



CROWN ROLLER MILL

OFFICE SPACE FOR LEASE

105 S. 5th Avenue, Minneapolis, MN 55401

DETAILS

AVAILABILITY	3rd Floor: 4,698 RSF
	4th Floor: 4,214 RSF
	6th-7th Floors: 27,583 contiguous RSF

NET RENT RATES	\$18.00 - \$25.00 PSF
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2026 TAX/OPS	\$14.89 PSF
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BUILDING SIZE	98,334 RSF
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FLOORS	7
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YEAR BUILT	1890
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AMENITIES

Updated common areas, expansive outdoor deck

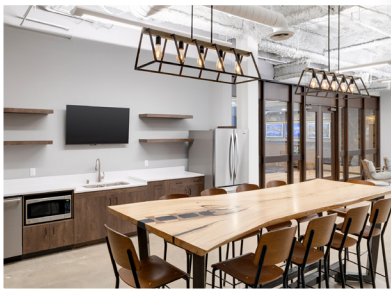
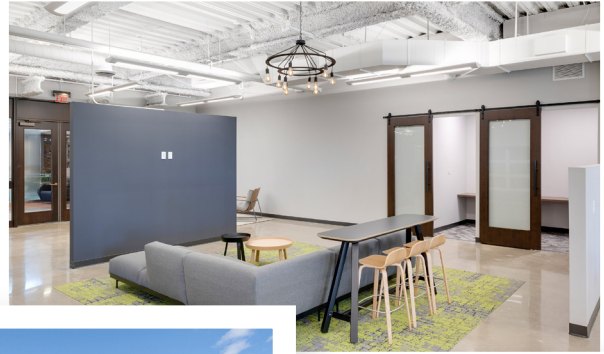
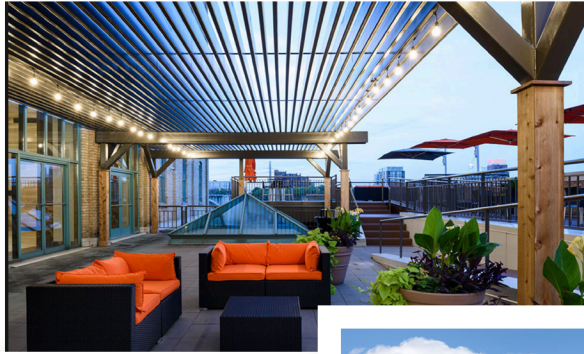
Great views of the Mississippi River, CBD, and Mill District

Located in the historic Whitney Mill Corridor

Close proximity to Minneapolis CBD, Mill Ruins Park, Stone Arch Bridge, Gold Medal Park, "new" Waterworks Park, several award-winning restaurants (including Owamni by the Sioux Chef, Kindee Thai, Smith & Porter, Sawatdee) and the renowned Guthrie Theater

