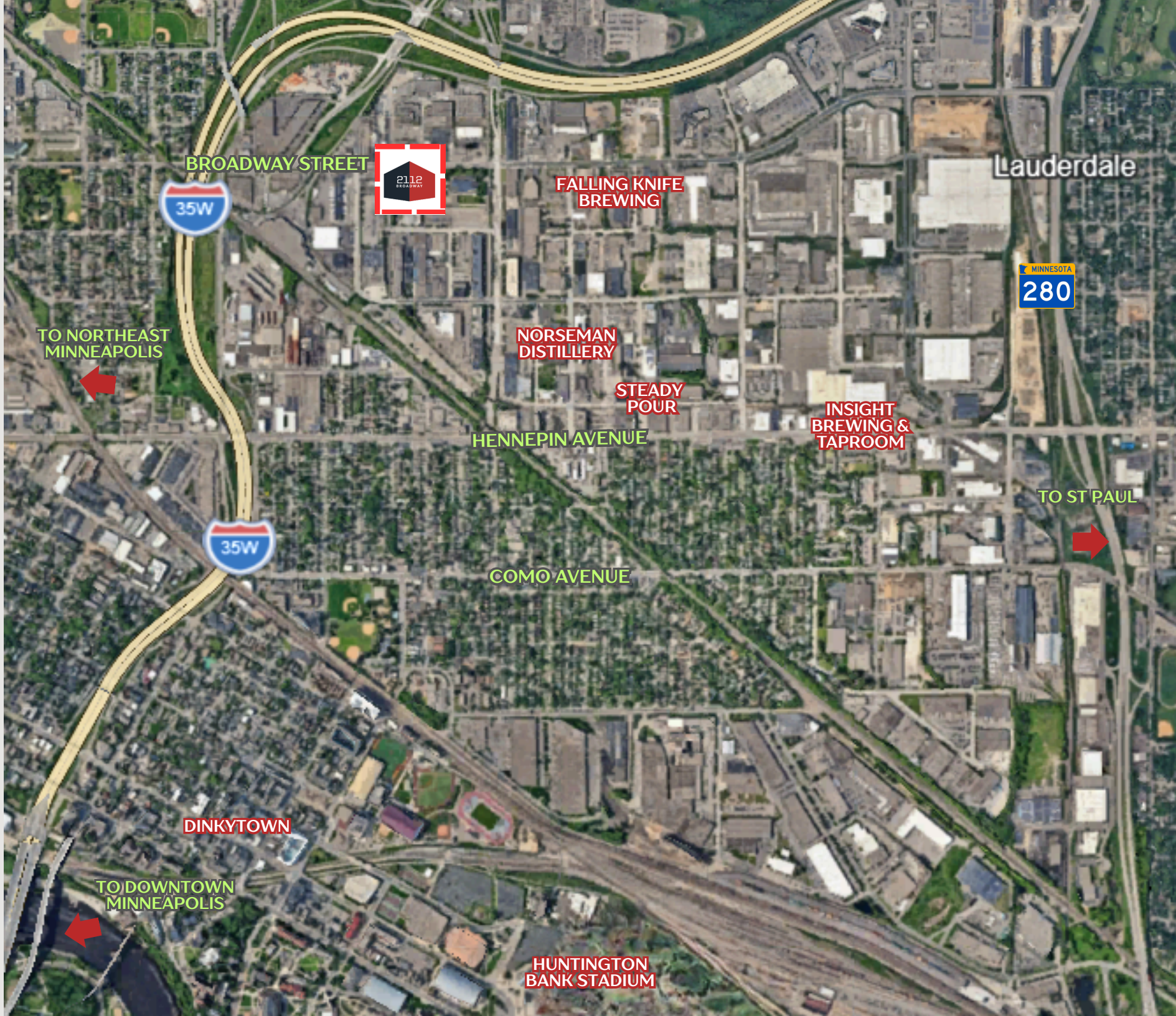
## LOCATION FEATURES

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- The Broadway and Northeast Minneapolis area is known for its diverse community and commercial blend, where local businesses, service providers, studios, and organizations blend
- Convenient access to I-35W, Highway 280, Highway 36, and Downtown Minneapolis
- Surrounded by small businesses and professional services, tenants become part of a dynamic, collaborative commercial environment.



