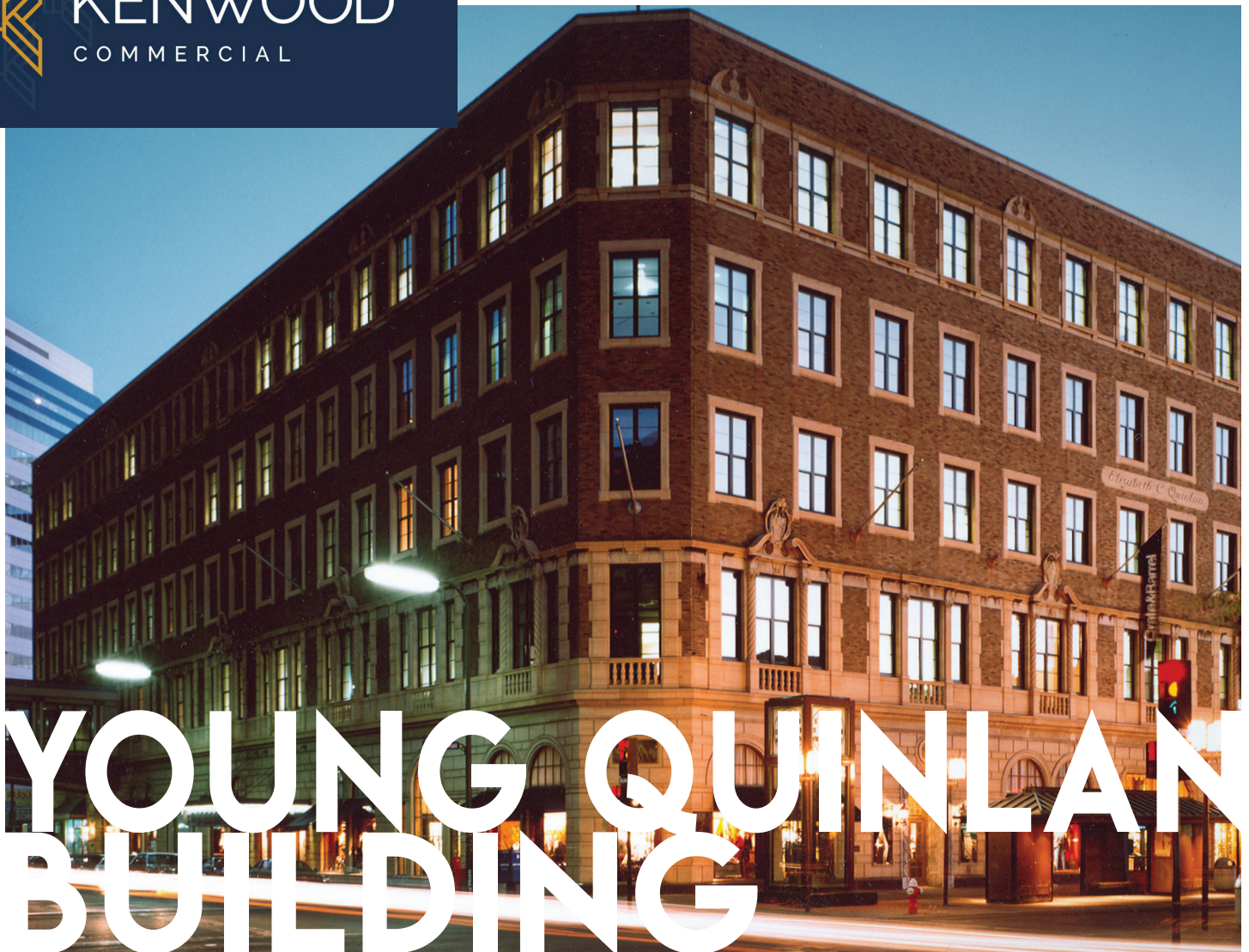




YOUNG QUINLAN BUILDING

HISTORIC MINNEAPOLIS OFFICE SPACE

81 South 9th Street | Minneapolis, MN 55402

DETAILS

DIRECT LEASE	1,573 to 28,768 RSF suites
SUBLEASE	4,031 RSF
FLOORS	5
YEAR BUILT	1926 - Renovated in 1988 and 2020
RENT RATES	\$16.00 - \$20.00 net
2025 TAX/OPS (EST)	\$16.63/SF
PARKING	Heated garage beneath building with entrance on South 9th Street - contract rates available
ELEVATORS	3 passenger elevators, 1 freight elevator

