



OFFICE SPACE FOR LEASE

1201 Marquette Avenue | Minneapolis, MN 55403

DETAILS

BUILDING SIZE	54,560 SF
FLOORS	4 Floors
AVAILABILITY	1st Floor: 5,400 RSF 2nd Floor: 11,043 RSF 3rd Floor 5,318 RSF
RENTAL RATES	\$8.00 - \$14.00/RSF Net
2025 EST TAX/OPS	\$11.00/RSF
YEAR BUILT	1915
PARKING	Underground parking available at Plaza Ramp, 117 S 12th Street - daily and monthly rates

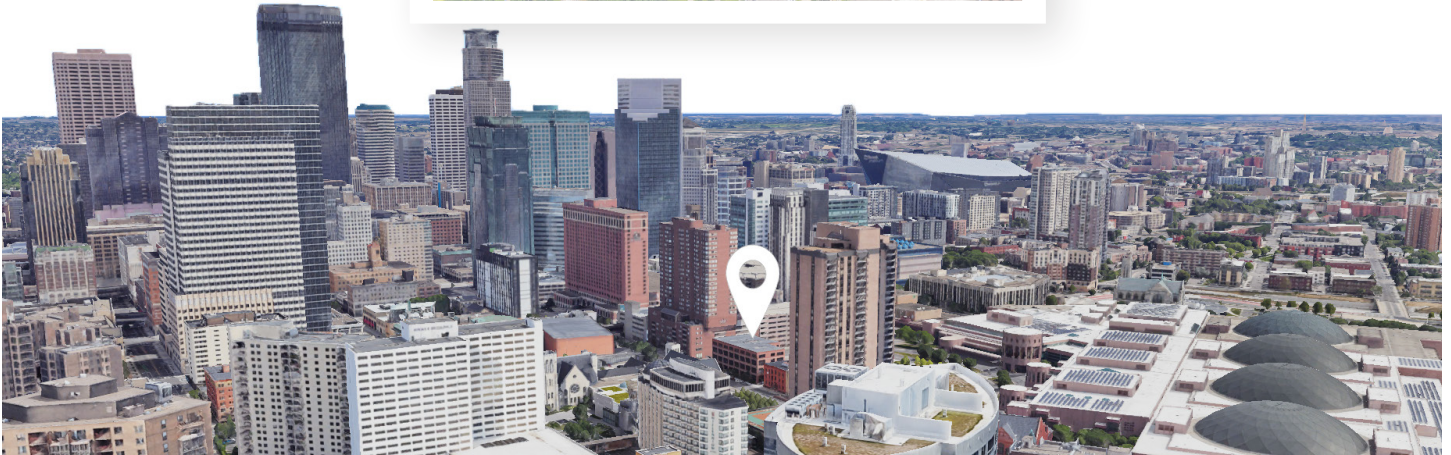
AMENITIES

Located at south perimeter of the Minneapolis CBD

Close to Loring Park neighborhood, with award-winning restaurants, unique entertainment venues, boutique shopping, and greenways (Loring Greenway, Sculpture Garden)

Walkable to premier eateries on Nicollet Mall, like Brit's Pub, Prairie Kitchen & Bar, Ruth's Chris, Devil's Advocate and the Dakota Jazz Club; 2 blocks from Minneapolis Convention Center, Orchestra Hall

Convenient access to MetroTransit buses and connections to light rail system



Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



Independent Advantage

We provide personalized service and take the time to fully invest in our clients.



Full-Service

From start to finish: we're directly involved every step of the way.