2112 BROADWAY STREET NE, MINNEAPOLIS MN 55413



BROADWAY STREET



FALLING KNIFE  
BREWING

Lauderdale



TO NORTHEAST  
MINNEAPOLIS



NORSEMAN  
DISTILLERY

STEADY  
POUR

INSIGHT  
BREWING &  
TAPROOM

HENNEPIN AVENUE

TO ST PAUL



COMO AVENUE

DINKYTOWN

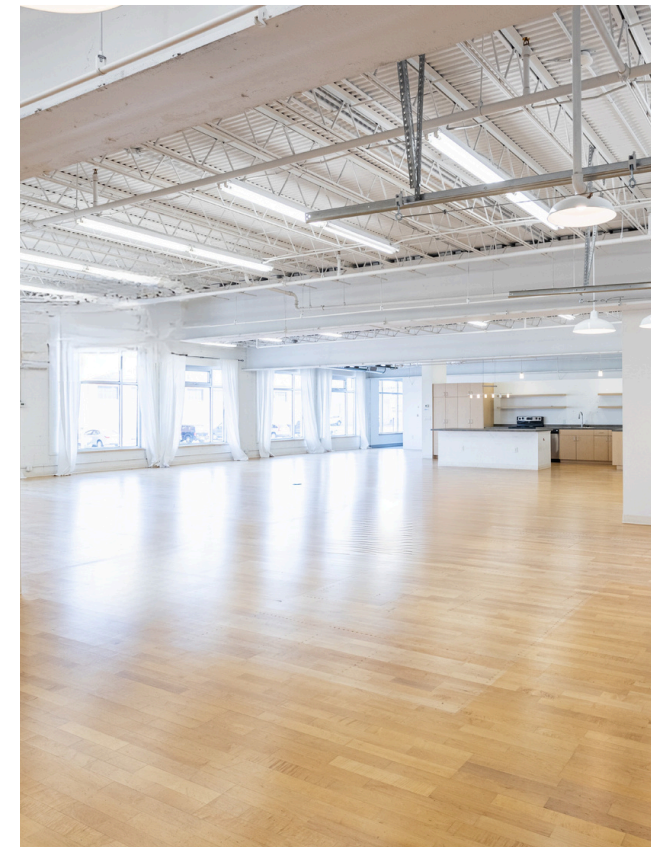
TO DOWNTOWN  
MINNEAPOLIS



HUNTINGTON  
BANK STADIUM



Once a food production facility for Superior Fresh Dairy, and later for packaging nuts and imported fruit, this building has been reimagined as a creative hub with flexible office and studio spaces, featuring high ceilings, large windows, and distinctive industrial character.





