



# YOUNG QUINLAN BUILDING

## HISTORIC MINNEAPOLIS OFFICE SPACE

81 South 9th Street | Minneapolis, MN 55402

### DETAILS

<b>AVAILABLE</b>	from 1,573 to 8,000 RSF suites
<b>FLOORS</b>	5
<b>YEAR BUILT</b>	1926 - Renovated in 1988 and 2020
<b>RENT RATES</b>	\$16.00 - \$20.00 net
<b>2024 TAX/OPS (EST)</b>	\$4.37 RE Taxes, \$12.26 Ops, Total \$16.63
<b>PARKING</b>	Heated garage beneath building with entrance on South 9th Street - contract rates available
<b>ELEVATORS</b>	3 passenger elevators, 1 freight elevator

### AMENITIES

Historic, boutique office building, with timeless architecture
Recent renovations include upgraded energy management systems, refurbished elevator cabs/ lobbies, restoration of the Kasota stone exterior, upgraded restrooms, and window replacements
Two skyway connections
Landmark Minneapolis structure
Convenient location, many mass transit options available
Close proximity to retail, restaurants, hotels, night life
On-site Security, 24/7; Bike Parking



#### 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

**Nils Snyder**

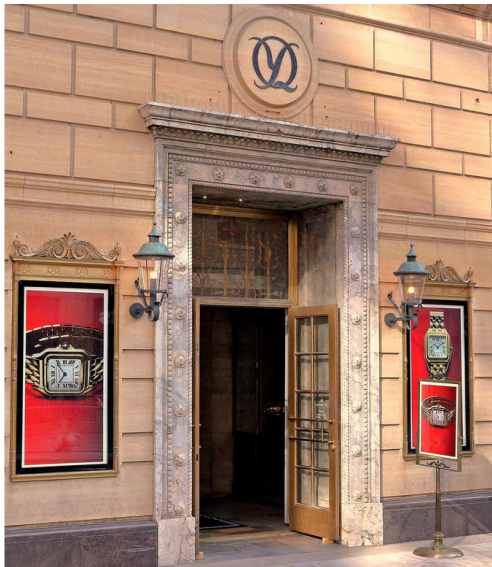
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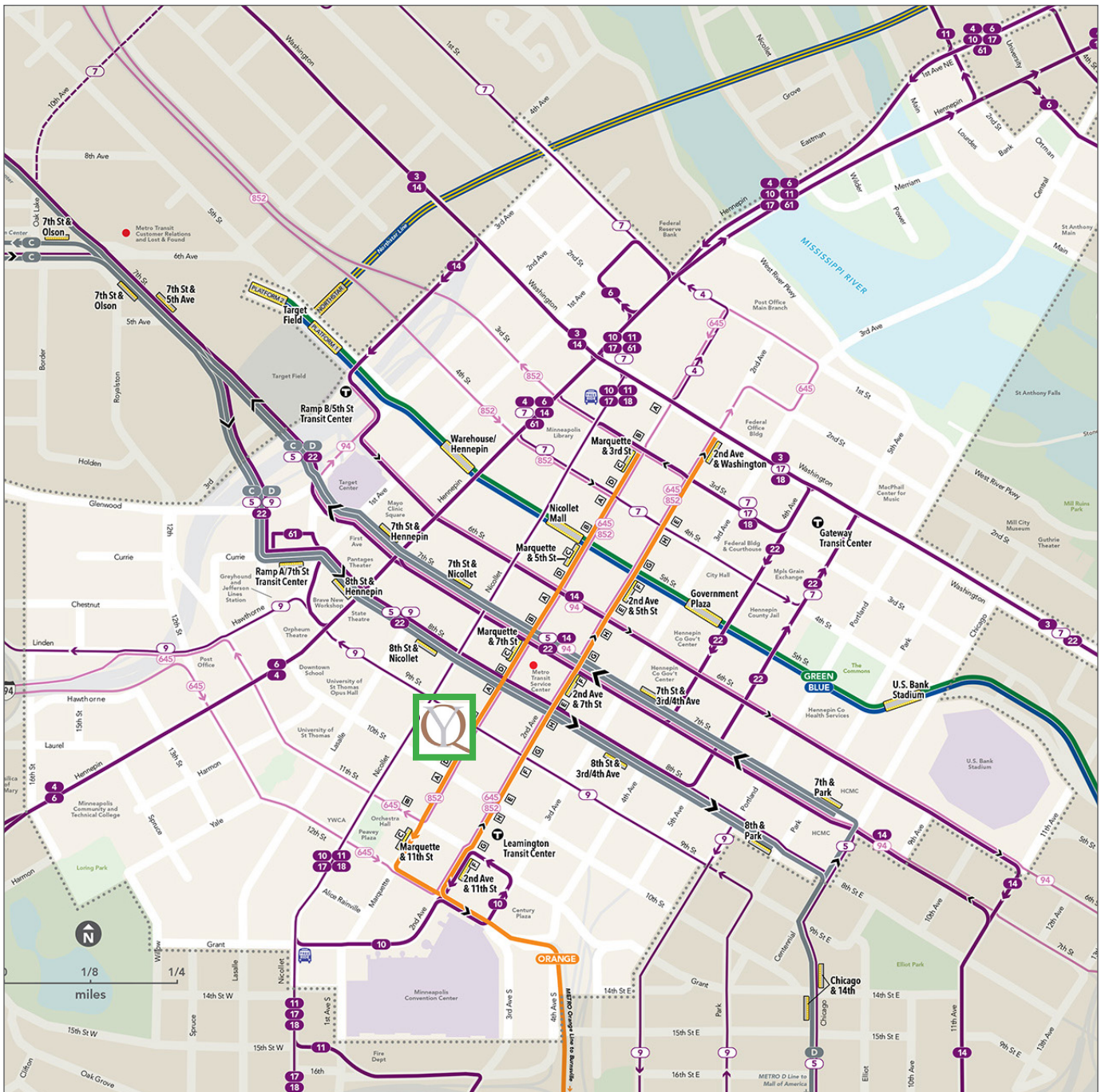
**Michael Doyle**

