



OFFICE SPACE FOR LEASE

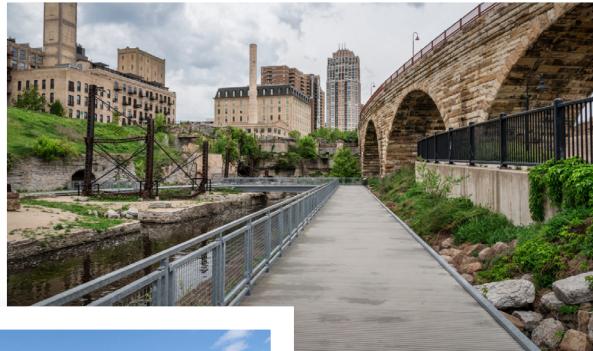
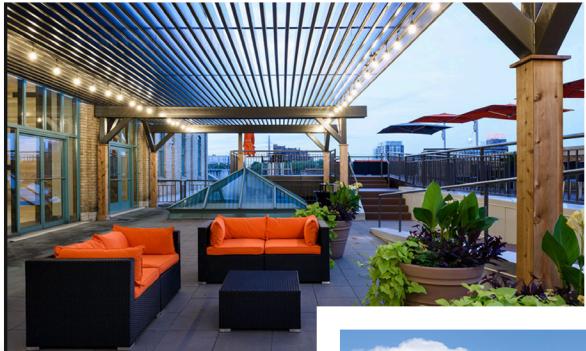
100 Portland Avenue S, Minneapolis, MN 55401

DETAILS

AVAILABILITY	Floor 1: 6,723 RSF Floor 2: 2,284 RSF
NET RENT RATES	\$18.00 - \$25.00 PSF
2026 TAX/OPS	\$15.00 PSF
BUILDING SIZE	26,598 RSF
FLOORS	2
YEAR BUILT	1908

AMENITIES

Huge windows, letting in tons of natural light
Newly renovated common areas
Located in the historic Whitney Mill Corridor, across West River Road from the Stone Arch Bridge
Close proximity to Minneapolis CBD
On-site property management
Common conference room
Men's and Women's Lockers Rooms
Rooftop Deck, Third Workplace Atrium



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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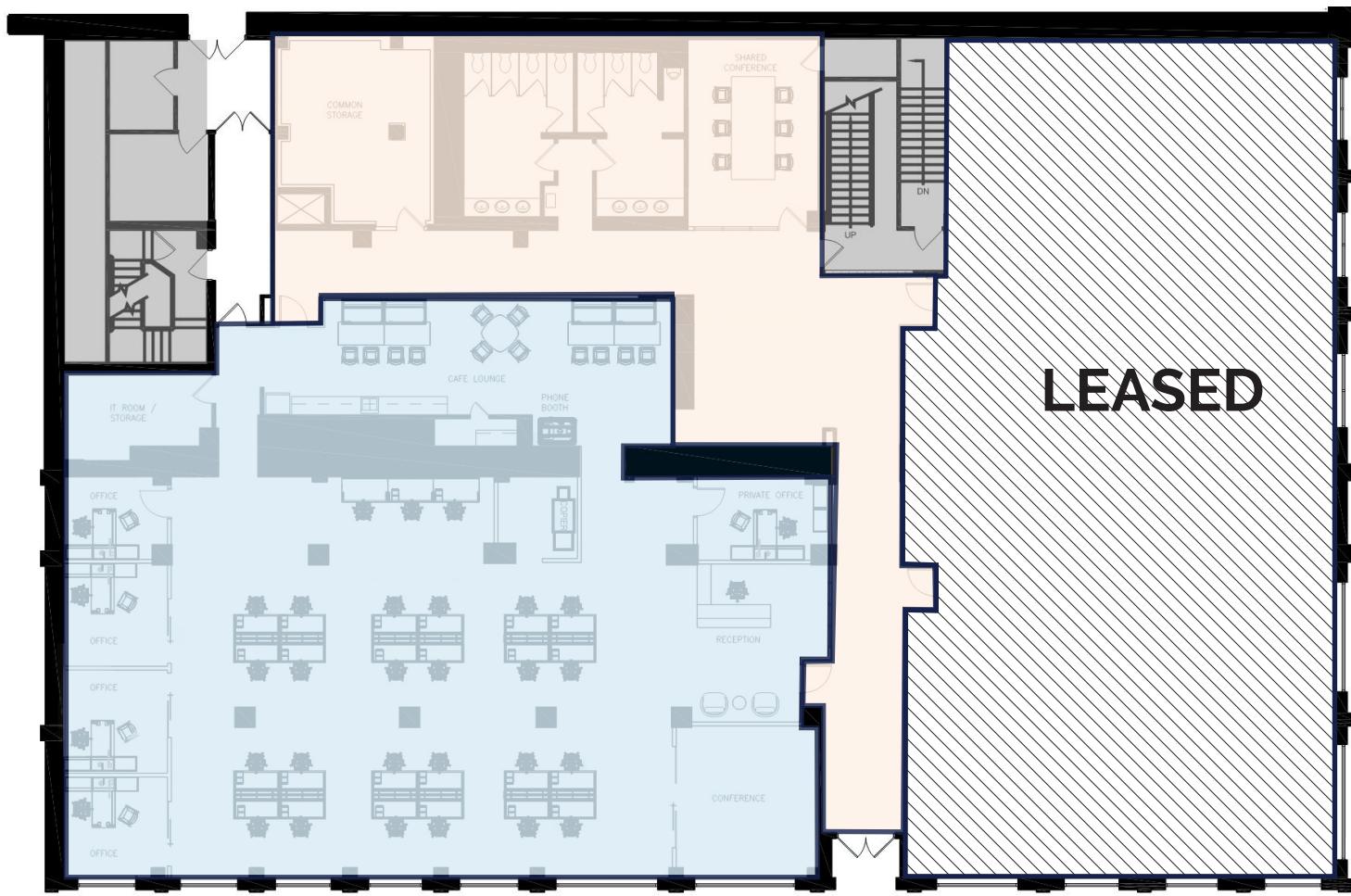
Mike Doyle

