

CROWN ROASTER MILL

OFFICE SPACE FOR LEASE

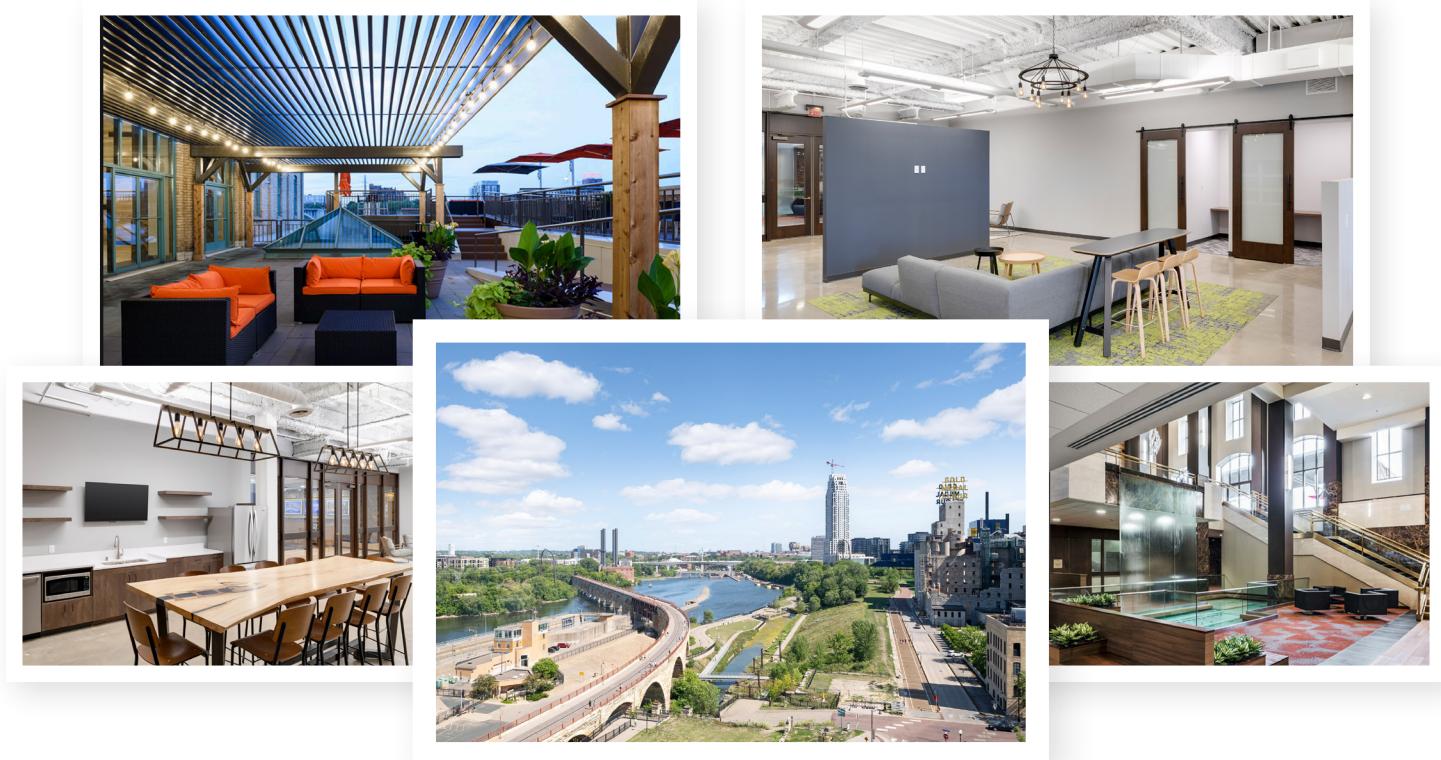
105 S. 5th Avenue, Minneapolis, MN 55401

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
2026 TAX/OPS	\$14.89 PSF
BUILDING SIZE	98,334 RSF
FLOORS	7
YEAR BUILT	1890

