



## OFFICE SPACE FOR LEASE

312 Central Avenue SE | Minneapolis, MN 55414

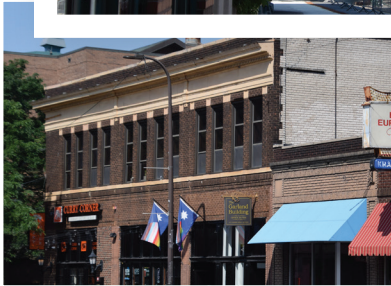
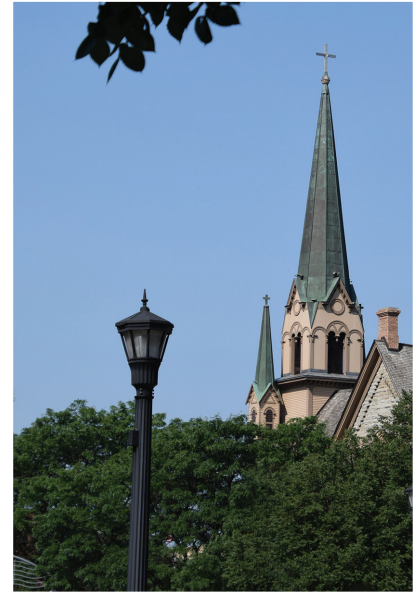
### DETAILS

|                     |                                                                     |
|---------------------|---------------------------------------------------------------------|
| <b>AVAILABLE</b>    | Suites from 403 RSF to 2,990 RSF                                    |
| <b>RENT RATES</b>   | Negotiable                                                          |
| <b>2025 TAX/OPS</b> | \$13.53/RSF                                                         |
| <b>YEAR BUILT</b>   | 1974                                                                |
| <b>PARKING</b>      | Ample parking in dedicated surface lot, with ratio of 1.35/1,000 SF |

### AMENITIES

|                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Home of Union Bank & Trust just off Central Avenue SE                                                                                                                                                                                                  |
| Great window lines and natural light                                                                                                                                                                                                                   |
| Large conference room available for tenants (fee for use)                                                                                                                                                                                              |
| Easy access to I-35W via SE 4th St and University Ave SE                                                                                                                                                                                               |
| Within walking distance of art, dining, and entertainment, off Central Ave as well as on the Riverfront: Lunds Market, Caribou Coffee, Chipotle, Aster Cafe, Jefe Urban Cocina, Restaurant Alma, Surdyk's, Kramarczuk's, Nicollet Island Inn, and more |
| Multiple walking paths, biking paths on the water                                                                                                                                                                                                      |





#### 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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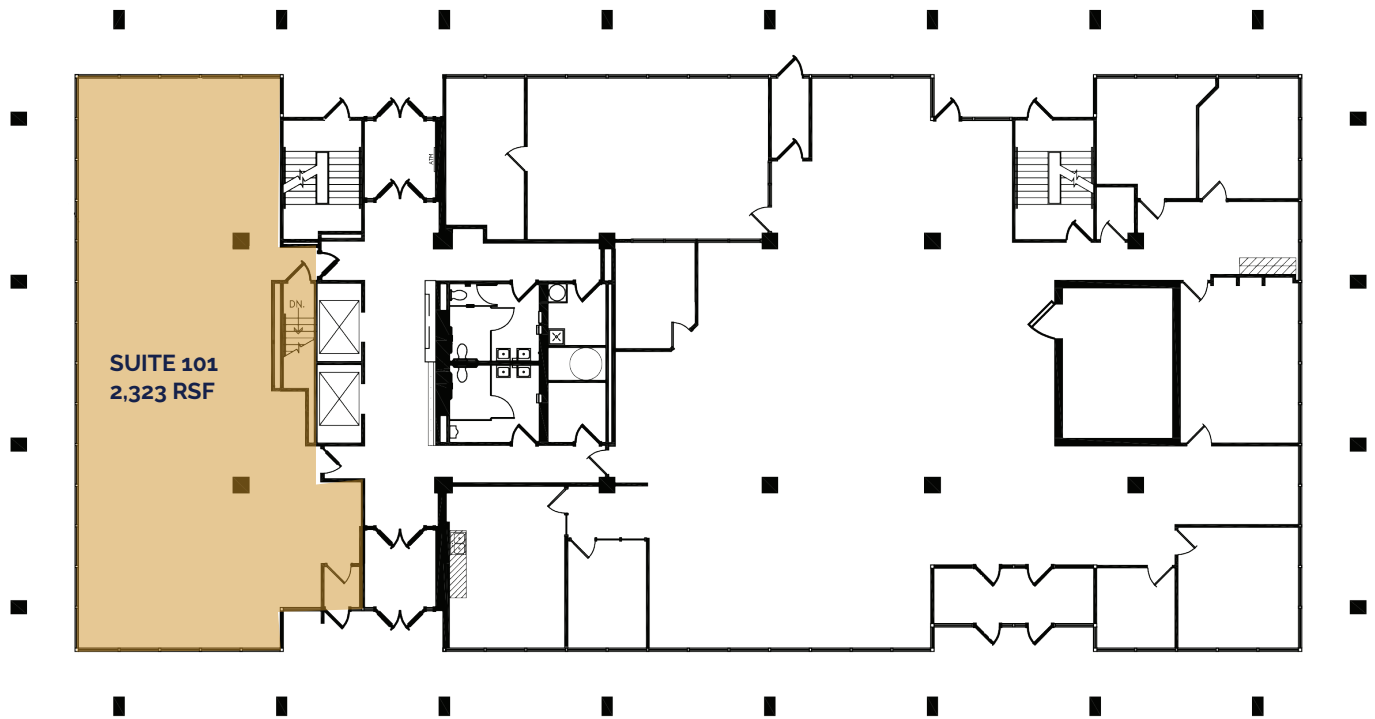
[hbecker@kenwoodcommercial.com](mailto:hbecker@kenwoodcommercial.com)



