



FOR LEASE

MINNEAPOLIS CBD OFFICE

330 2nd Ave S, Minneapolis, MN 55401

\$2/SF Net Introductory Lease Rates!

Andrei Bortnov

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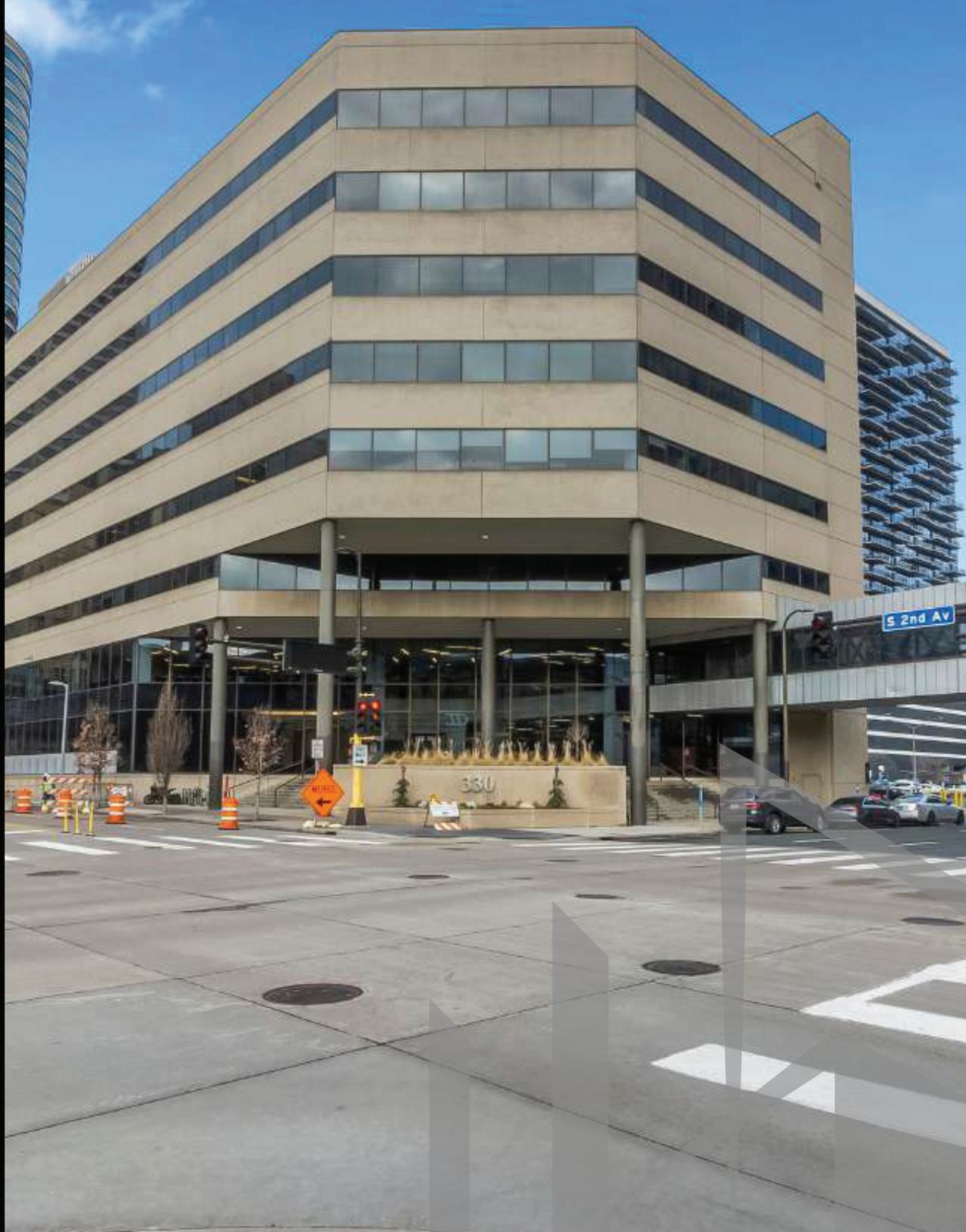
Anders Priley

REALTOR

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3033 Excelsior Blvd 100, Minneapolis, MN 55416



PROPERTY FEATURES

Welcome to 330 2nd Ave S, a premier eighth-story office building in the heart of Minneapolis' Central Business District. Under new ownership since 2024, we're excited to offer competitive rates, flexible lease terms, and attractive leasing packages for businesses seeking a centrally located office space. The building boasts a range of amenities, including a training room, board room/meeting room, recreational area, fitness center, on-site secure storage, underground parking, and more. Additionally, the on-site food court has space for several vendors and is conveniently connected to the Skyway. The property has benefited from millions of dollars in capital improvements within the last 5 years, and new ownership is committed to making further updates to ensure a modern and comfortable workspace. For additional details or to schedule a tour, please reach out to us, and we'd be delighted to show you around.