On-site property management

On site and underground parking, adjacent access to multiple municipal ramps



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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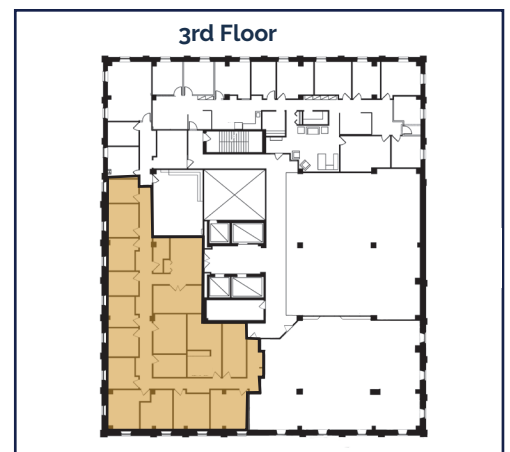
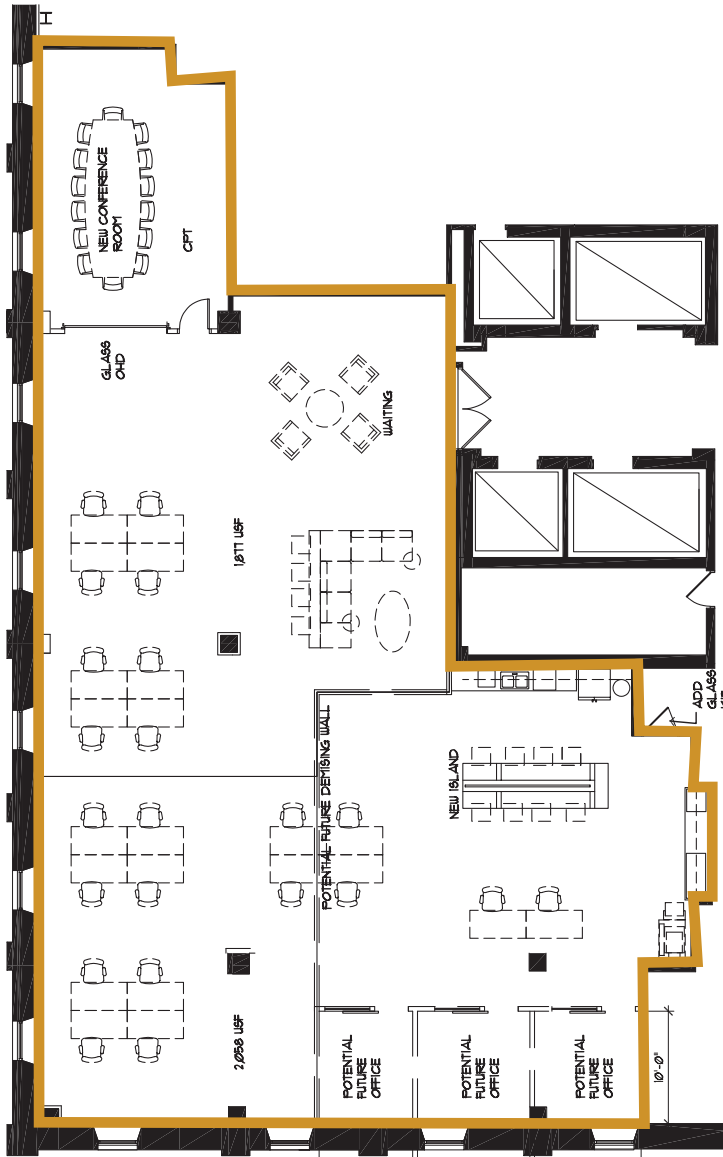
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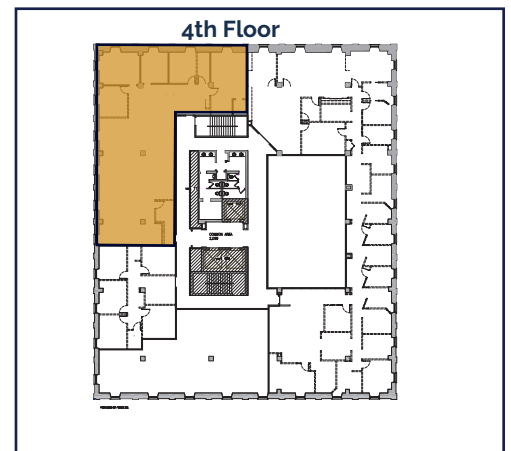
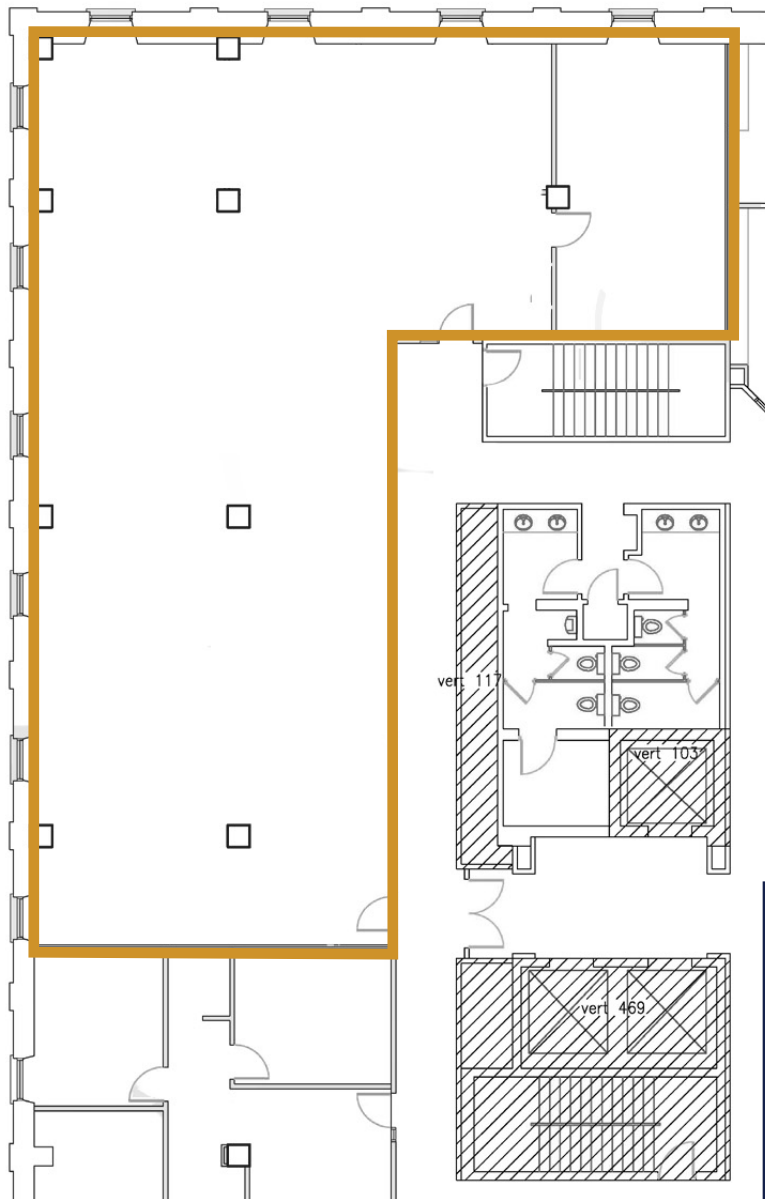
Third Floor