CONTACT US

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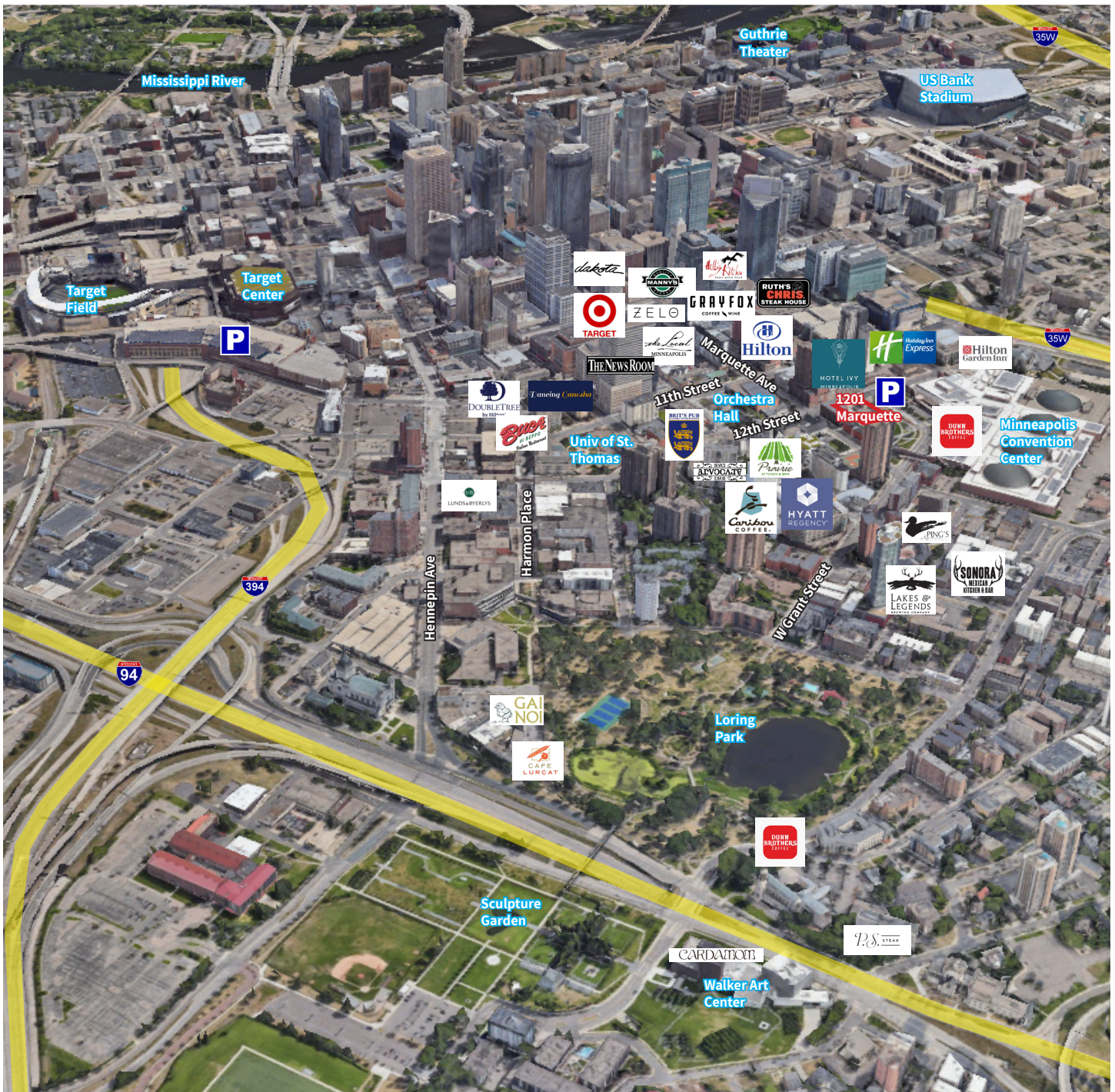
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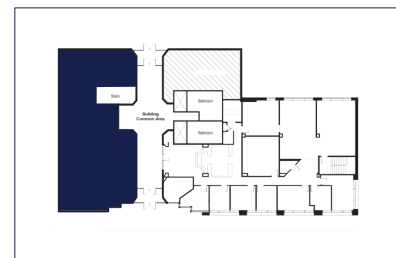
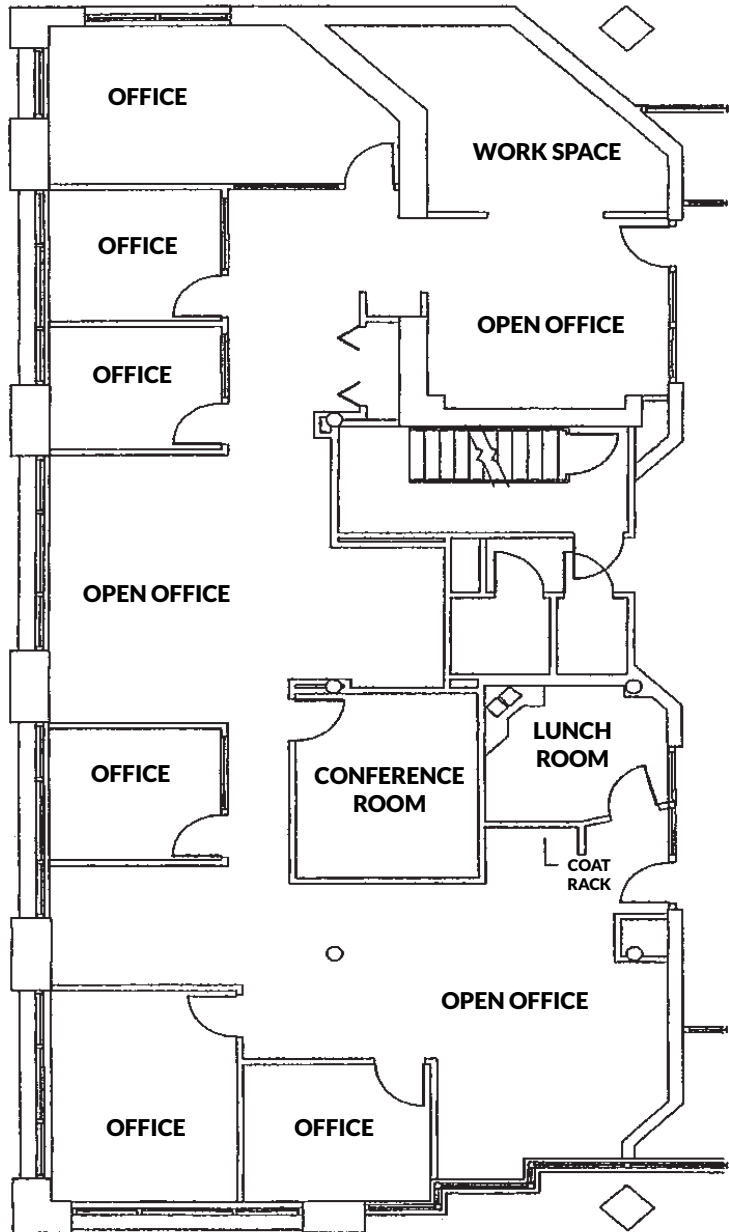
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AERIAL MAP



FIRST FLOOR - SUITE 110

5,400 RSF



SECOND FLOOR

11,043 RSF



THIRD FLOOR

1,262 - 5,318 RSF