AVAILABLE SIZES
570-29,298 SF

2026 CAM/TAX
\$13.13PSF

YEAR BUILT
1980 (2019)

NNN LEASE RATE
\$2.00-14.00 (price varies depending on floor and suite size)

ZONING
B4 (Downtown Business District)

PERMITTED USES
Office and Retail



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GENERAL HIGHLIGHTS

AVAILABILITY	:	Many suites are ready for immediate occupancy, including spec suites
SPRINKLER SYSTEM	:	Yes
HVAC	:	Cooling tower and RTUs with in-suite VAV control (energy star property)
DOCK DOOR	:	Loading dock for easy moving and deliveries
PARKING	:	Underground parking available at \$250/stall/month
PROXIMITY TO HIGHWAY	:	1-minute drive to 394, and 5-minute drive to I95 and 35W
AMENITIES	:	80 person training room, 12 person board room, recreational area, kitchenette, fitness center + showers, food court, on-site security, on-site property manager, secure storage, skyway access



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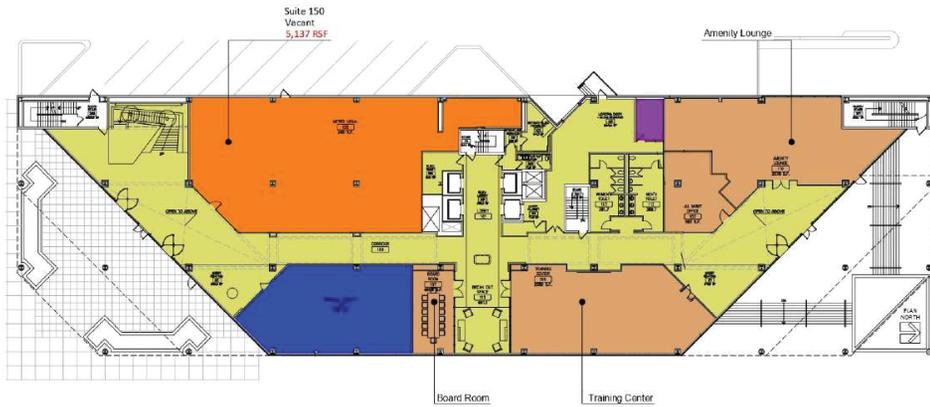
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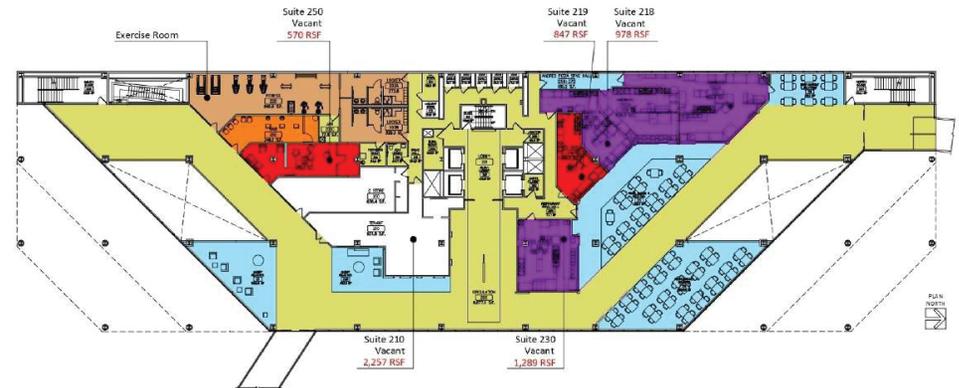
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FLOOR AND SITE PLAN



