



# UNITED LABOR CENTRE

## OFFICE SPACE FOR LEASE

312 Central Avenue SE | Minneapolis, MN 55414

### DETAILS

<b>AVAILABLE</b>	Suites from 403 RSF to 2,990 RSF 4,544 combined contiguous RSF on 3rd fl
<b>RENT RATES</b>	Negotiable
<b>2026 TAX/OPS</b>	\$13.99/RSF
<b>YEAR BUILT</b>	1974
<b>PARKING</b>	Ample parking in dedicated surface lot, with ratio of 1.35/1,000 SF

### AMENITIES

Home of Union Bank & Trust just off Central Avenue SE

Great window lines and natural light

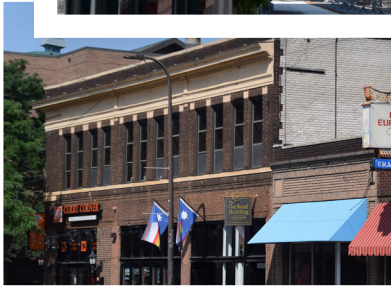
Large conference room available for tenants

Easy access to I-35W via SE 4th St and University Ave SE

Within walking distance of art, dining, and entertainment, off Central Ave as well as on the Riverfront: Lunds Market, Caribou Coffee, Chipotle, Aster Cafe, Jefe Urban Cocina, Restaurant Alma, Surdyk's, Kramarczuk's, Nicollet Island Inn, and more

Multiple walking paths, biking paths on the water





#### 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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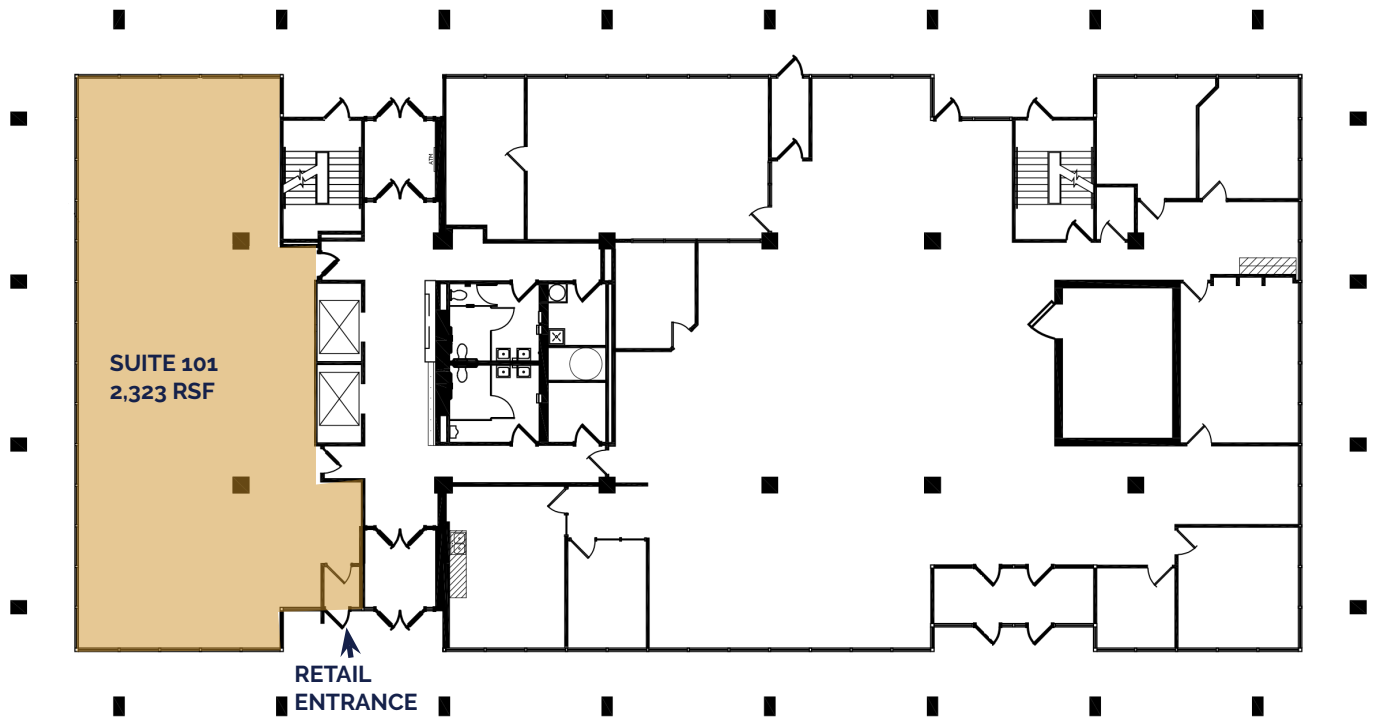


