



1055 AMERICAN BOULEVARD E

OFFICE/TECH/WAREHOUSE FOR LEASE

1055 American Boulevard East, Minneapolis, MN 55420

DETAILS

AVAILABLE	Office: 2,304 SF Tech: 2,447 (with its own rooftop unit) Warehouse: 12,500 SF (includes loading dock, unit heater in warehouse)
RENT RATES	Warehouse \$7.50/SF Office \$14.00/SF Net
2025 TAX/OPS	\$3.56/SF
CLEAR HEIGHT	13' 1"
DOCK DOORS	Two (2) exclusive use internal dock doors with levelers

AMENITIES

Recently remodeled
Visibility and signage on American Boulevard
Close proximity to Mall of America, Minneapolis/St. Paul International Airport
Easy access to I-494 and I-35W
Plentiful surface lot parking, 4:1,000 ratio
Retail and restaurants in immediate area or within easy driving distance
Building Signage Available



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

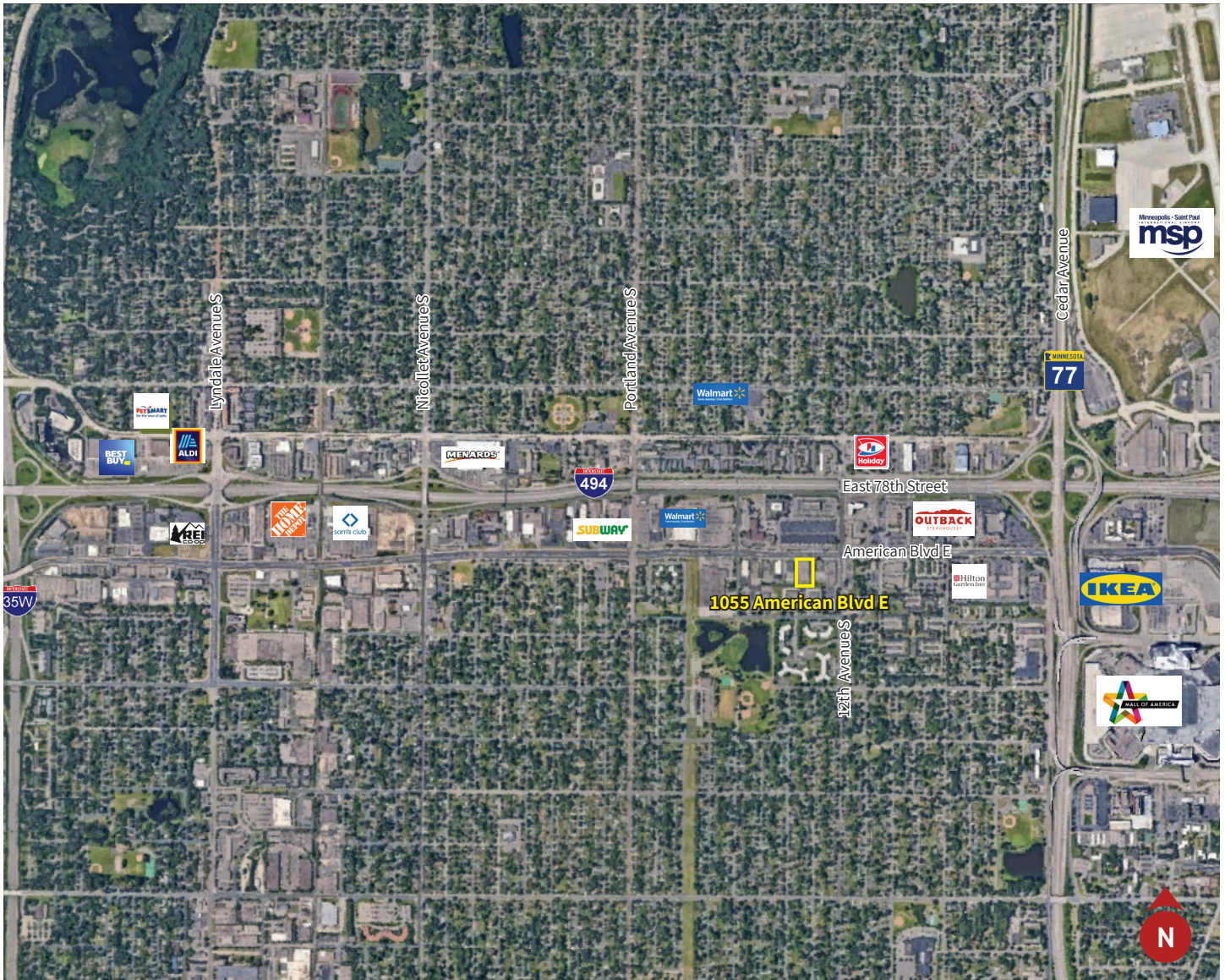
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AERIAL MAP



FLOOR PLAN

17,251 SF