AMENITIES

Historic, boutique office building, with timeless architecture
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
Tenant Lounge and Amenity Center



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

612.240.7967

nsnyder@kenwoodcommercial.com

Mike Doyle

612.242.8820

mdoyle@kenwoodcommercial.com

AMENITY CENTER



Corner Coffee
First Floor, entry on Nicollet Mall



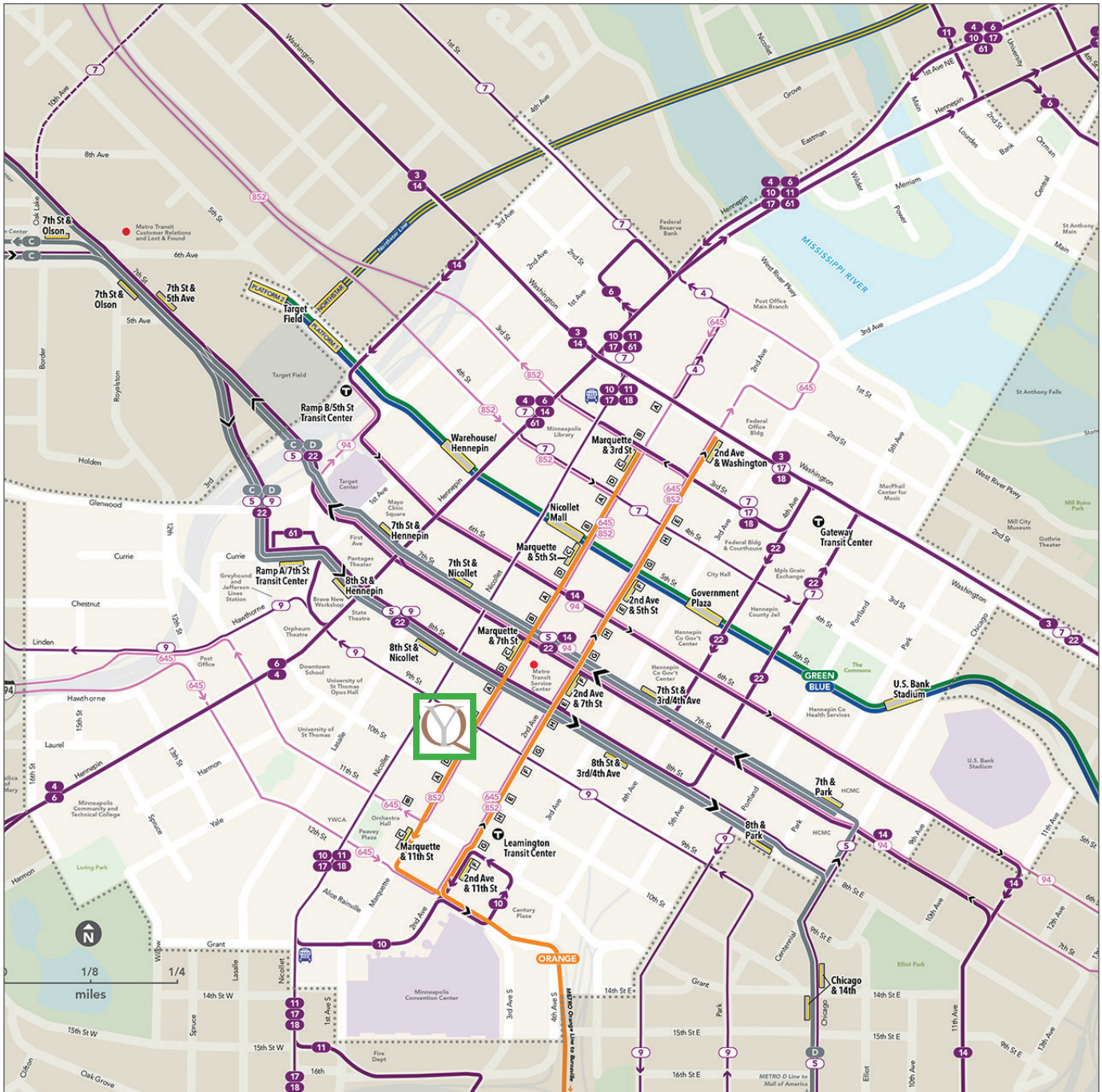
Tenant Lounge

First Floor

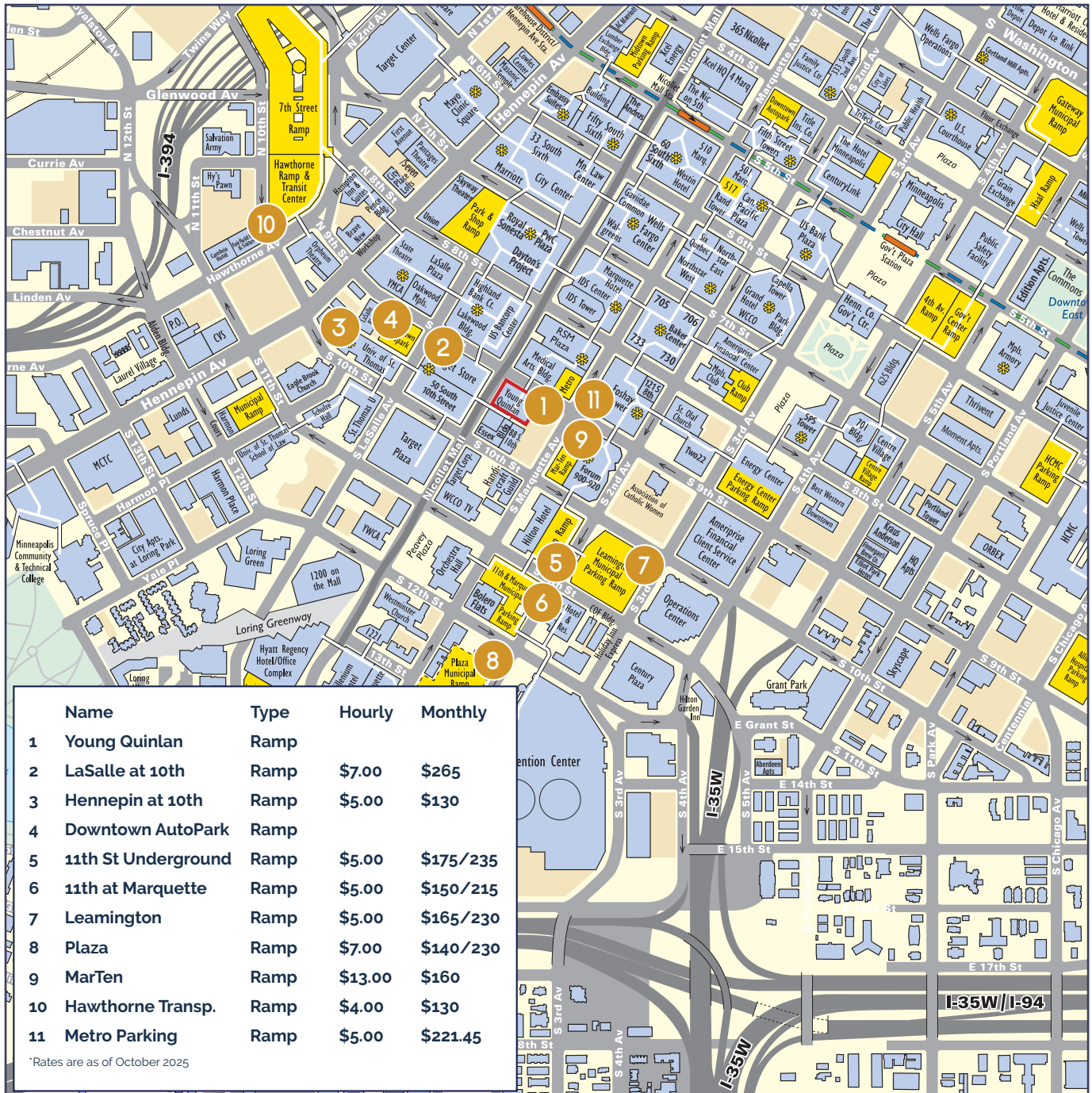
- kitchenette
- conference room
- lounge area