AERIAL MAP

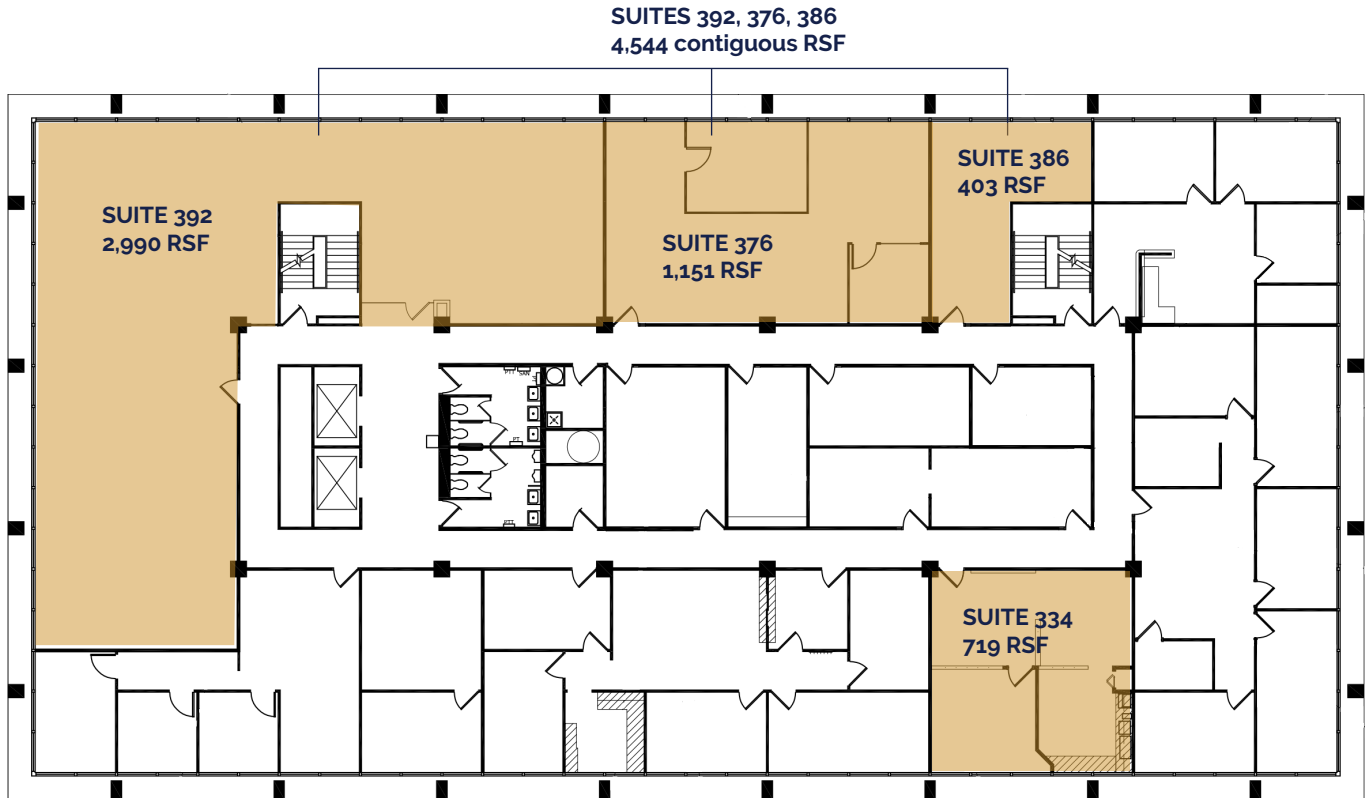


**FIRST FLOOR**

Floor to ceiling glass



THIRD FLOOR



FIFTH FLOOR

