

J.I. Case Building

233 Park Ave, Minneapolis, MN 55415

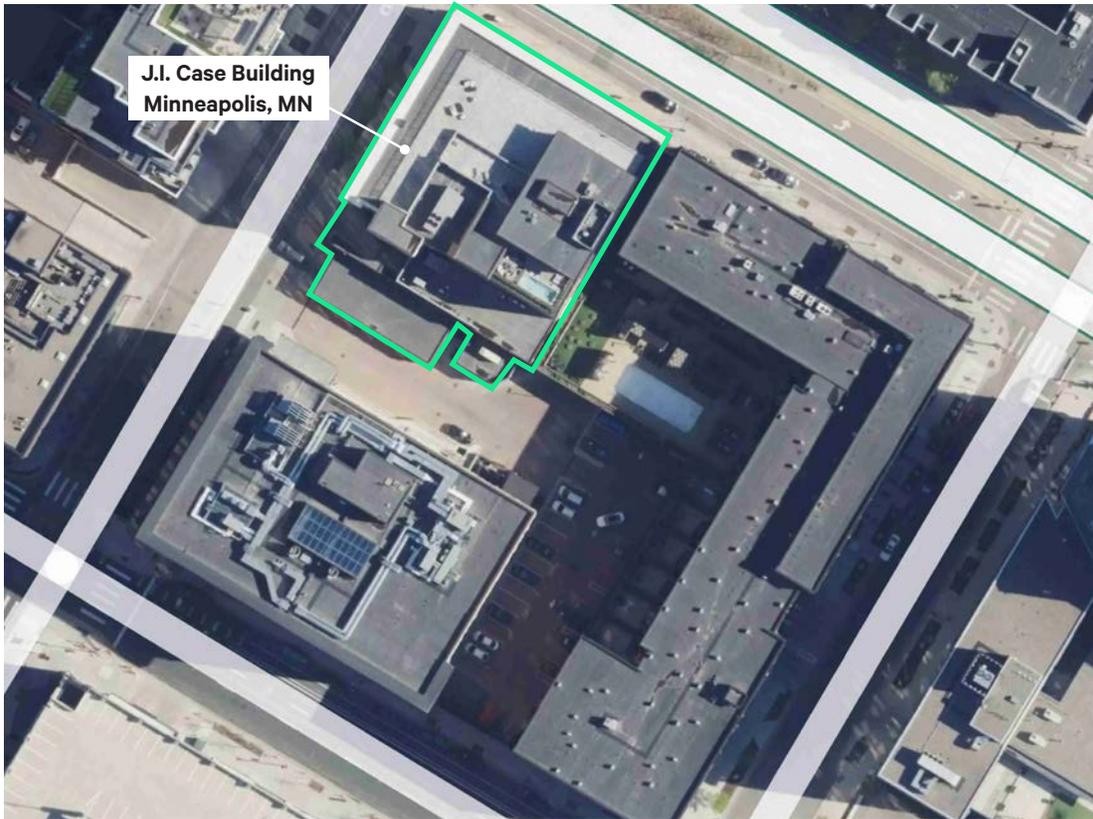
8,457 SF Available



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For Lease



Property Overview

- + 8,457 sf approx total vacant for lease on the garden level facing Washington and Park.
- + Total vacant 8,457sf (divided by the common corridor).
- + Suite 1 - 4,454sf. Max contiguous SF.
- + Suite 2 - 4,003sf. (already divided into 1,689 sf and 2,314 sf but both are adjacent).
- + The suite is ideal office uses, storage uses, retail uses, etc.
- + Currently suite one is wide open space from the building construction completion in 2023.
- + This is the garden level of a 4 story office building and also the Mill District Event Center with roof top deck.
- + \$14.00 NNN per square foot per year base rent.
- + \$10.00 per square foot per year tax/cam/ops.
- + Tenant responsible for its own in suite janitorial.
- + Utilities are tenant's responsibility.
- + HVAC repairs replacement maintenance are a tenant responsibility. The existing HVAC units are brand new.
- + All 3 suites have entrances on the common corridor and are easily accessible from a grand stair off the main lobby.
- + Restrooms are new and common on the garden level.
- + Sprinklered suite.
- + Handicap accessible.
- + Windows facing Washington and Park Avenue.
- + Very high clear space.

