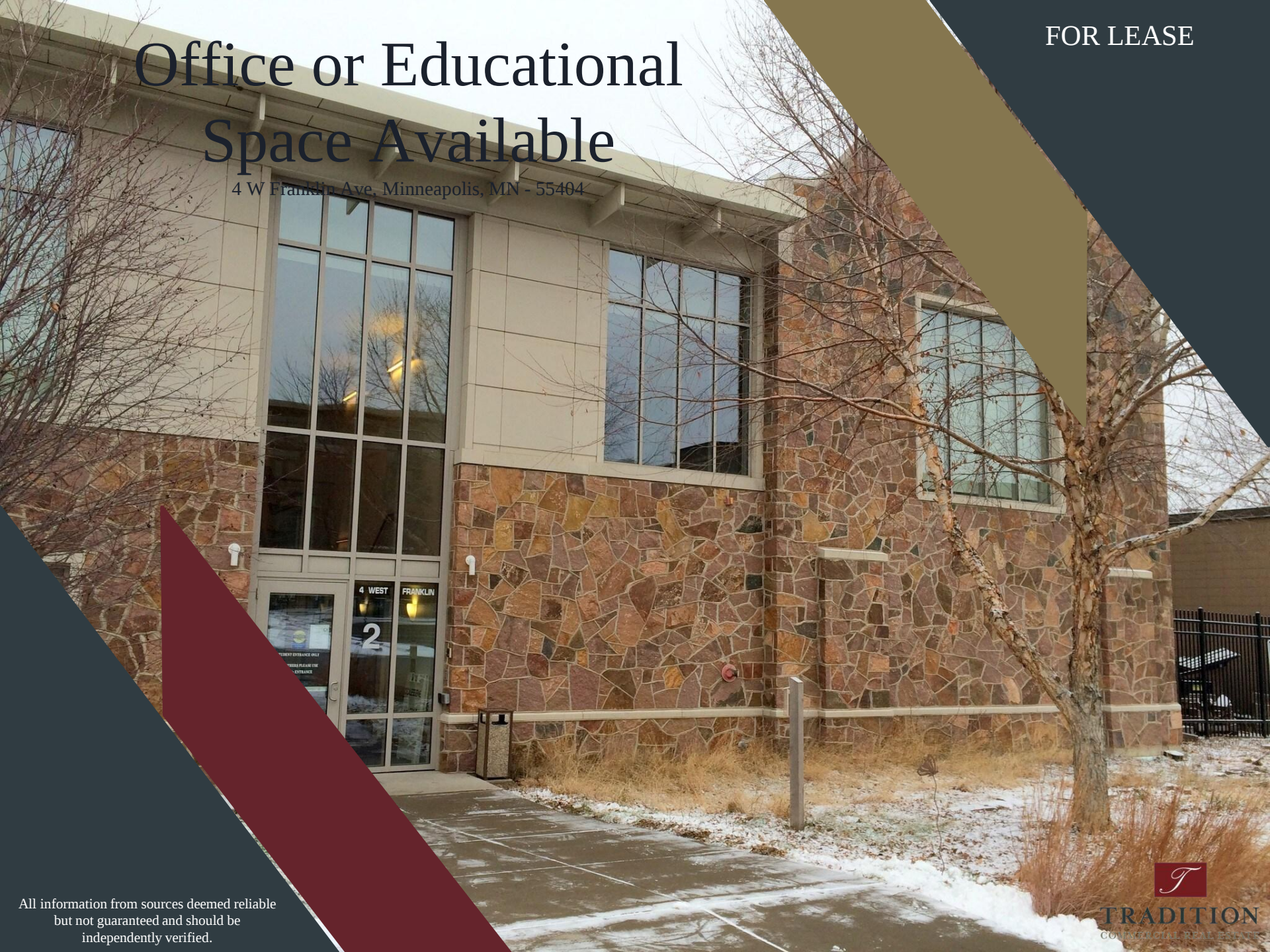


FOR LEASE

Office or Educational Space Available

4 W Franklin Ave, Minneapolis, MN - 55404



All information from sources deemed reliable
but not guaranteed and should be
independently verified.