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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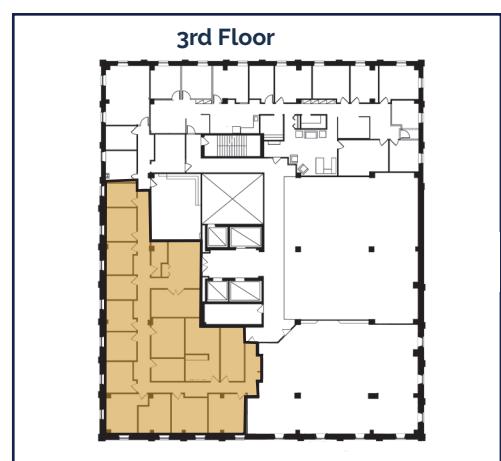
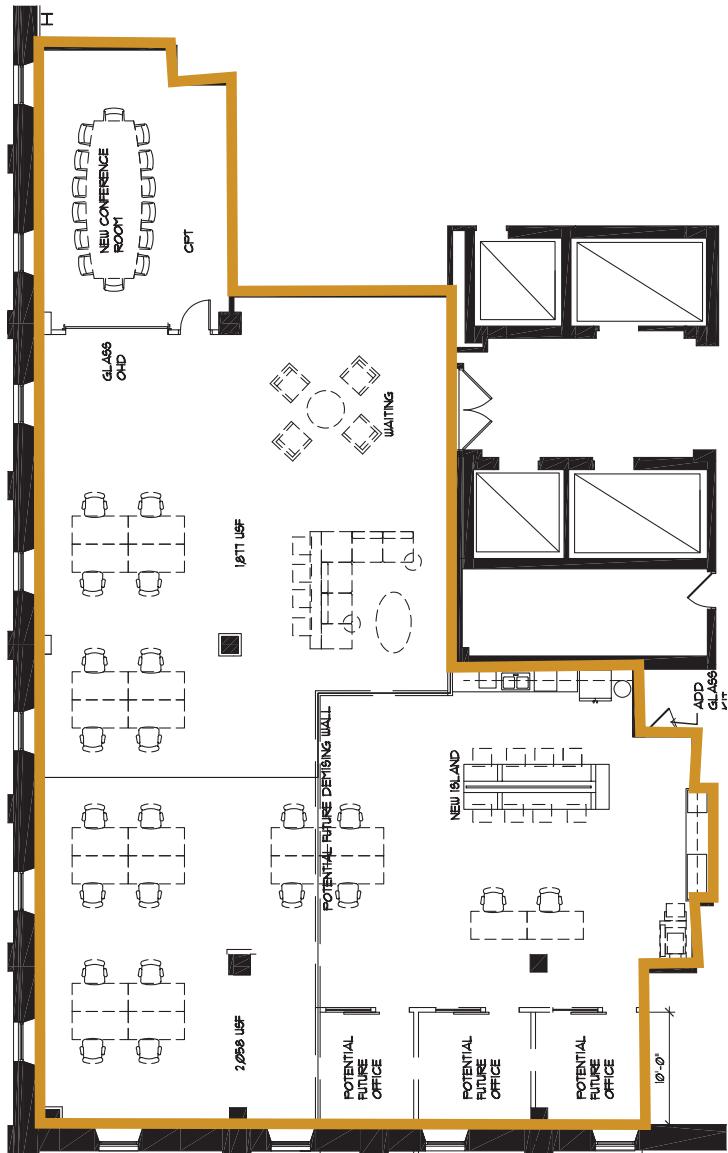
Michael Doyle