612.242.8820

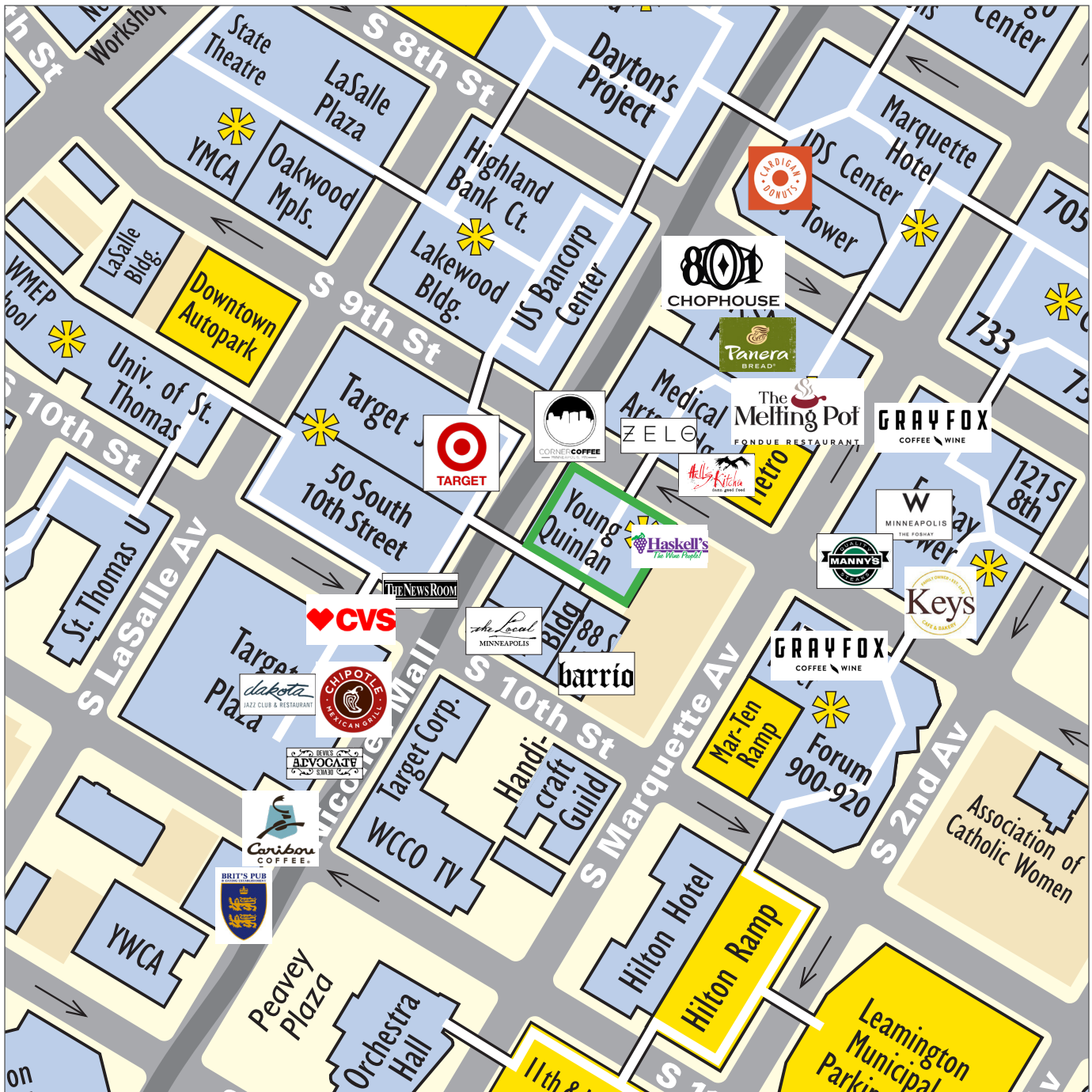
[mdoyle@kenwoodcommercial.com](mailto:mdoyle@kenwoodcommercial.com)