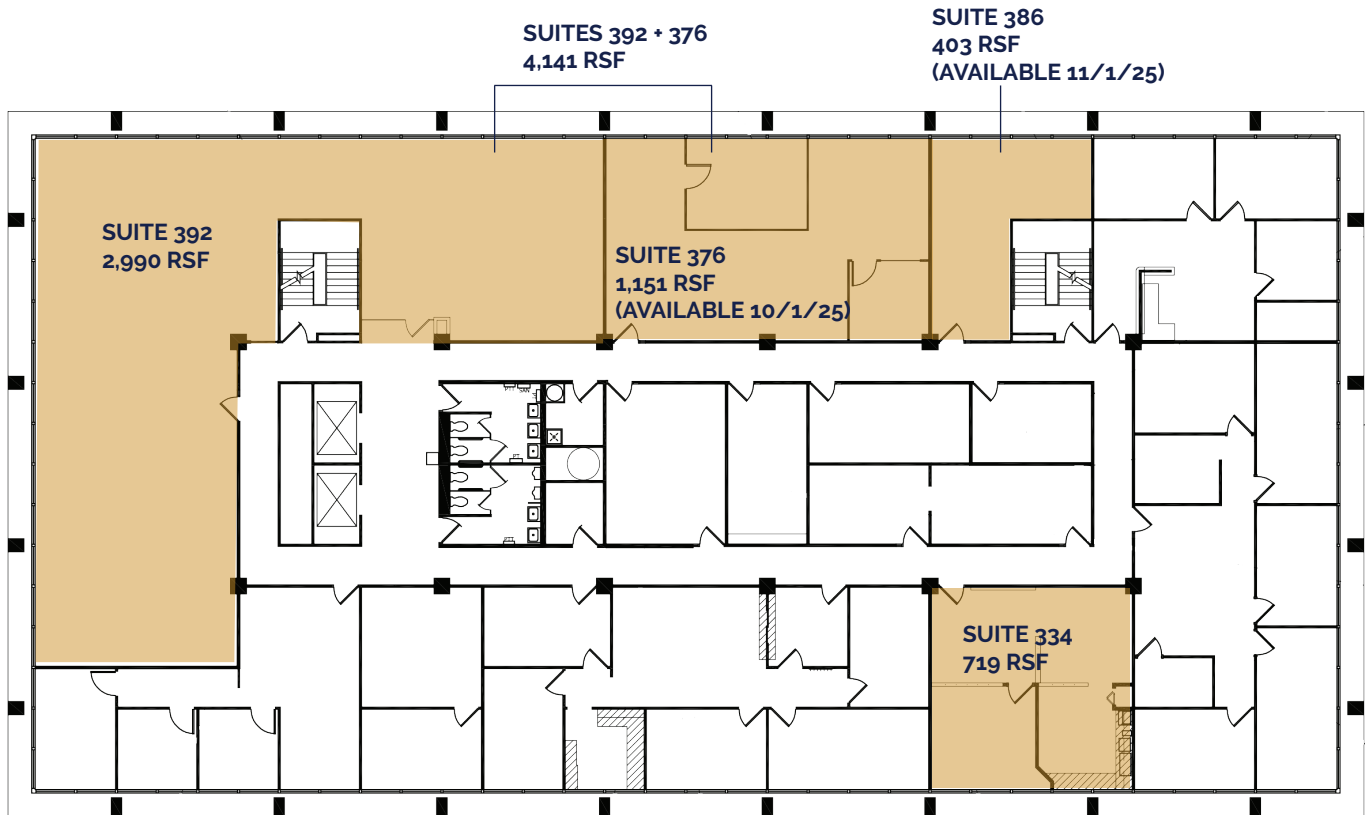
AERIAL MAP



FIRST FLOOR



THIRD FLOOR





FIFTH FLOOR