Property Highlights

- + Walking distance to additional retail, food, and business services.
- + Walk to the light rail stop, the Mississippi River walking/biking trails, and Gold Medal Park.
- + Neighbors include Starbucks, Trader Joes, Eagle Mpls Bar, Core Power Yoga, Caribou Coffee, etc.
- + Landlord owns the adjacent two level underground parking garage. On street meter parking is available as well as parking in area ramps.
- + Landlord: www.sherman-associates.com. Over 40 years of experience as one of the largest developer landlords in the Midwest.
- + Managed by Sherman Associates. Headquarters on 2nd floor at 233 Park Avenue.
- + Security guard service provided in the common areas.
- + Area hotels within walking distance include Canopy, Radisson Red, Residents Inn, Aloft, etc.
- + Large area corporations within walking distance include CSM headquarters, Wells Fargo regional offices, Ryan Companies headquarters, Thrivent's headquarters, McKnight headquarters, Sherwin Williams regional offices, HCMC, Minneapolis City Hall, etc.
- + Near numerous large residential buildings and US Bank Stadium.
- + Walking distance to arts centers including: Guthrie Theater, MacPhail Arts, The Armory, Mill City Museum, etc.
- + Landlord willing to provide a generous improvement allowance.
- + Coop brokers welcome.

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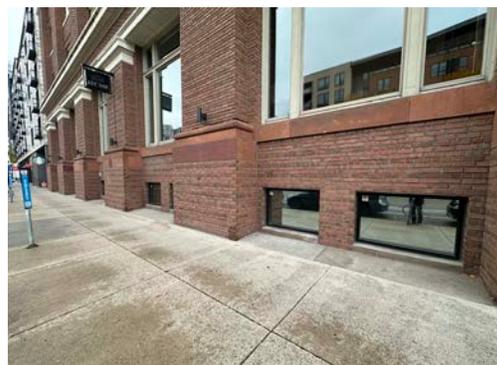
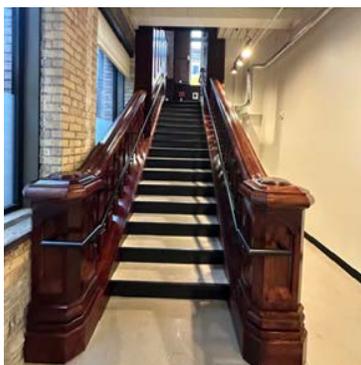
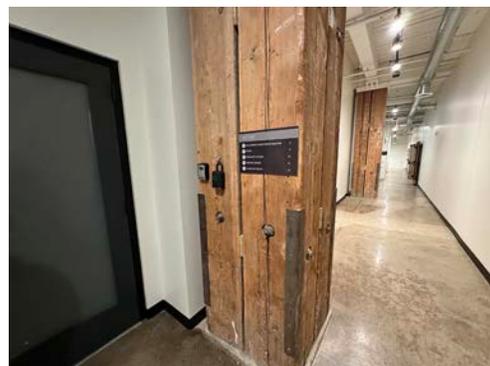
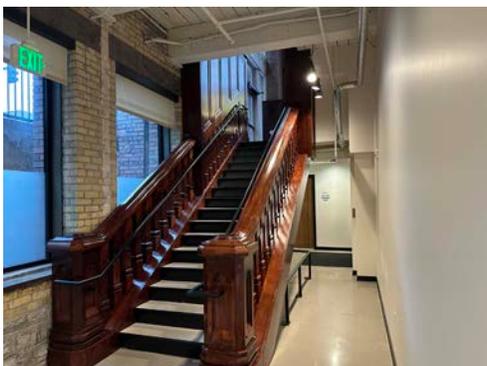
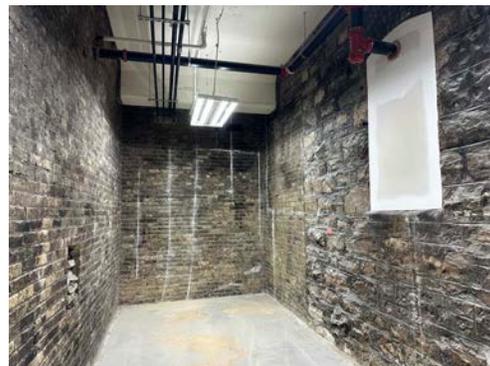
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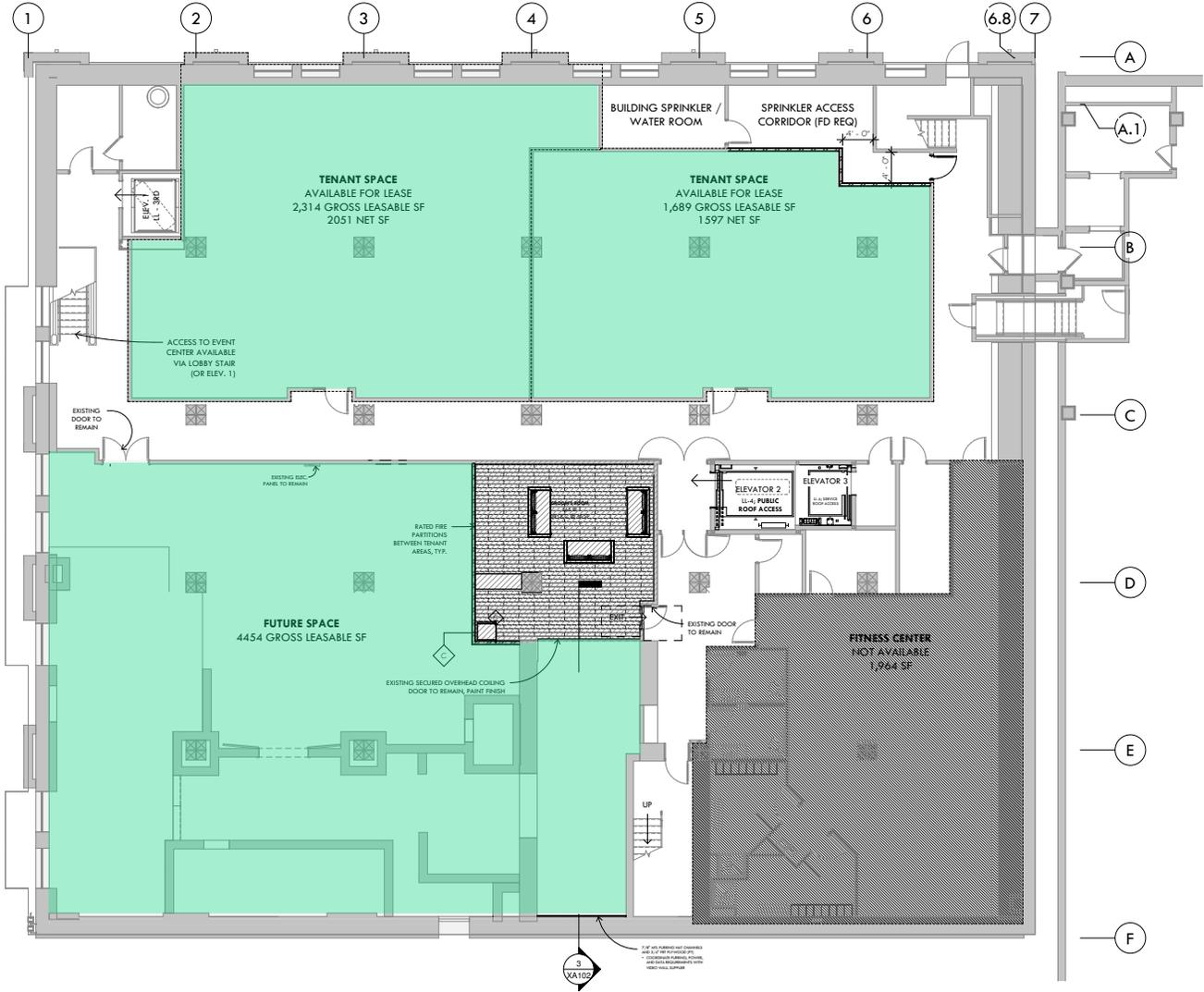
Area Map