4,698 RSF



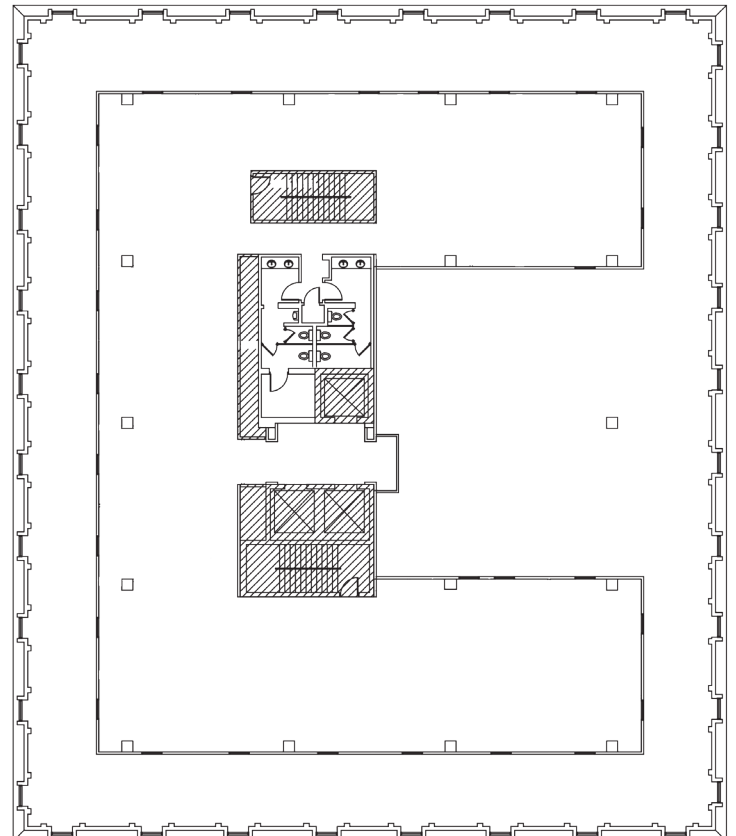
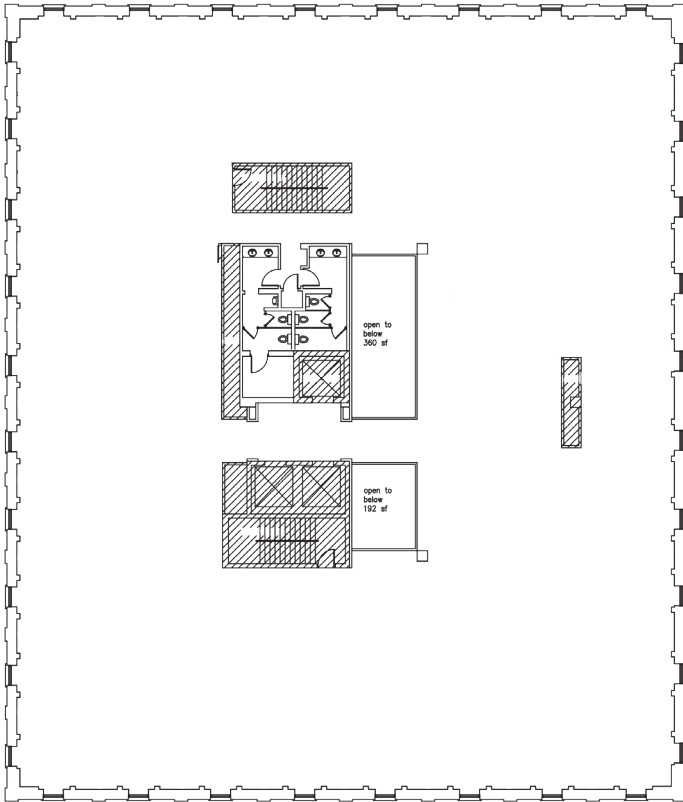
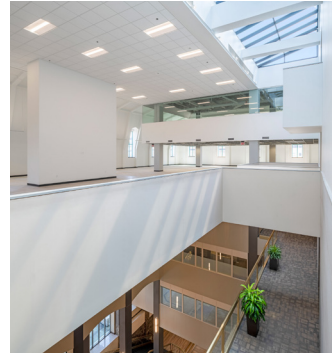
Fourth Floor