**OUTDOOR SPACE**  
ROOFTOP PATIO FOR  
TENANT USE



**\$10 - \$14**  
LEASE RATE (PSF NET)



**\$13.97**  
TAX/OPS PSF

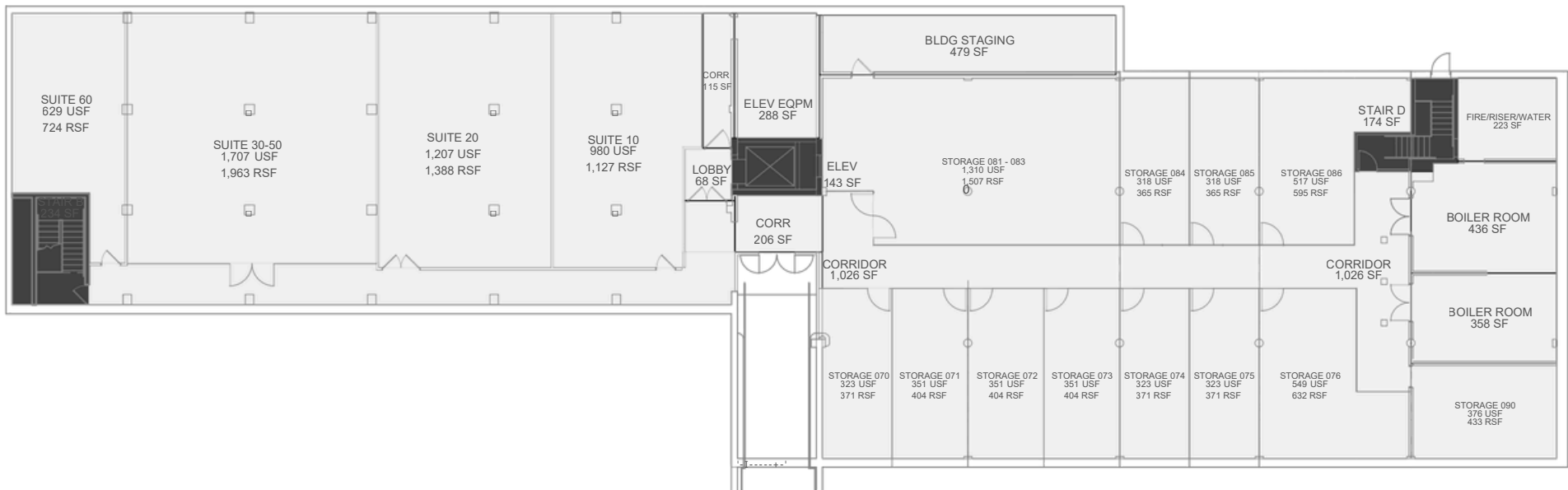


**582 - 5,734 RSF**  
SUITE SIZES



**AMPLE FREE  
PARKING**

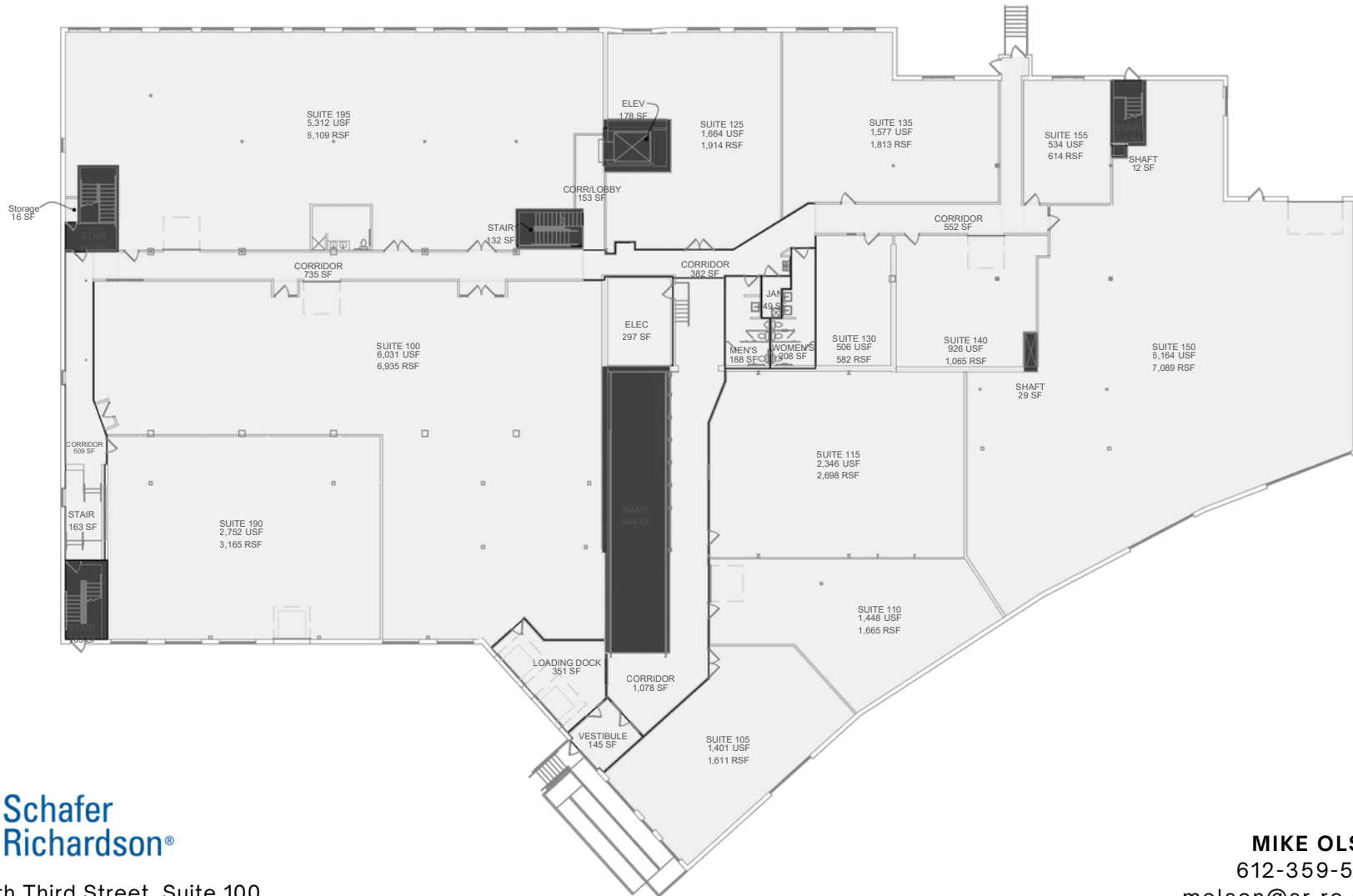
# BASEMENT FLOOR PLAN



901 North Third Street, Suite 100,  