MASS TRANSIT MAP

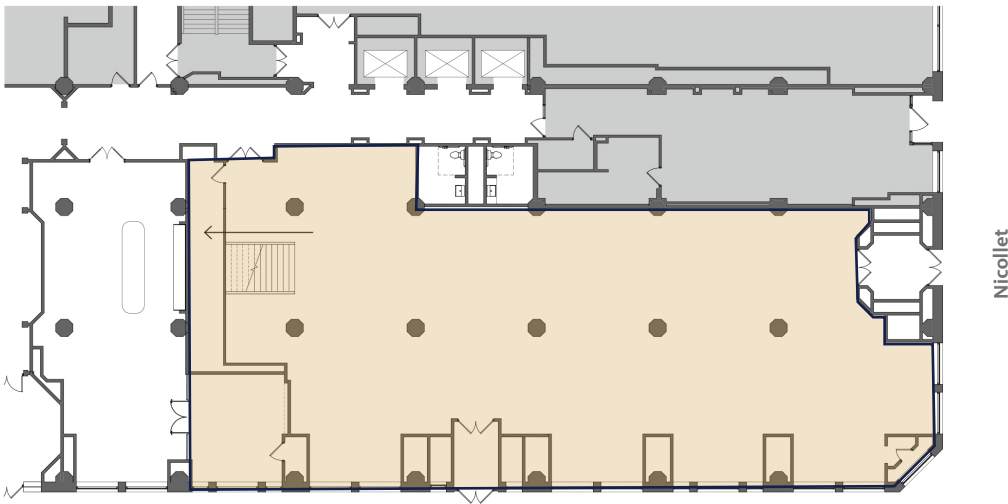


PARKING MAP

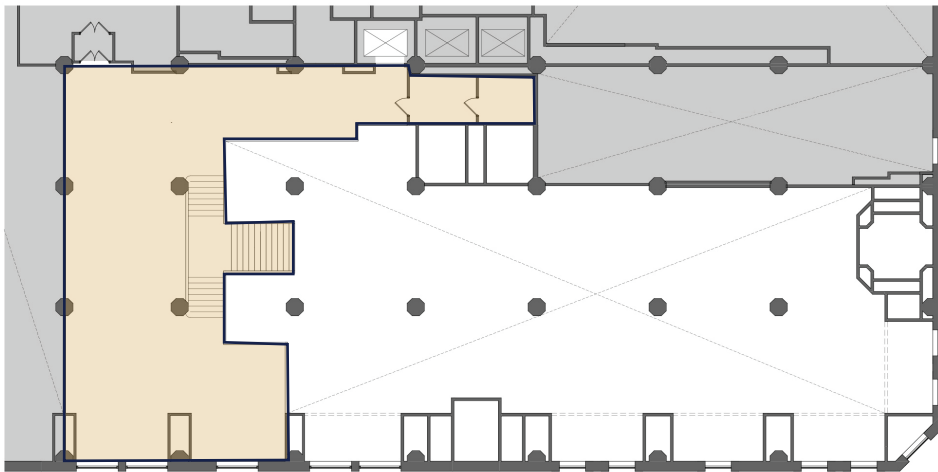


FIRST FLOOR AND MEZZANINE
SUITE 100

10,006 RSF - Available 3/1/2026



Level 01



