



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

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|--|
| 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 |
| 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

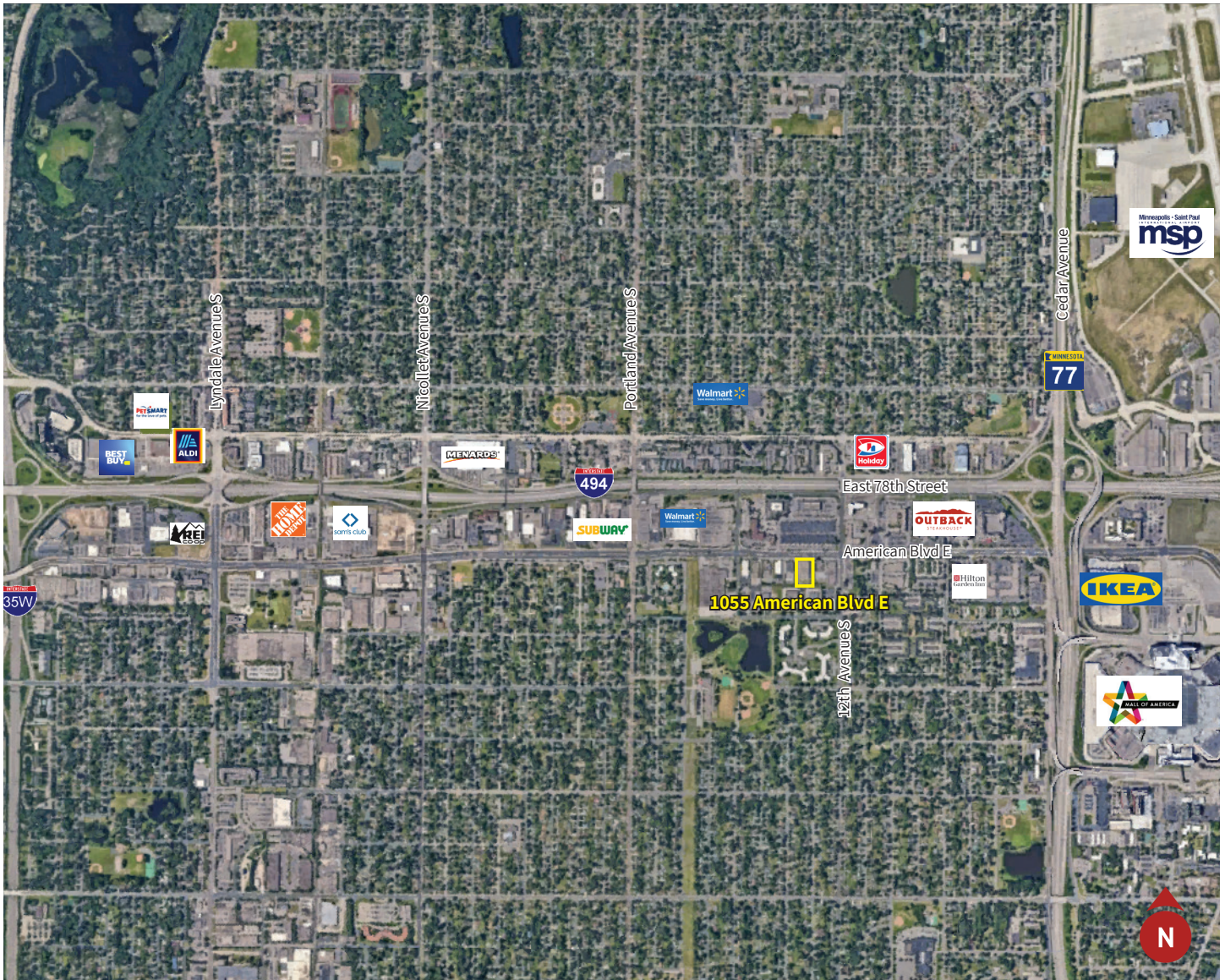
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AERIAL MAP



FLOOR PLAN

17,251 SF