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FIRST FLOOR

6,723 RSF



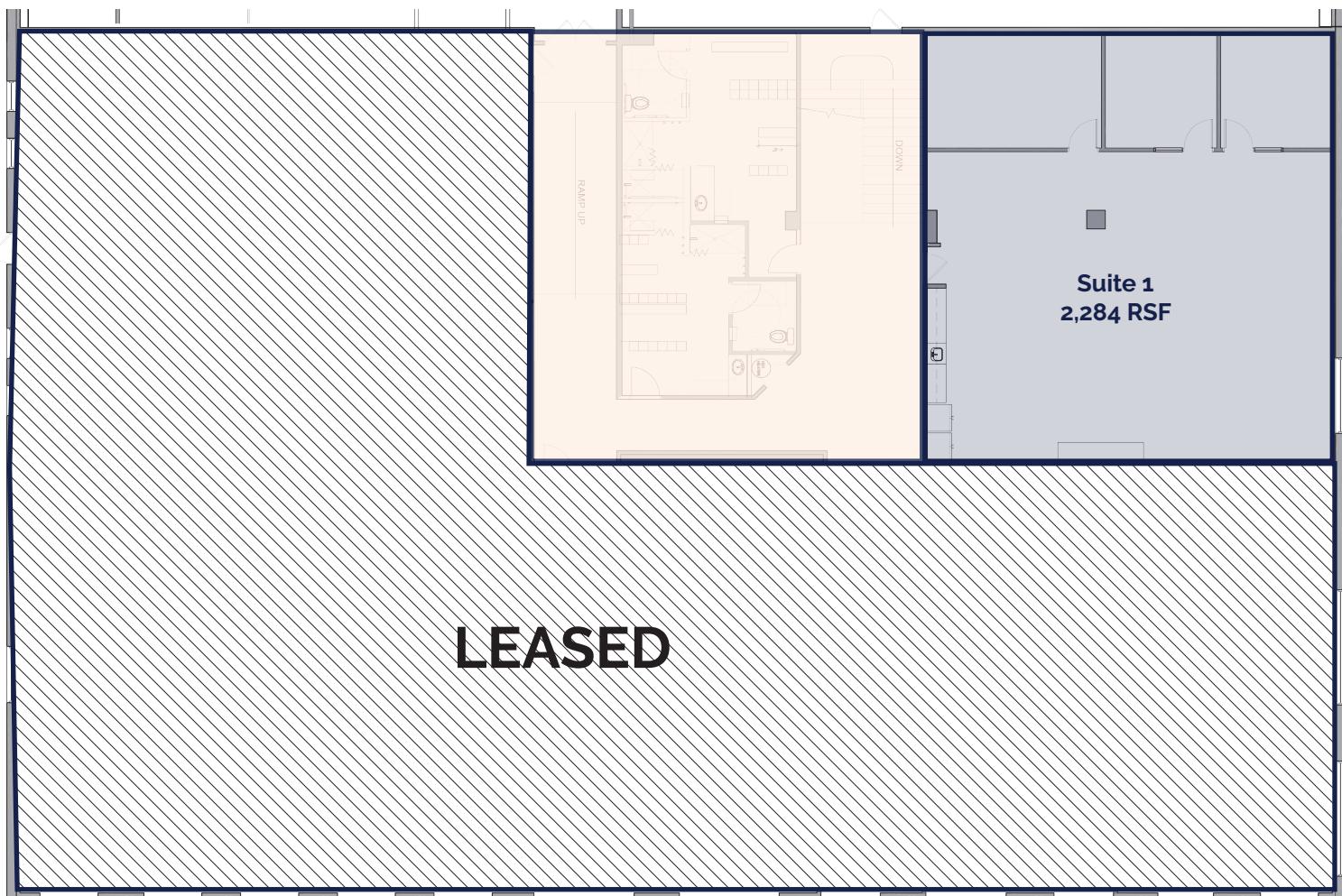
Suite 1 - 6,723 RSF

Common Areas

LEASED

SECOND FLOOR

2,284 RSF



Suite 1 - 2,284 RSF

Common Areas

LEASED

PARKING MAP