4,214 RSF

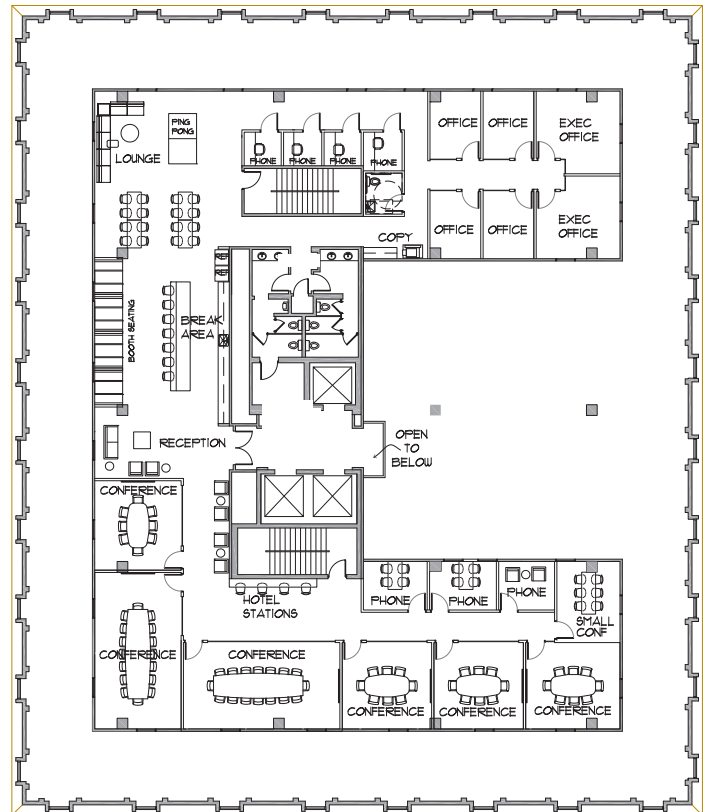
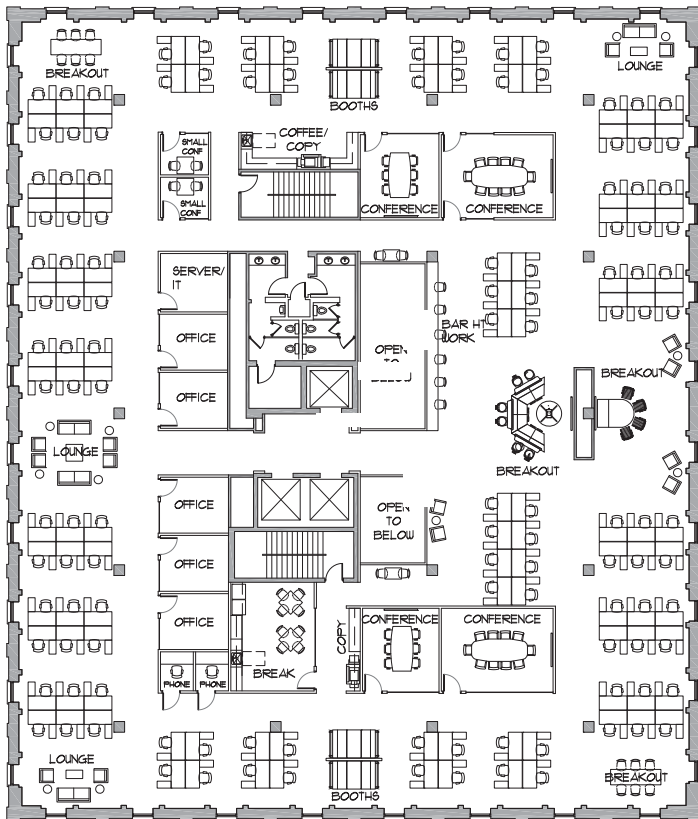


Sixth & Seventh Floor

27, 583 RSF Available Now!

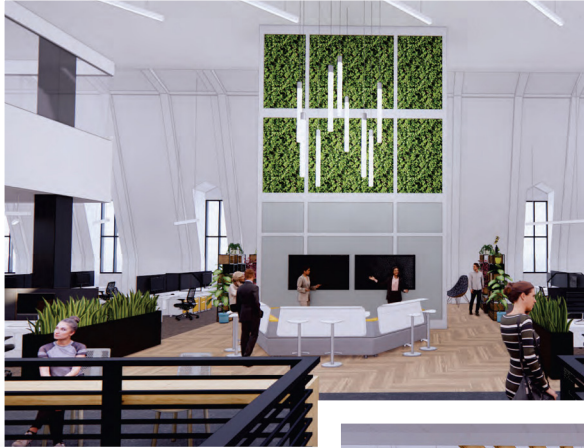


Sixth & Seventh Floor Concept Plans



RENDERINGS

Sixth and Seventh Floor Renovation



PARKING MAP
