

FLEX SPACE
FOR LEASE



2112 BROADWAY

2112 Broadway Street NE, Minneapolis, MN 55413

BUILDING HIGHLIGHTS

Two (2) Story - NE Minneapolis Flex Building

Available Suites from 582 SF - 5,734 SF

Lease Rate - \$10.00 - \$14.00 PSF Net

CAM/Tax - \$13.44 PSF (2024 est.)

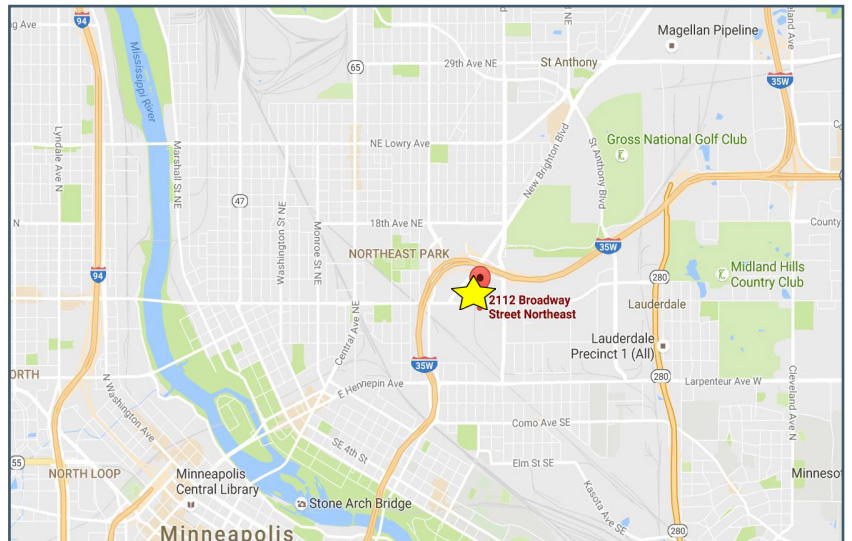
Located on Broadway Street NE, a highly utilized street, linking three major thoroughfares

Convenient access to I-35W, Highway 280, Highway 36 and Downtown Minneapolis

High ceilings and ample natural light

Rooftop patio available for tenant use

Storage suites available for lease



*This information is obtained from sources deemed reliable. We cannot be responsible for any inaccuracies.



900 North Third Street, Minneapolis, MN 55401

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Building Address

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Minneapolis, MN 55413

Availability

Suite 100 - 5,037 RSF
Suite 105 - 1,611 RSF
Suite 130 - 582 RSF
Suite 140 - 1,065 RSF
Suite 155 - 614 RSF
Suite 190 - 5,734 RSF
Suite 192 - 2,813 RSF

Lease Rate

\$10.00 - \$14.00 PSF Net

Elevator Service

One (1) Passenger/Freight

Storage Lease Rate

375 - 1,500 SF @ \$10.00 PSF Gross

Operating Expenses









CAM	\$9.73 PSF
TAX	\$3.43 PSF
<u>INSURANCE</u>	<u>\$0.28 PSF</u>
TOTAL	\$13.44 PSF (2024 est.)



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