

# CROWN PLAZA

## OFFICE SPACE FOR LEASE

100 Portland Avenue S, Minneapolis, MN 55401

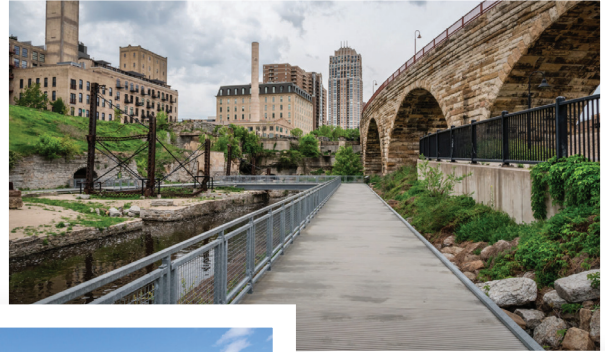
### DETAILS

<b>AVAILABILITY</b>	Floor 1: 6,723 RSF Floor 2: 2,284 RSF
<b>NET RENT RATES</b>	\$18.00 - \$25.00 PSF
<b>2025 TAX/OPS</b>	\$15.00 PSF
<b>BUILDING SIZE</b>	26,598 RSF
<b>FLOORS</b>	2
<b>YEAR BUILT</b>	1908

### AMENITIES

Huge windows, letting in tons of natural light
Newly renovated common areas
Located in the historic Whitney Mill Corridor, across West River Road from the Stone Arch Bridge
Close proximity to Minneapolis CBD
On-site property management
Common conference room
Men's and Women's Lockers Rooms
Rooftop Deck, Third Workplace Atrium





#### 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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**FIRST FLOOR**

6,723 RSF



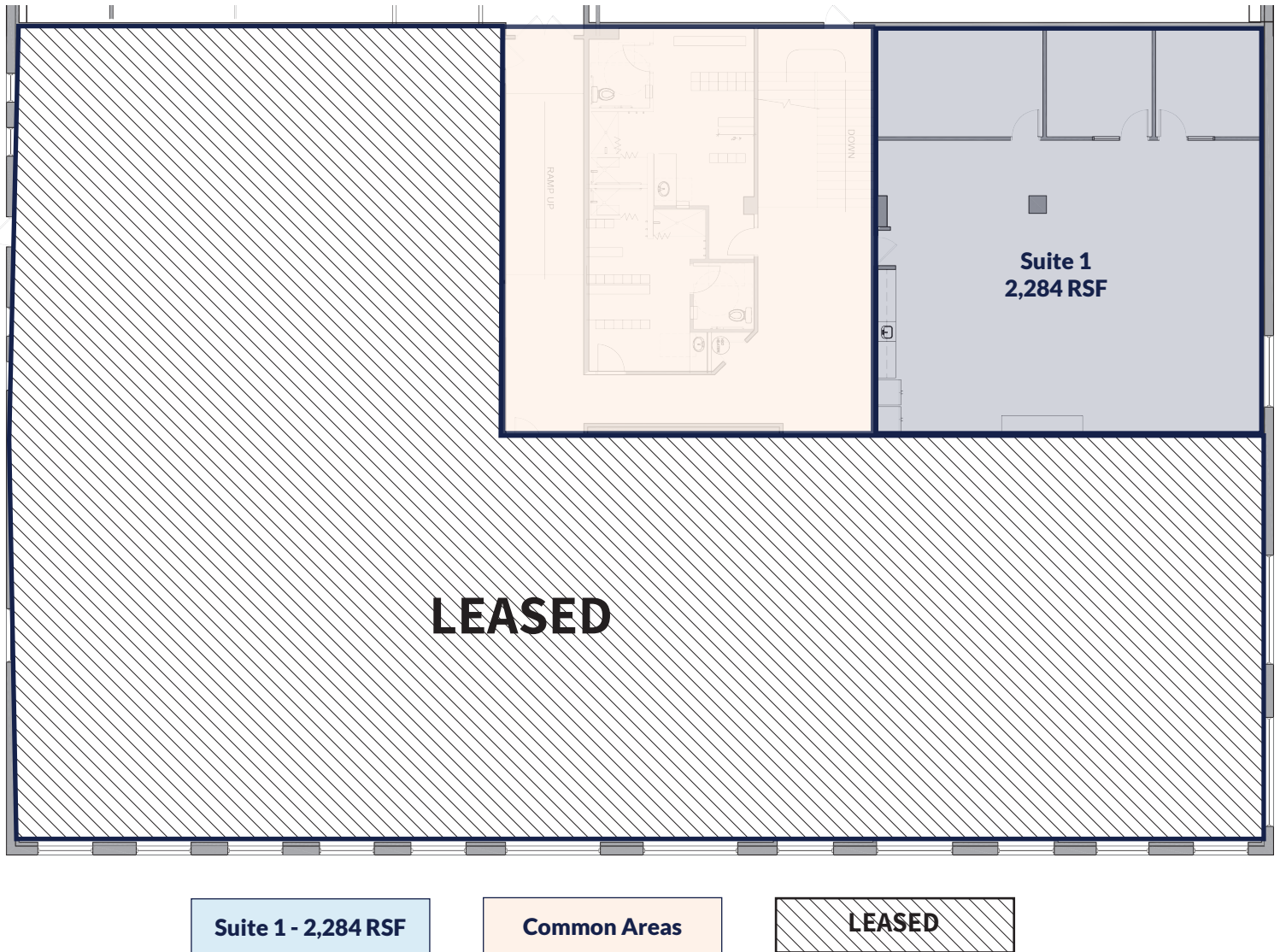
**Suite 1 - 6,723 RSF**

**Common Areas**

**LEASED**

**SECOND FLOOR**

2,284 RSF





**PARKING MAP**