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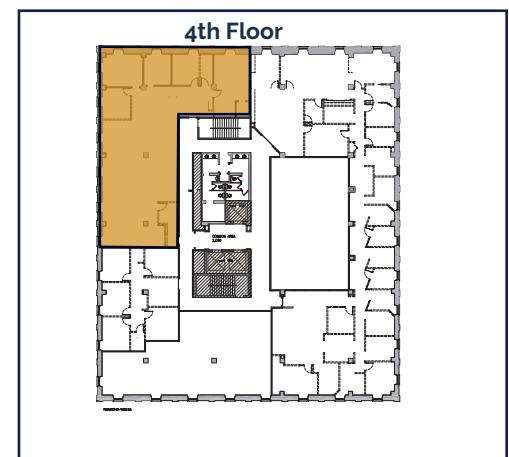
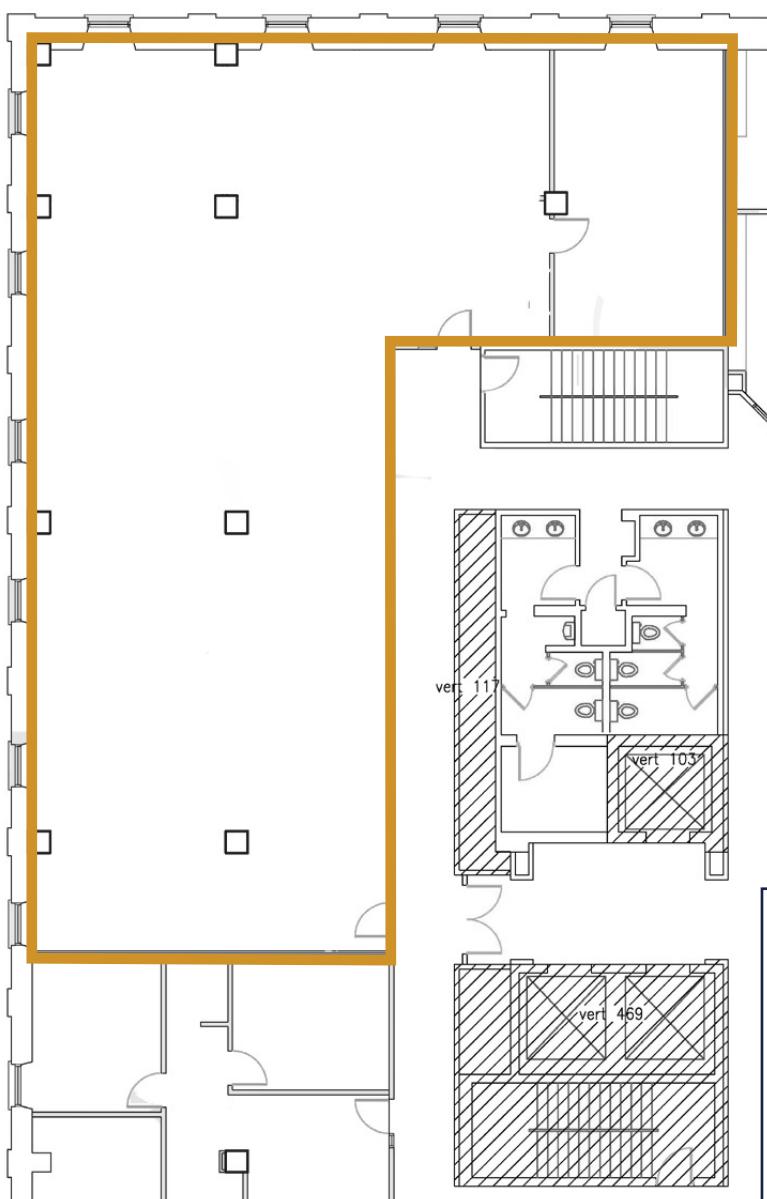
Third Floor

