



# DESIGNERS GUILD BUILDING

## SPACE AVAILABLE FOR SUBLEASE

305 5th Avenue N | Minneapolis, MN 55401

### DETAILS

<b>BUILDING SIZE</b>	110,608 SF
<b>FLOORS</b>	6 Floors
<b>AVAILABILITY</b>	Two Sublease Suites Available Separately or Together: 1,355 RSF and 2,604 RSF Total Contiguous: 3,959 RSF
<b>RENTAL RATES</b>	Negotiable
<b>TERM</b>	Through October 31, 2027
<b>2026 TAX &amp; CAM</b>	\$14.88
<b>PARKING</b>	256 parking stalls (2.1/1,000 ratio), <b>the best ratio in the North Loop!</b> \$180+tax per stall per month unreserved \$230+tax per stall per month reserved

### AMENITIES

In the heart of the North Loop, ideal for creative office users

Close to Target Field, award-winning restaurants, unique entertainment venues, and boutique shopping

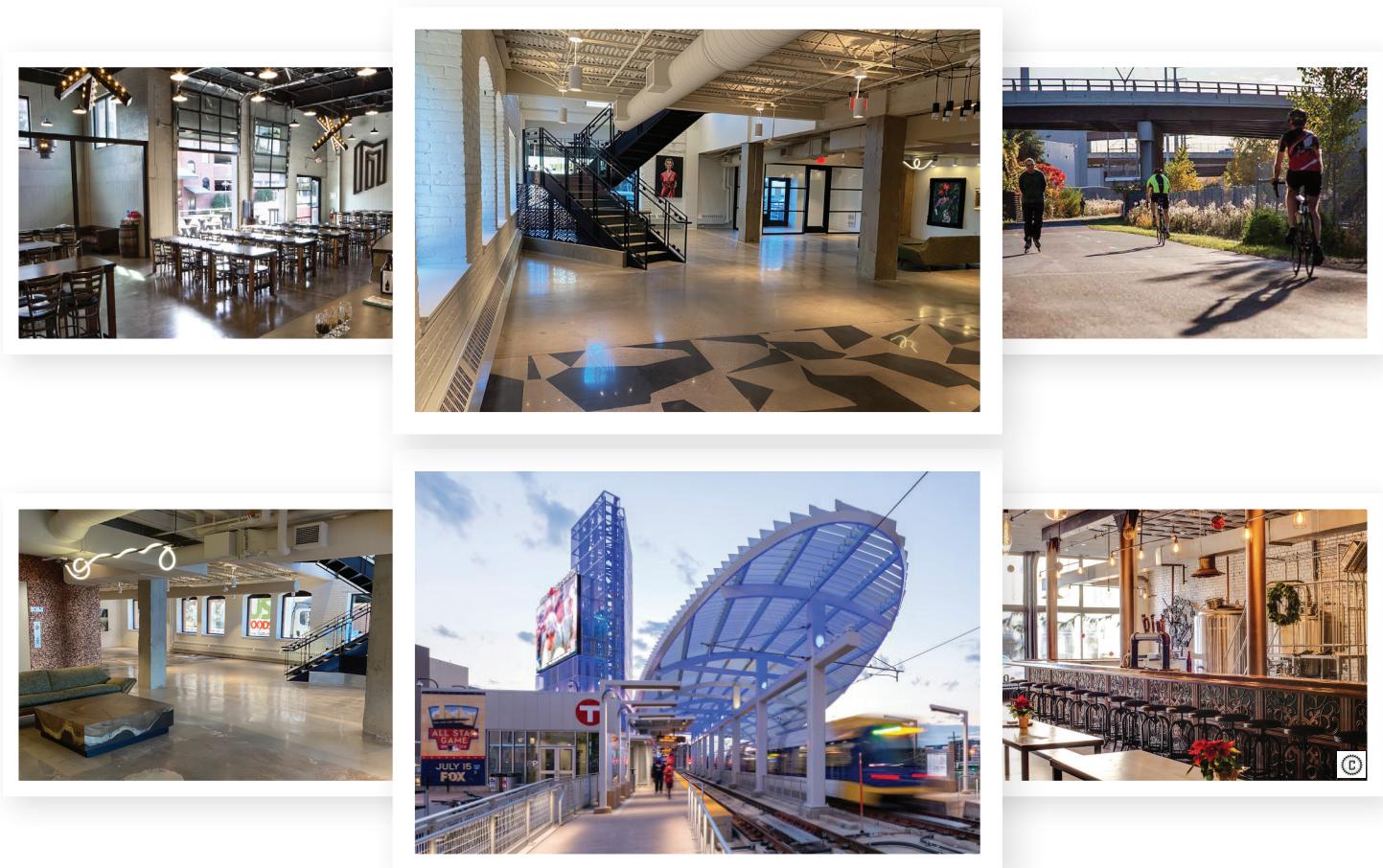
Walkable to premier eateries in the Warehouse District and North Loop, like Red Rabbit, Bar La Grassa, Spoon and Stable, Borough, and Graze Food Hall

Conference Center, Fitness Center, Showers and Bike Room

Bricksworth Beer Co. NOW OPEN on 1st floor!