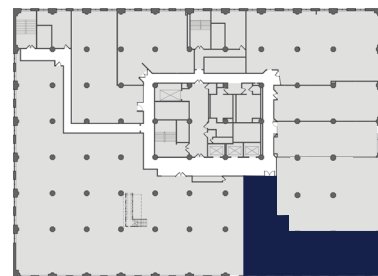
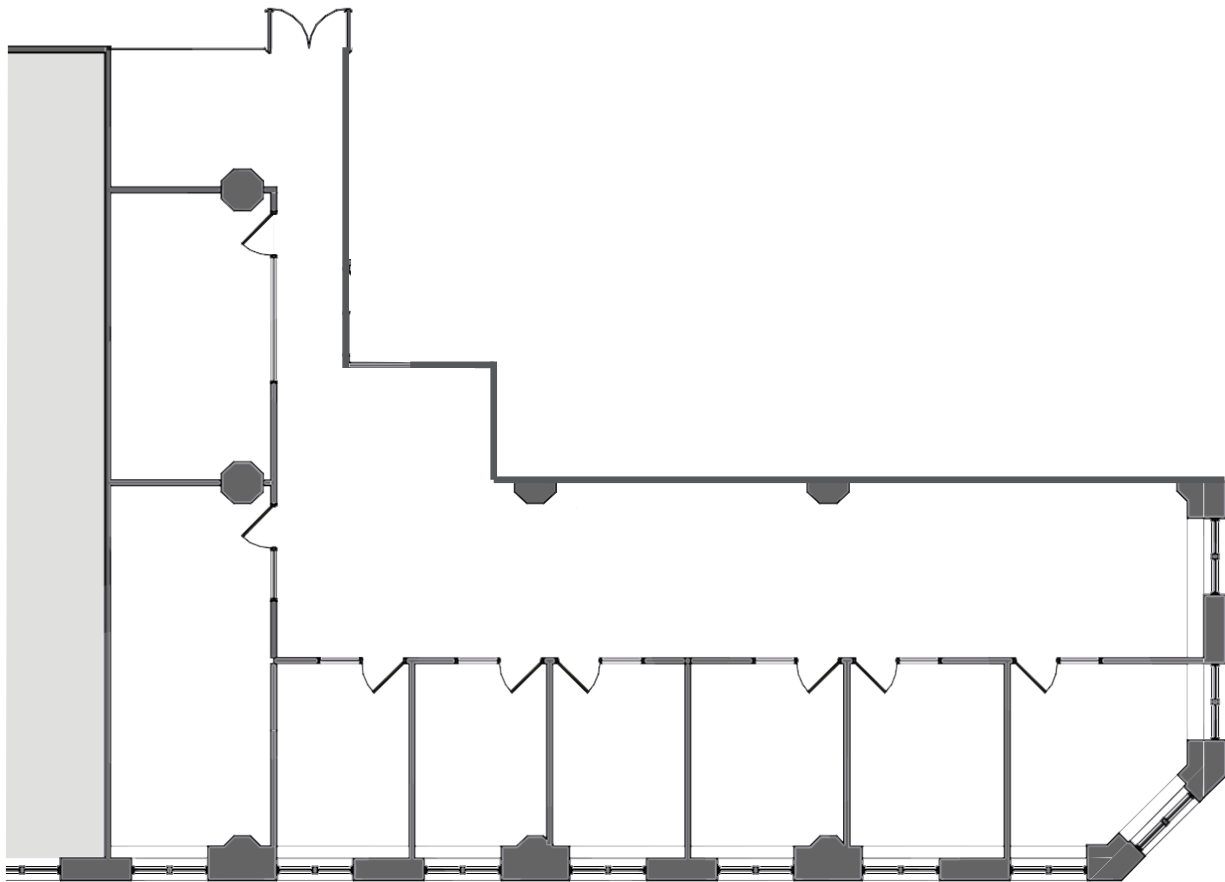
Mezzanine Level

S 9th St



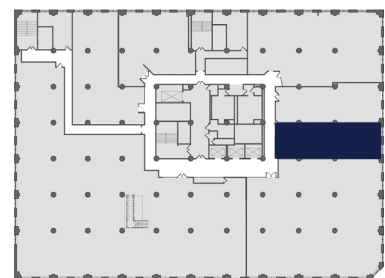
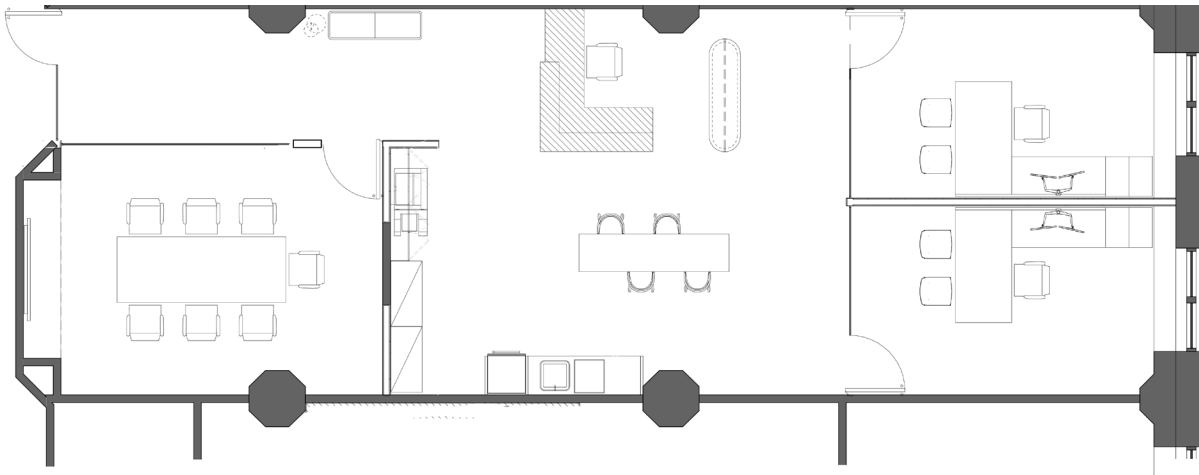
THIRD FLOOR - SUITE 300