4,698 RSF



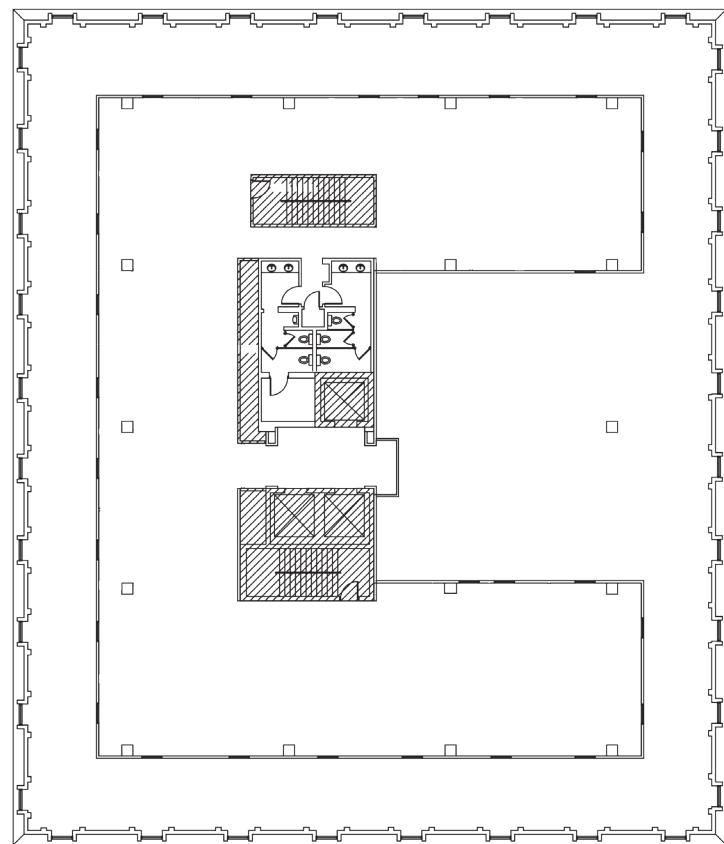
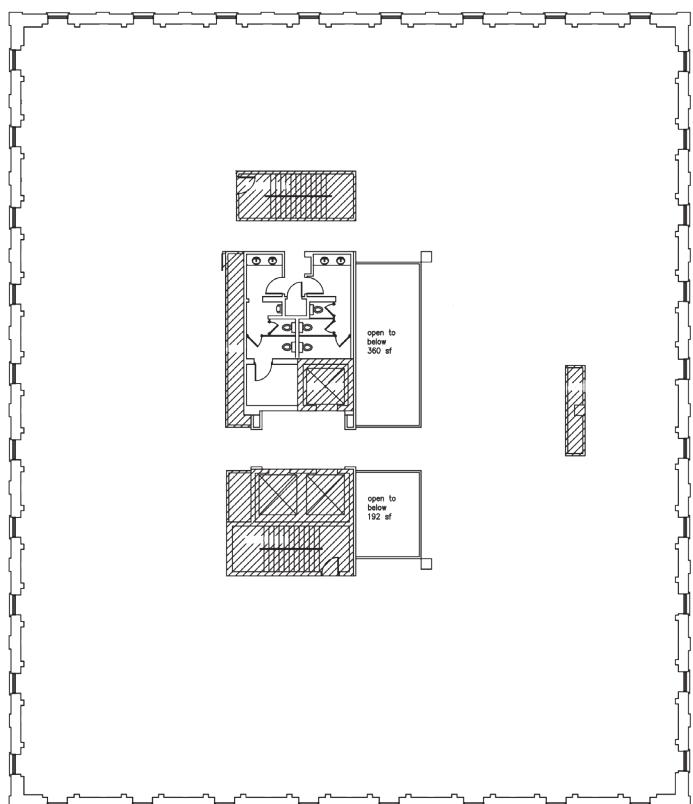
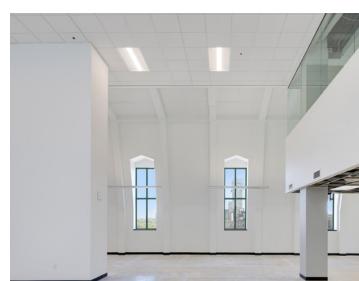
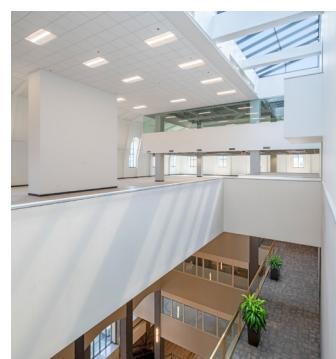
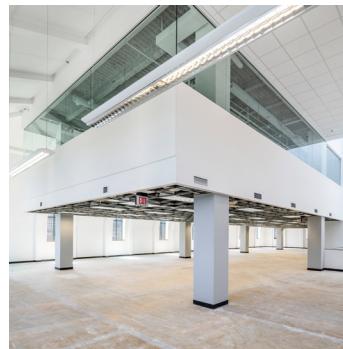
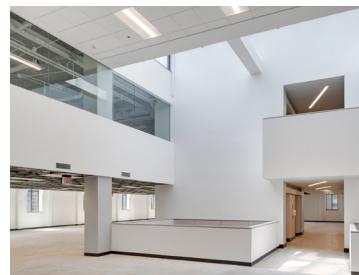
Fourth Floor