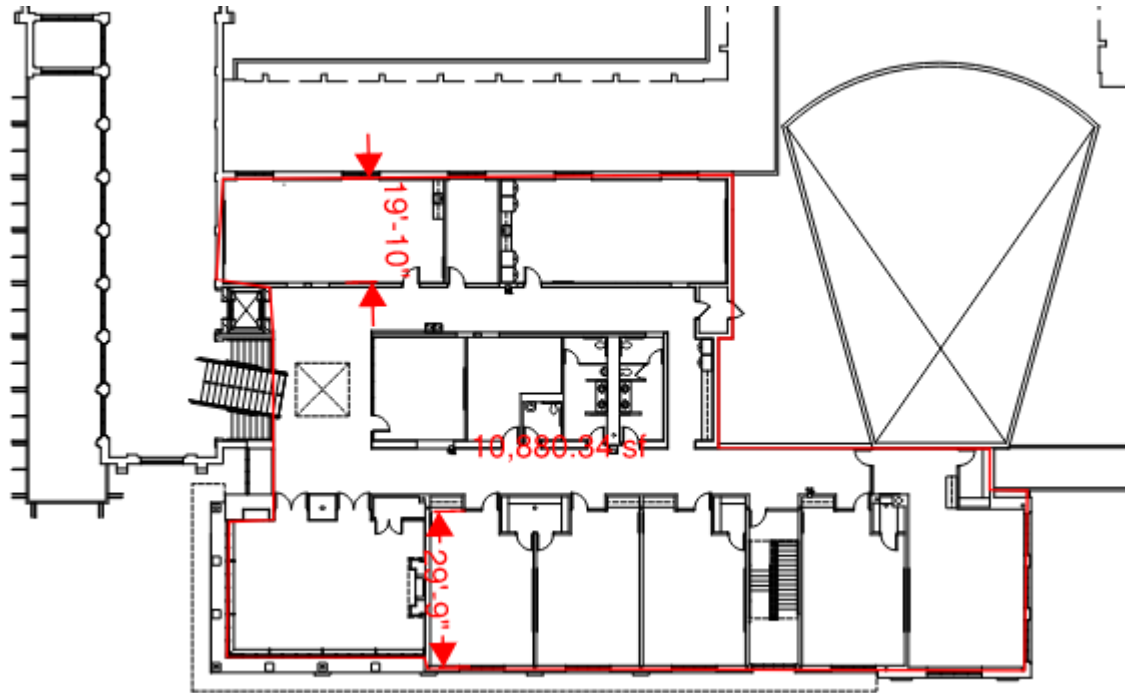


TRADITION
COMMERCIAL REAL ESTATE

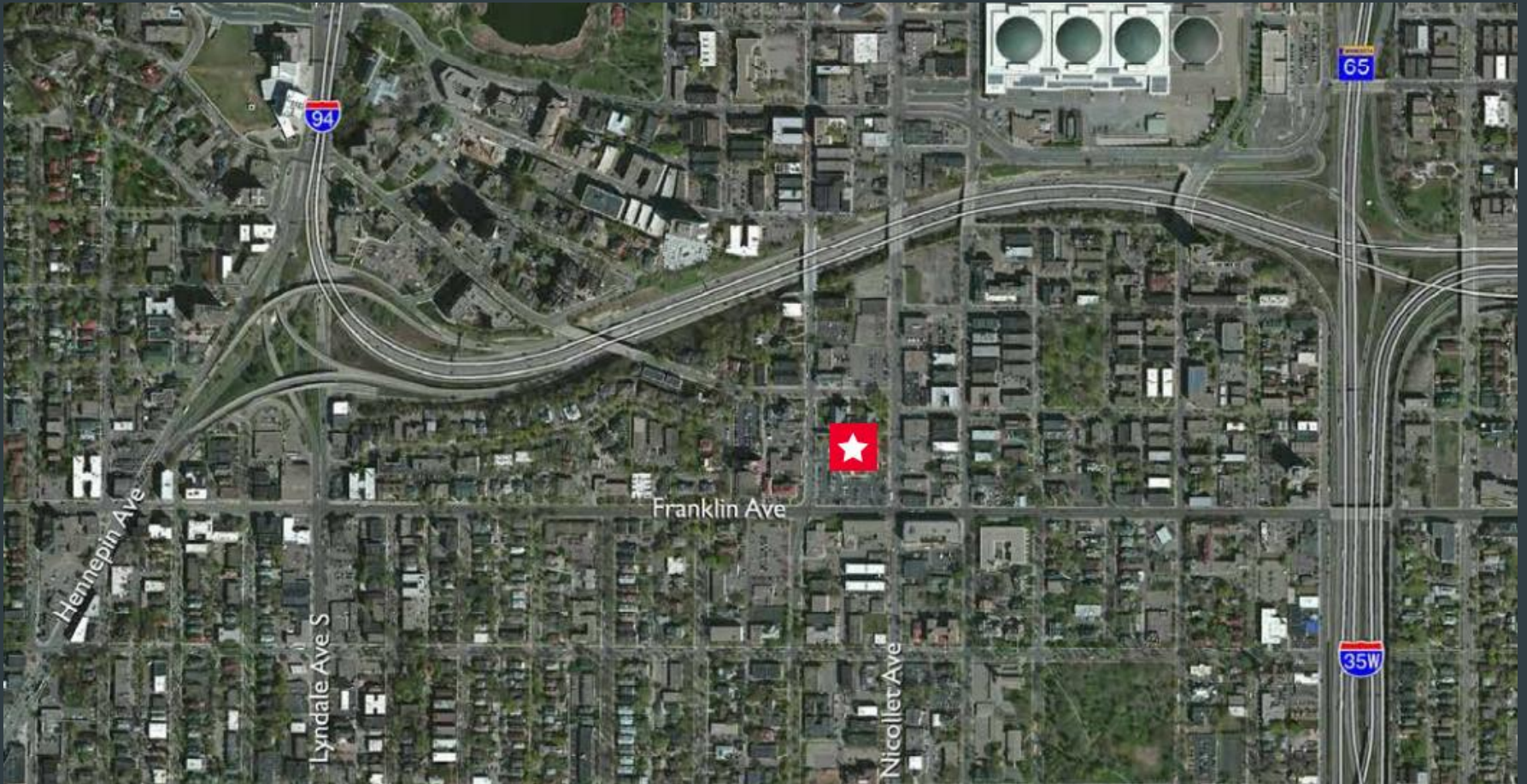
Salient Facts

- Building SF: Roughly 90,000 SF
- Available SF: Roughly 10,880 SF on the 2nd floor
- Rental Rate: \$24.00 PSF Gross
- Year Built: 2006/2007 (as addition to 1914 Building)
- General Use: Non-Profit/Educational
- Number of Floors in the Building: 3
- Nearby Amenities: Restaurants, retail, parks, and close access to downtown Minneapolis
- ADA accessible
- Easy access to I-94, I-35W and Downtown