FLOOR 1 Suite 150: 5,137 SF



FLOOR 2 ~~Suite 210: 2,257 SF~~ **LEASED**

~~Suite 218: 978 SF~~ **LEASED**

Suite 219: 847 SF

Suite 230: 1,289 SF

~~Suite 250: 570 SF~~ **LEASED**

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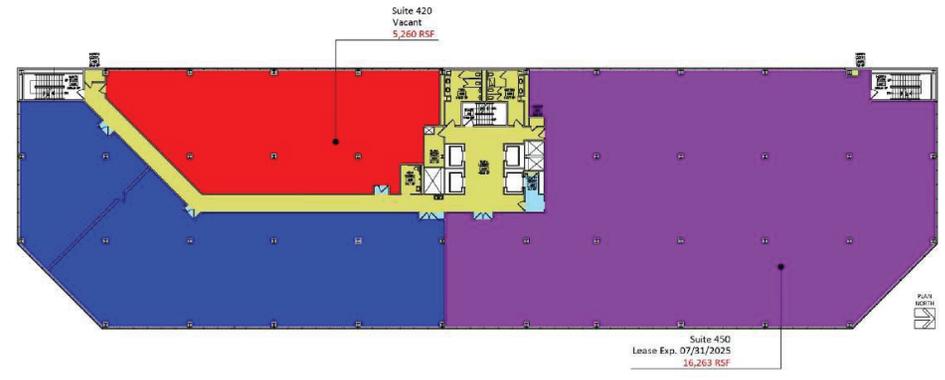
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FLOOR AND SITE PLAN



FLOOR 3

Suite 300:	4,108 SF
Suite 310:	899 SF
Suite 320:	2,579 SF
Suite 335:	4,107 SF
Suite 370:	2,653 SF
Suite 395:	2,931 SF

LEASED

FLOOR 4

Suite 420:	5,260 SF
Suite 450:	16,263 SF

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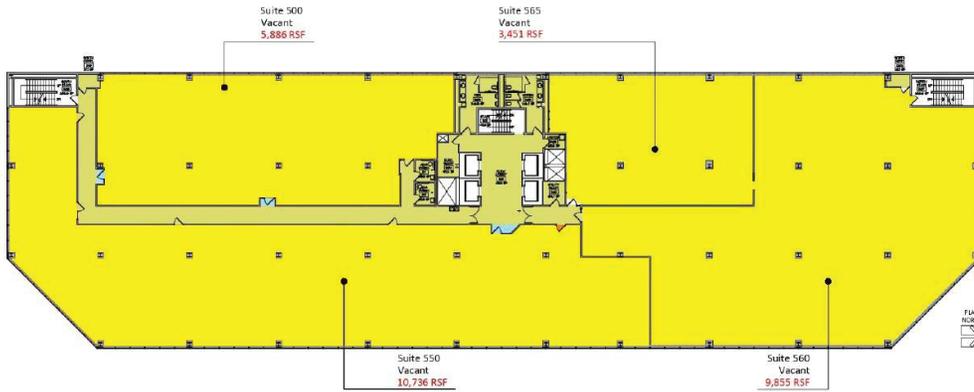
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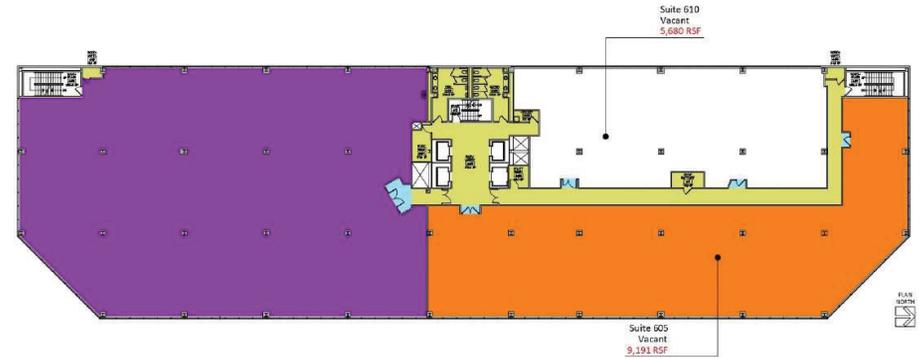


FLOOR AND SITE PLAN



FLOOR 5

Suite 500: 5,886 SF
 Suite 550: 10,736 SF
 Suite 560: 9,855 SF
 Suite 565: 3,451 SF