4,214 RSF

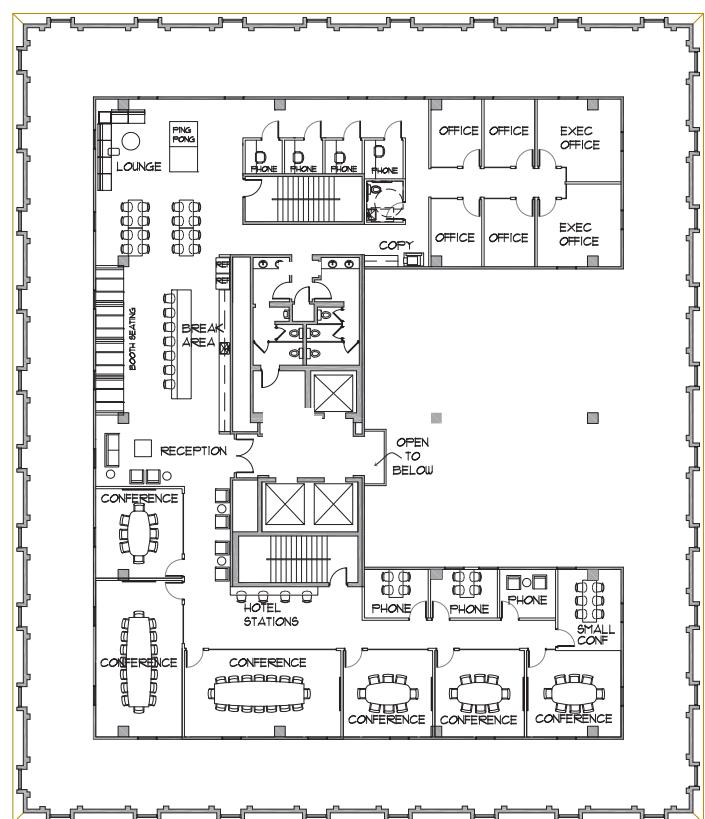
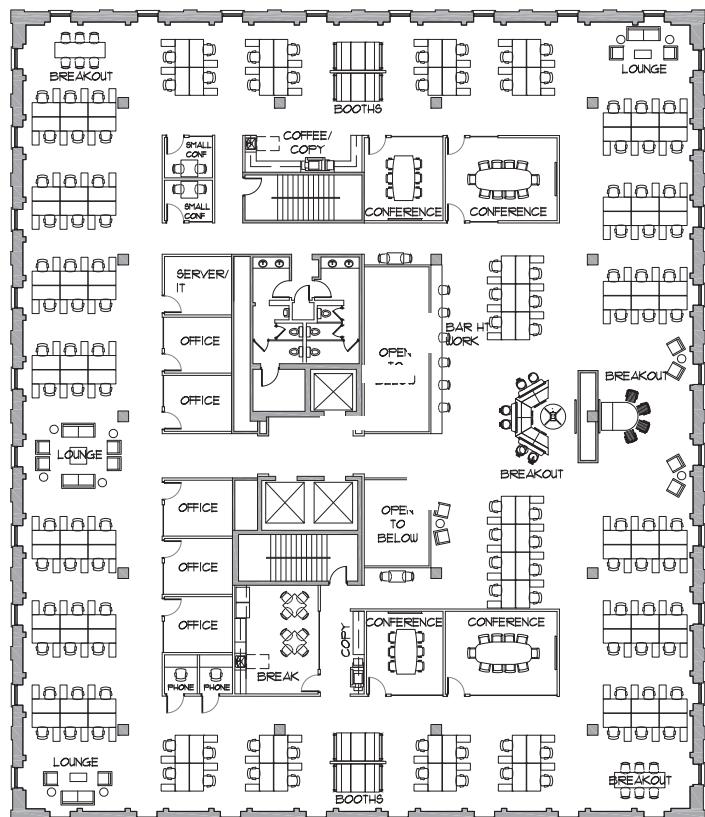


Sixth & Seventh Floor

27,583 RSF Available Now!

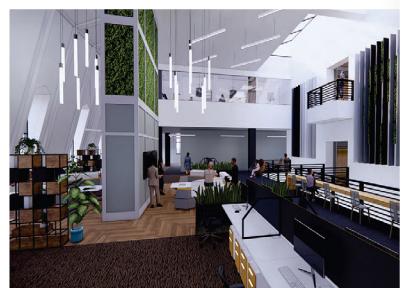
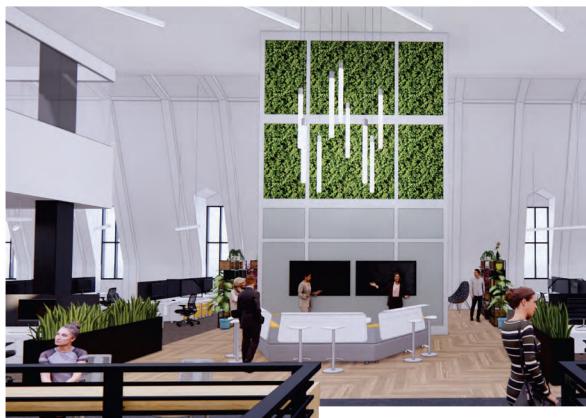


Sixth & Seventh Floor Concept Plans



RENDERS

Sixth and Seventh Floor Renovation



PARKING MAP