3,351 RSF



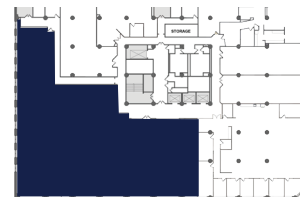
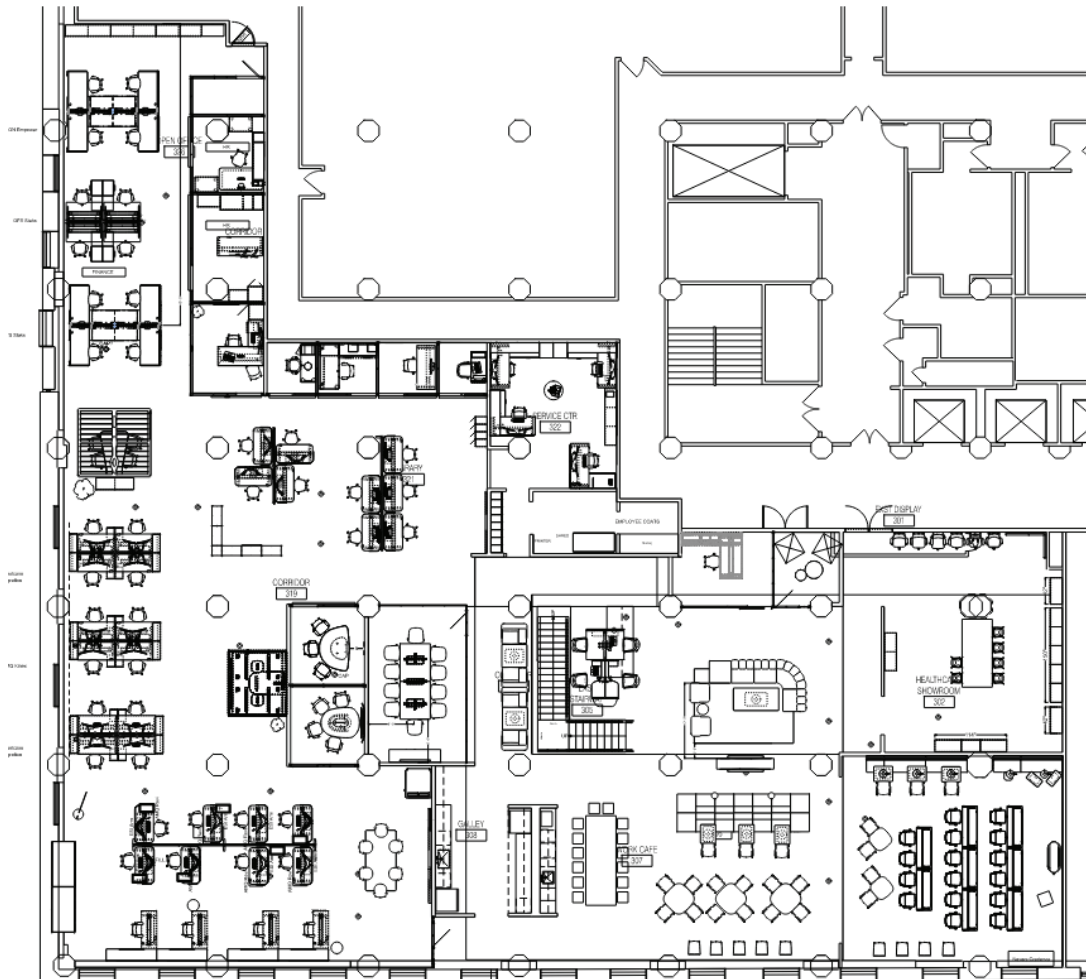
THIRD FLOOR - SUITE 310