Convenient access to NorthStar Line and light rail system at the Target Field Transit Hub, Cedar Bike Trail immediately adjacent

On site building management



#### 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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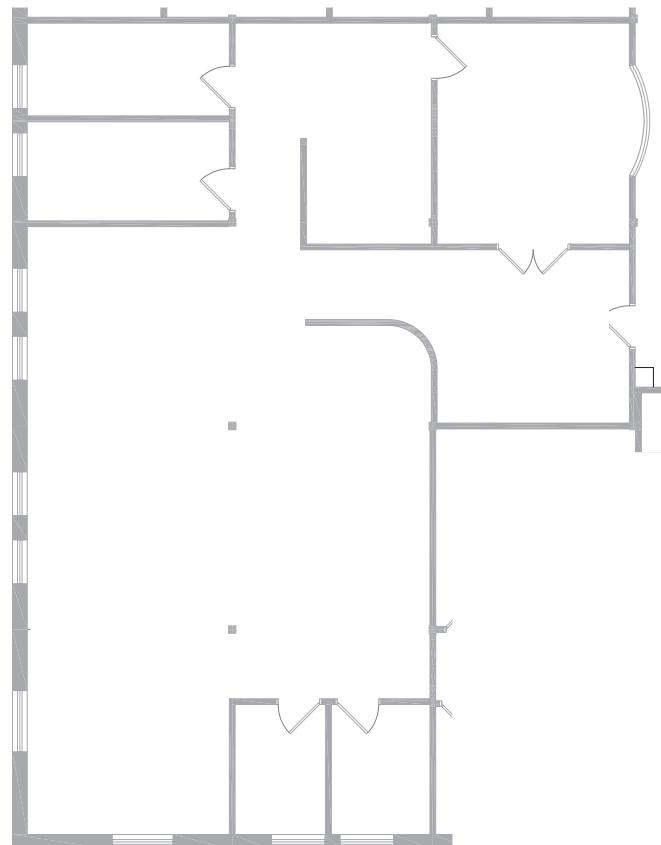
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**FOR SUBLEASE  
SIXTH FLOOR - SUITE 600**

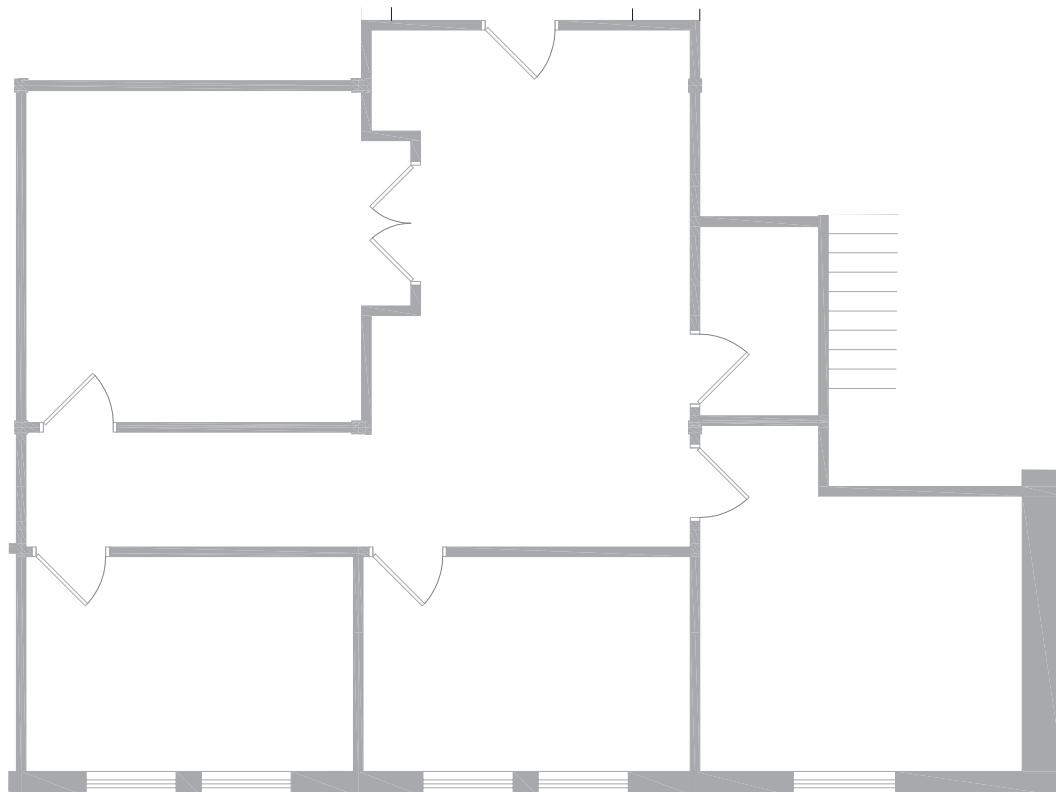
2,604 RSF

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**FOR SUBLEASE  
SIXTH FLOOR - SUITE 601**

1,355 RSF



**FOR SUBLEASE  
SIXTH FLOOR - SUITES 600 + 601**  
3,959 RSF