FLOOR 6

Suite 605: 9,191 SF
 Suite 610: 5,680 SF

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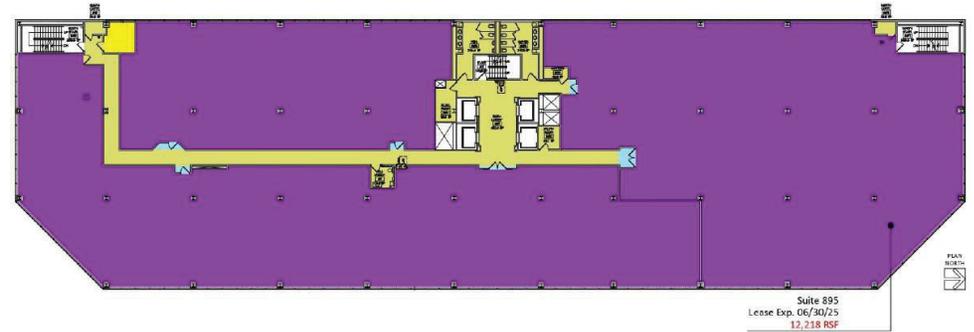
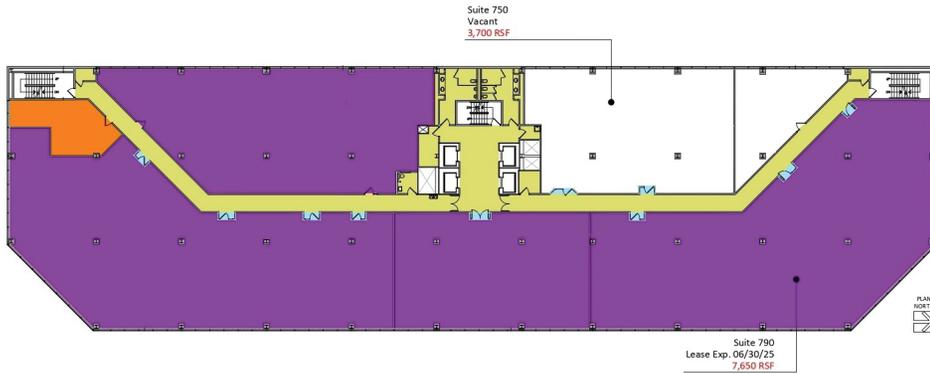
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FLOOR AND SITE PLAN



FLOOR 7

Suite 750: 3,700 SF

~~Suite 780: 1,159 SF~~

Suite 790: 7,650 SF

LEASED

FLOOR 8

Suite 895: 12,218 SF

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AREA OVERVIEW

The “Twin Cities” of Minneapolis and St. Paul comprise a growing and vibrant metropolis with a diverse economic base, skilled labor pool and abundance of cultural and recreational opportunities that make it one of the most important commercial centers in the United States. Twin Cities is the dominant financial, manufacturing, distribution and transportation center between Chicago and Seattle, which also makes it a singular magnet for regional talent unlike coastal metropolises in close proximities.

HEDQUARTERED IN GREATER MSP

Greater Msp Rank	Company	Fortune 500 Ranking	Revenue (Billions)
1	United Health Group	7	\$242.2
2	Target Corp.	37	\$78.1
3	Best Buy	75	\$43.6
4	3M	103	\$32.1
5	CHS	105	\$31.9
6	U.S. Bancorp	113	\$27.3
7	General Mills	192	\$16.9
8	C.H Robinson Worldwide	208	\$15.3
9	Ecolab	213	\$14.9
10	Land O' Lakes	232	\$13.9
11	Ameriprise Financial	245	\$13.1
12	Xcel Energy	276	\$11.5
13	Hormel Foods	337	\$9.5
14	Thrivent Financial	368	\$8.6
15	Polaris Industries	442	\$6.9
16	Securian Financial Group	455	\$6.6

THE WORKPLACE



Among the highest labor force participation rates in the nation at 70%



6.5% Labor force growth over the last five years, and expected to grow by 3.8% by 2026.



Twin Cities metro area is ranked in the top 10 best job markets in the U.S.



93% of the workplace have a high school diploma; 42% have bachelor's degree or higher

More FORTUNE 500 companies per capita than any other US metro region

— Fortune 2020

Strong work ethic & entrepreneurial spirit provide a 3.0% unemployment rate

Trend setting neighborhoods making the global map — North Loop ranked as a TOP 25 destination in the U.S.

— Cool Streets, a Cushman & Wakefield Report

Minneapolis saw 34.5M visitors in 2019, adding \$8 billion in spending into the region's economy

— minneapolis.org

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DEMOGRAPHICS



POPULATION	1 Mile	3 Mile
POPULATION	45,244	252,322
MEDIAN AGE	36.80	32.80
DAYTIME EMPLOYEES	149,872	283,628
POPULATION GROWTH '20-25'	1.19%	-1.38%

HOUSEHOLDS	1 Mile	3 Mile
HOUSEHOLDS	27,154	114,015
MEDIAN HH INCOME	\$81,921	\$58,952
HOUSEHOLD GROWTH '20-25'	1.30%	-1.25%

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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