1,573 RSF



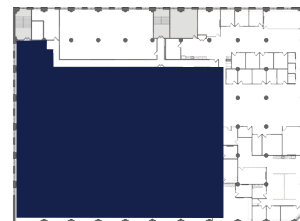
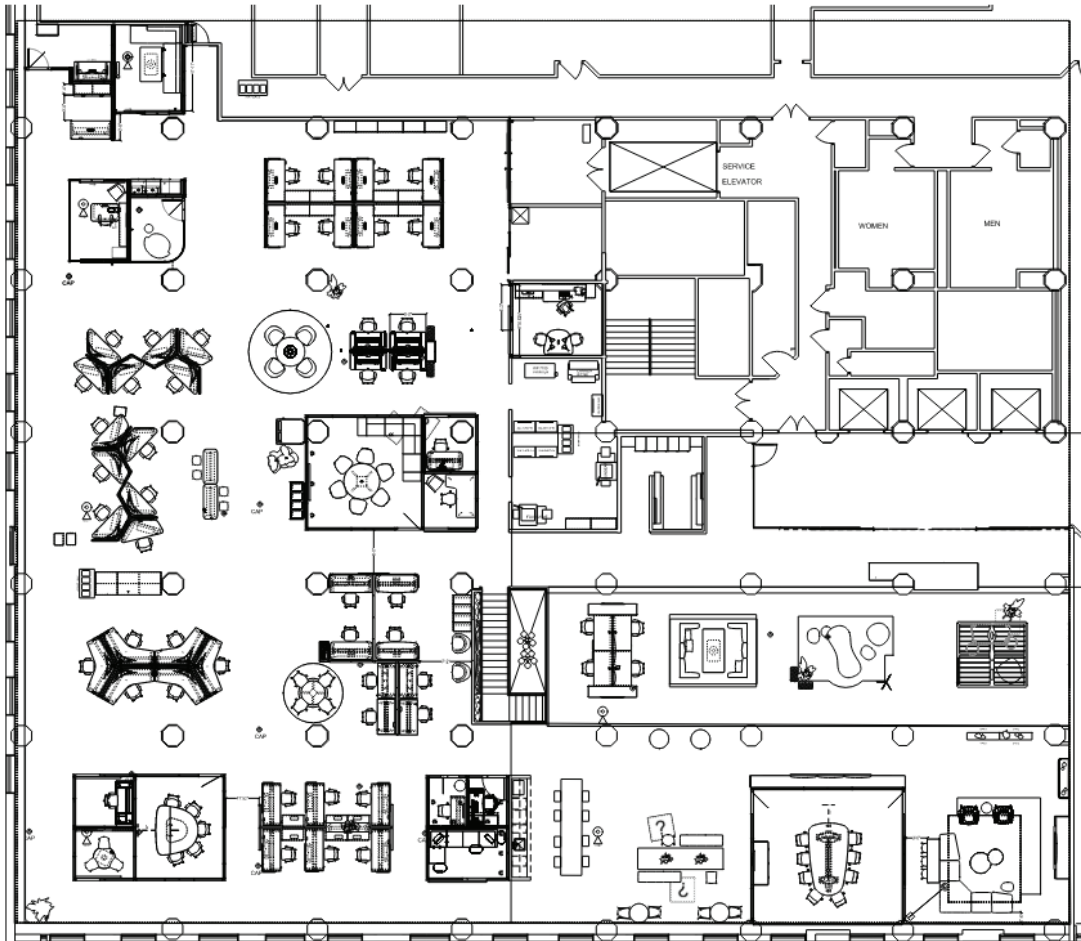
THIRD FLOOR - SUITE 350

2,000 - 12,851 RSF
with Suite 450, 28,768 contiguous RSF
Available 12/1/2026



FOURTH FLOOR - SUITE 450

2,000 - 15,917 RSF
with Suite 350, 28,768 contiguous RSF
Available 12/1/2026



FOURTH FLOOR - SUITE 420 4,031 RSF
SUBLEASE