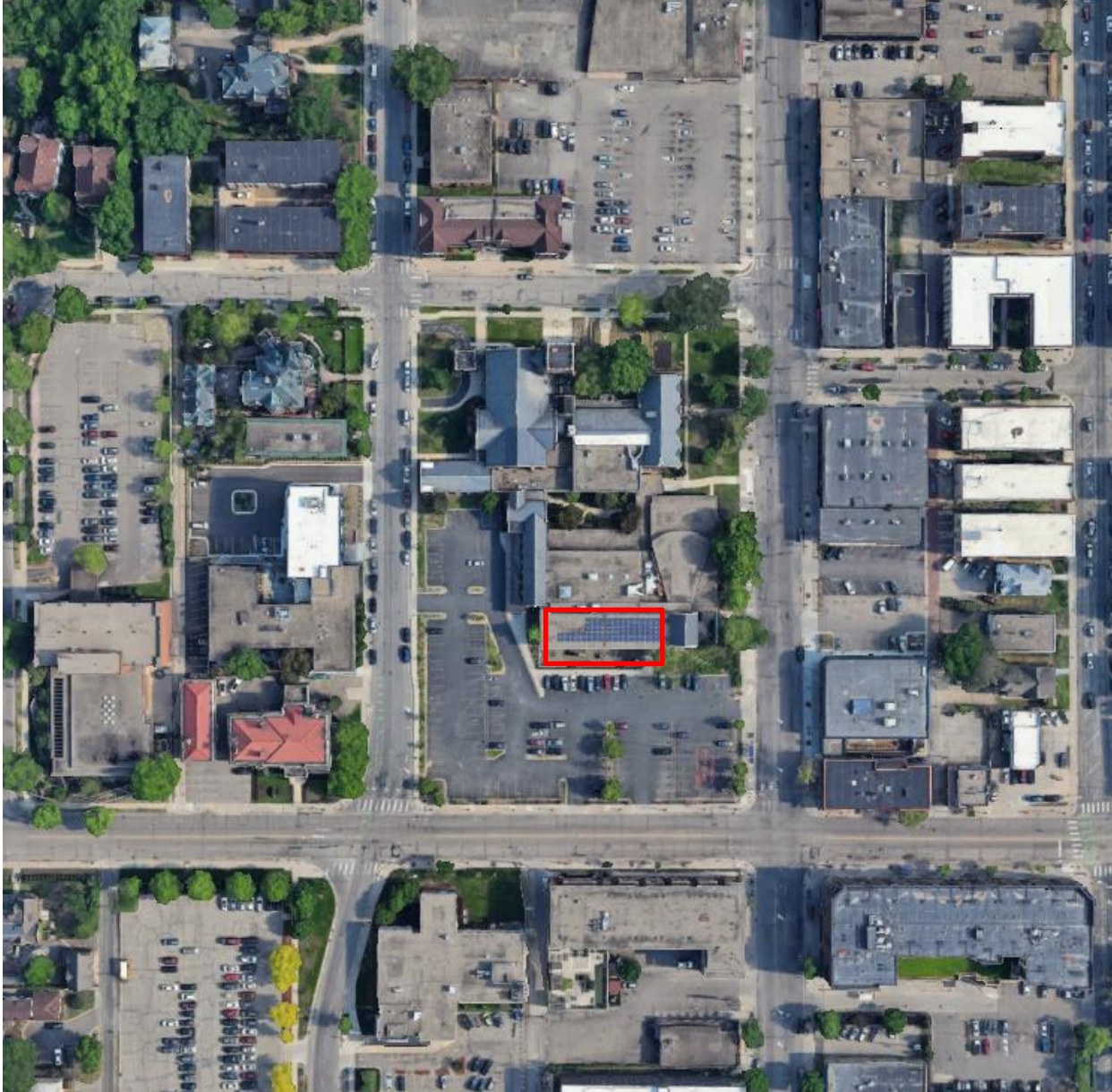
Floor Plan – 2nd Floor



Aerial



Aerial



Photos



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About TCRE

Tradition Commercial Real Estate (TCRE) is a privately owned firm headquartered in Edina, Minnesota. TCRE is affiliated with Tradition Companies, a brand encompassing fifteen other privately owned companies.

At TCRE, we see our clients as so much more than just a number or a transaction, we see them as a family member and friend. Here every client has a deep relationship with one of our advisors. We are a partner in business and in life. We bring long term, strategic views to every relationship.

Our mission is our promise, providing our clients with unparalleled commercial real estate services and support with a commitment to delivering the best possible care and solutions.

Our vision is that every need for each client will be treated with our full commitment and support with the goal to provide the best possible solution to each project that we are entrusted with.