Minneapolis, MN

**MIKE OLSON**  
612-359-5843  
molson@sr-re.com  
www.sr-re.com

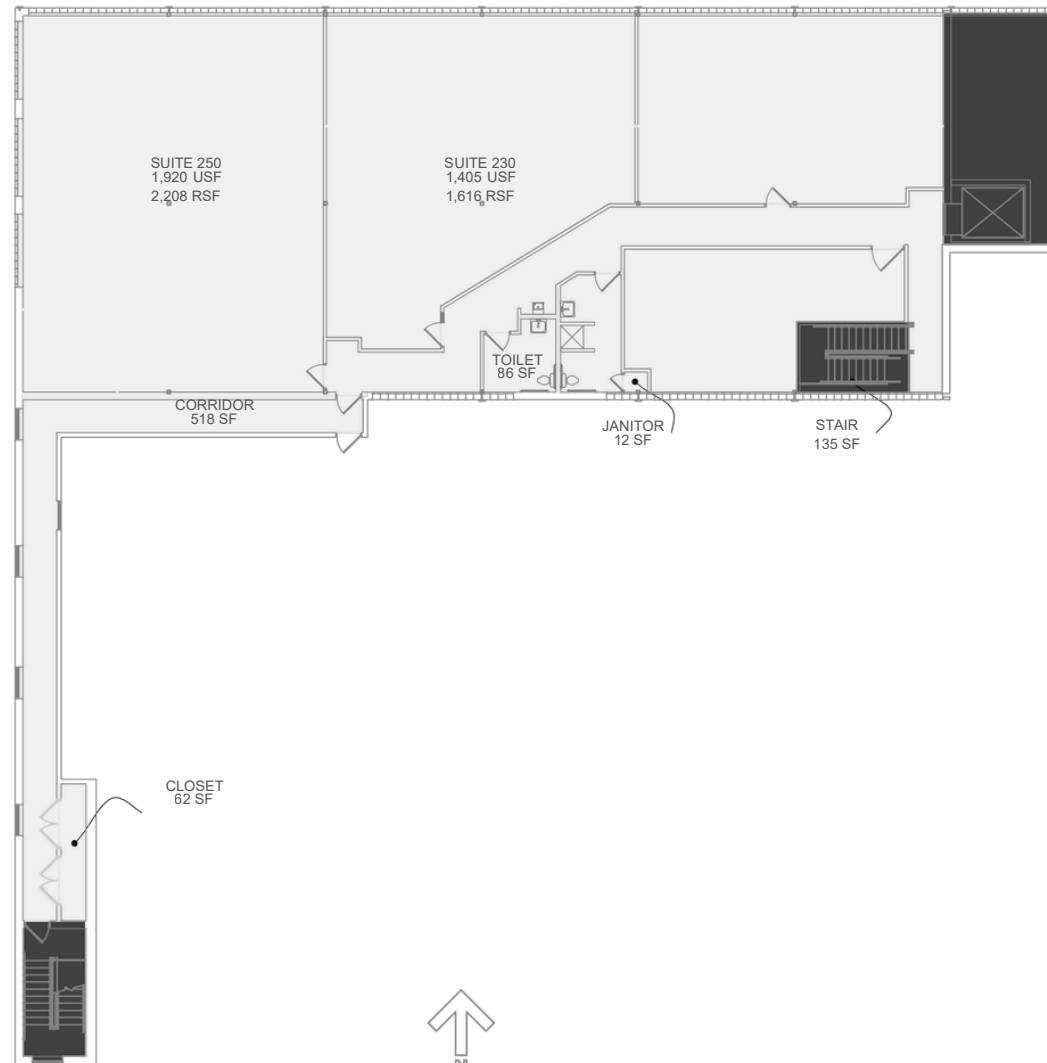
# FIRST FLOOR PLAN



901 North Third Street, Suite 100,  
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# SECOND FLOOR PLAN



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