## MASS TRANSIT MAP

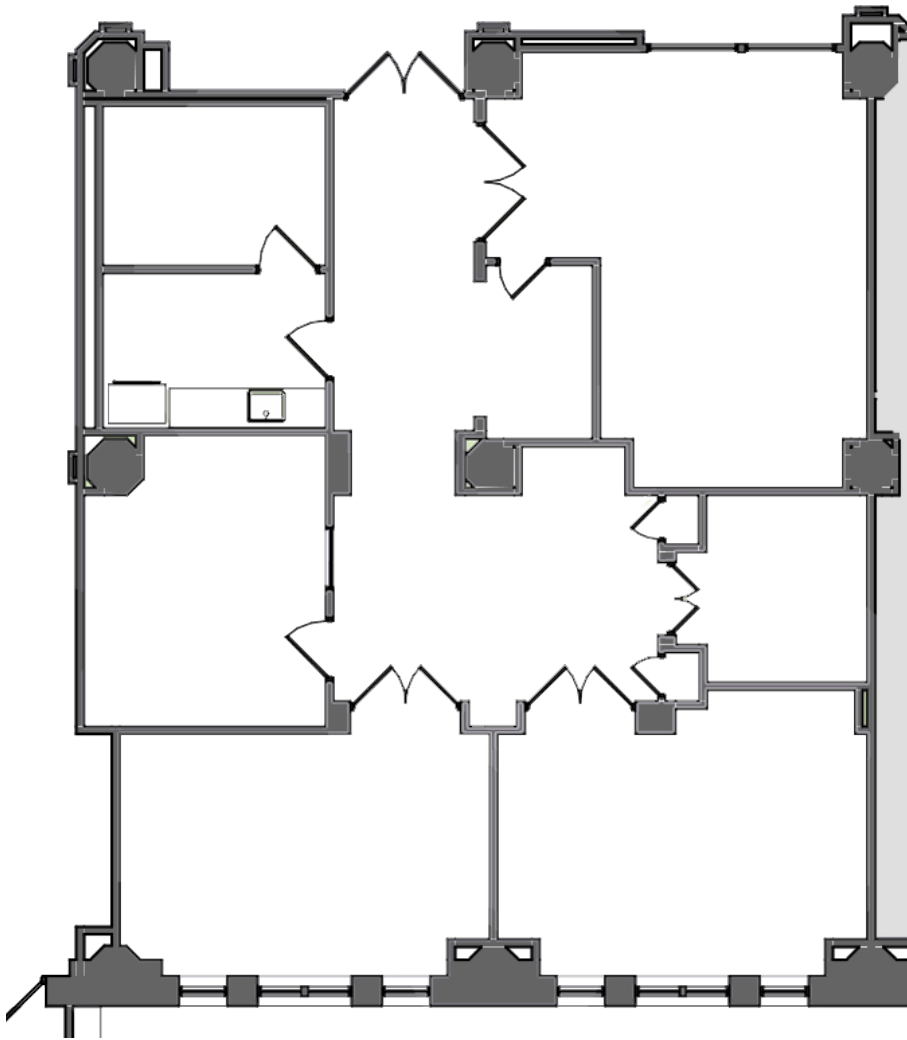


## NEARBY AMENITIES



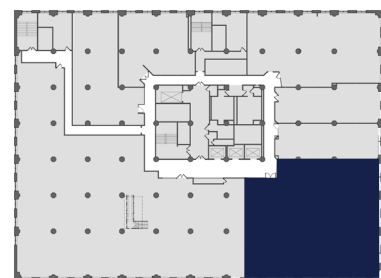
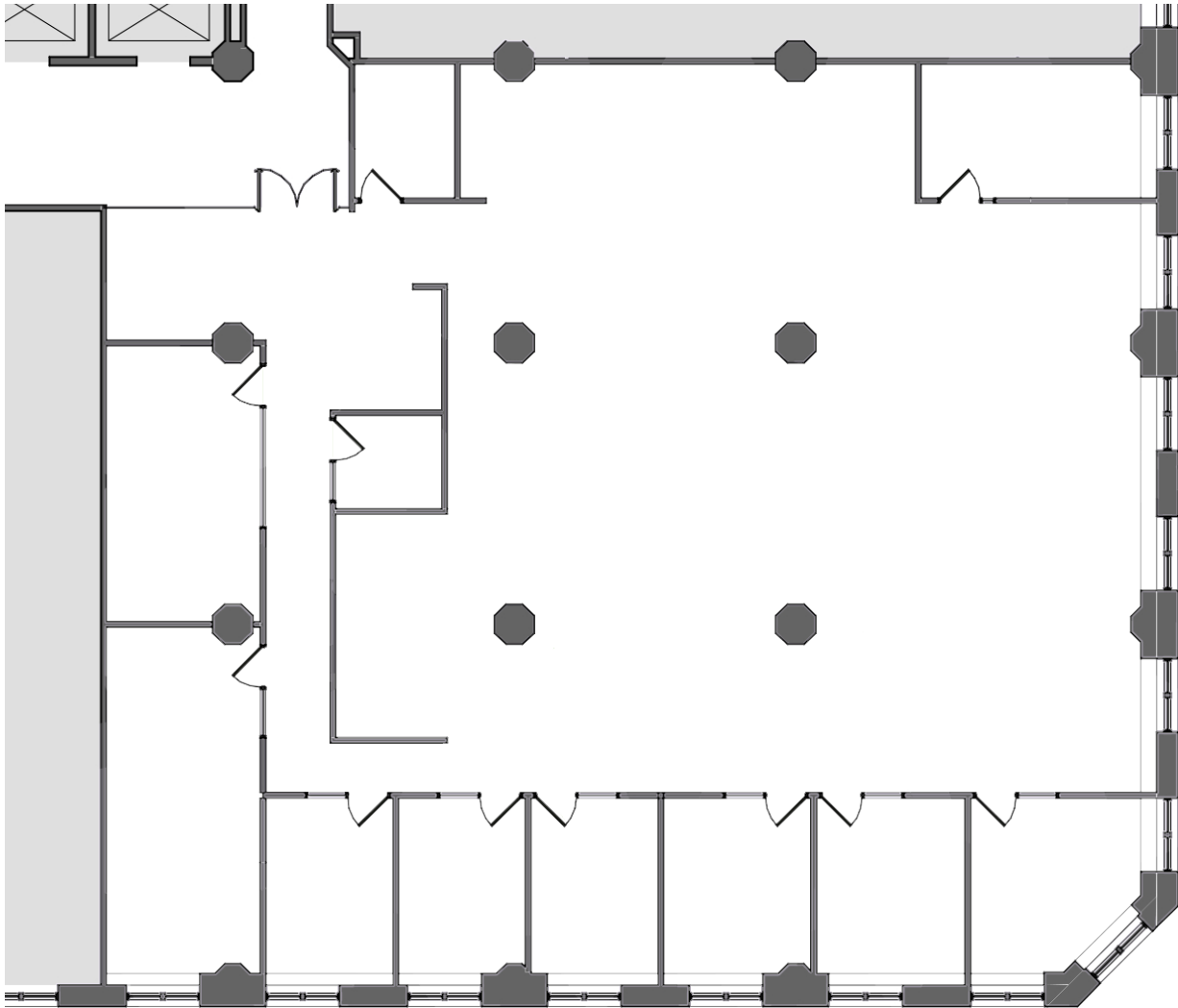
**SECOND FLOOR - SUITE 210**

2,601 RSF



**THIRD FLOOR - SUITE 300**

6,225 RSF - up to 7,798 RSF with suite 310



**THIRD FLOOR - SUITE 310**

1,573 RSF