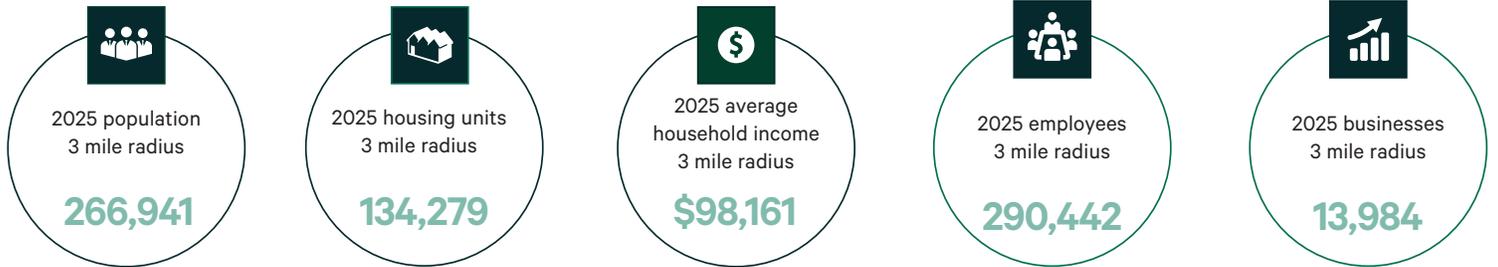
Property Photos



Site Plan



Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population - Current Year Estimate	45,207	266,941	503,344
2030 Population - Five Year Projection	47,629	274,385	512,185
2020 Population - Census	40,473	257,838	492,133
2010 Population - Census	28,857	221,190	439,104
2020-2025 Annual Population Growth Rate	2.13%	0.66%	0.43%
2025-2030 Annual Population Growth Rate	1.05%	0.55%	0.35%
HOUSEHOLDS			
2025 Households - Current Year Estimate	24,695	123,704	225,933
2030 Households - Five Year Projection	26,475	128,834	232,459
2020 Households - Census	21,363	116,372	216,419
2010 Households - Census	14,129	95,325	188,295
2020-2025 Compound Annual Household Growth Rate	2.80%	1.17%	0.82%
2025-2030 Annual Household Growth Rate	1.40%	0.82%	0.57%
2025 Average Household Size	1.64	2.02	2.12
HOUSEHOLD INCOME			
2025 Average Household Income	\$113,709	\$98,161	\$112,408
2030 Average Household Income	\$124,268	\$107,209	\$122,456
2025 Median Household Income	\$73,628	\$68,414	\$80,068
2030 Median Household Income	\$82,266	\$76,839	\$87,531
2025 Per Capita Income	\$62,460	\$45,603	\$50,577
2030 Per Capita Income	\$69,450	\$50,445	\$55,691
HOUSING UNITS			
2025 Housing Units	28,153	134,279	242,422
2025 Vacant Housing Units	3,458 12.3%	10,575 7.9%	16,489 6.8%
2025 Occupied Housing Units	24,695 87.7%	123,704 92.1%	225,933 93.2%
2025 Owner Occupied Housing Units	4,095 14.5%	31,496 23.5%	92,225 38.0%
2025 Renter Occupied Housing Units	20,600 73.2%	92,208 68.7%	133,708 55.2%
EDUCATION			
2025 Population 25 and Over	32,403	175,135	342,098
HS and Associates Degrees	9,869 30.5%	64,004 36.5%	121,676 35.6%
Bachelor's Degree or Higher	19,675 60.7%	94,437 53.9%	196,963 57.6%
PLACE OF WORK			
2025 Businesses	4,962	13,984	22,291
2025 Employees	150,694	290,442	404,699

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