



UNITED LABOR CENTRE

OFFICE SPACE FOR LEASE

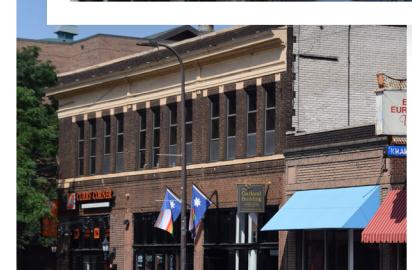
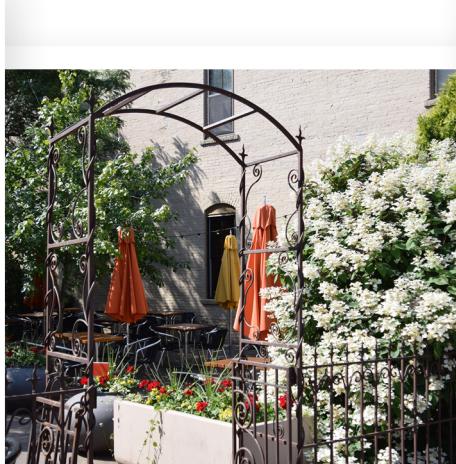
312 Central Avenue SE | Minneapolis, MN 55414

DETAILS

AVAILABLE	Suites from 403 RSF to 2,990 RSF 4,544 combined contiguous RSF on 3rd fl
RENT RATES	Negotiable
2026 TAX/OPS	\$13.99/RSF
YEAR BUILT	1974
PARKING	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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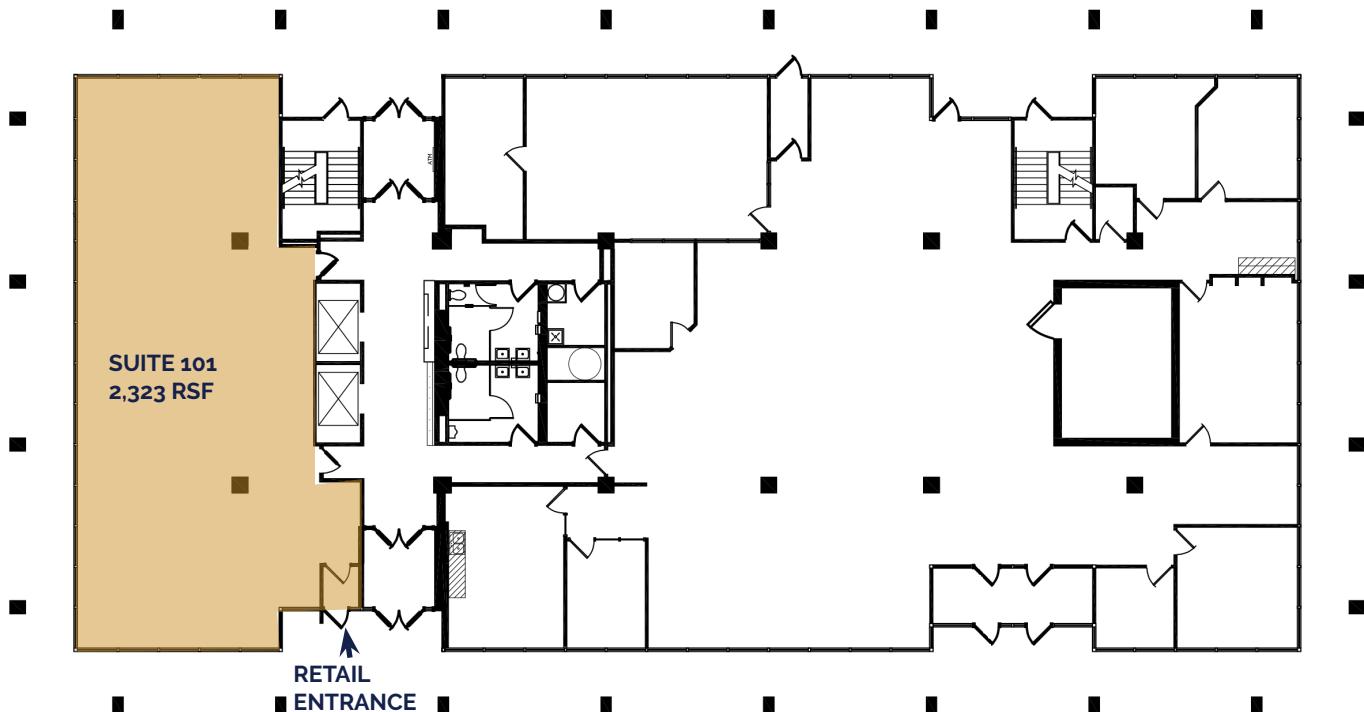
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AERIAL MAP

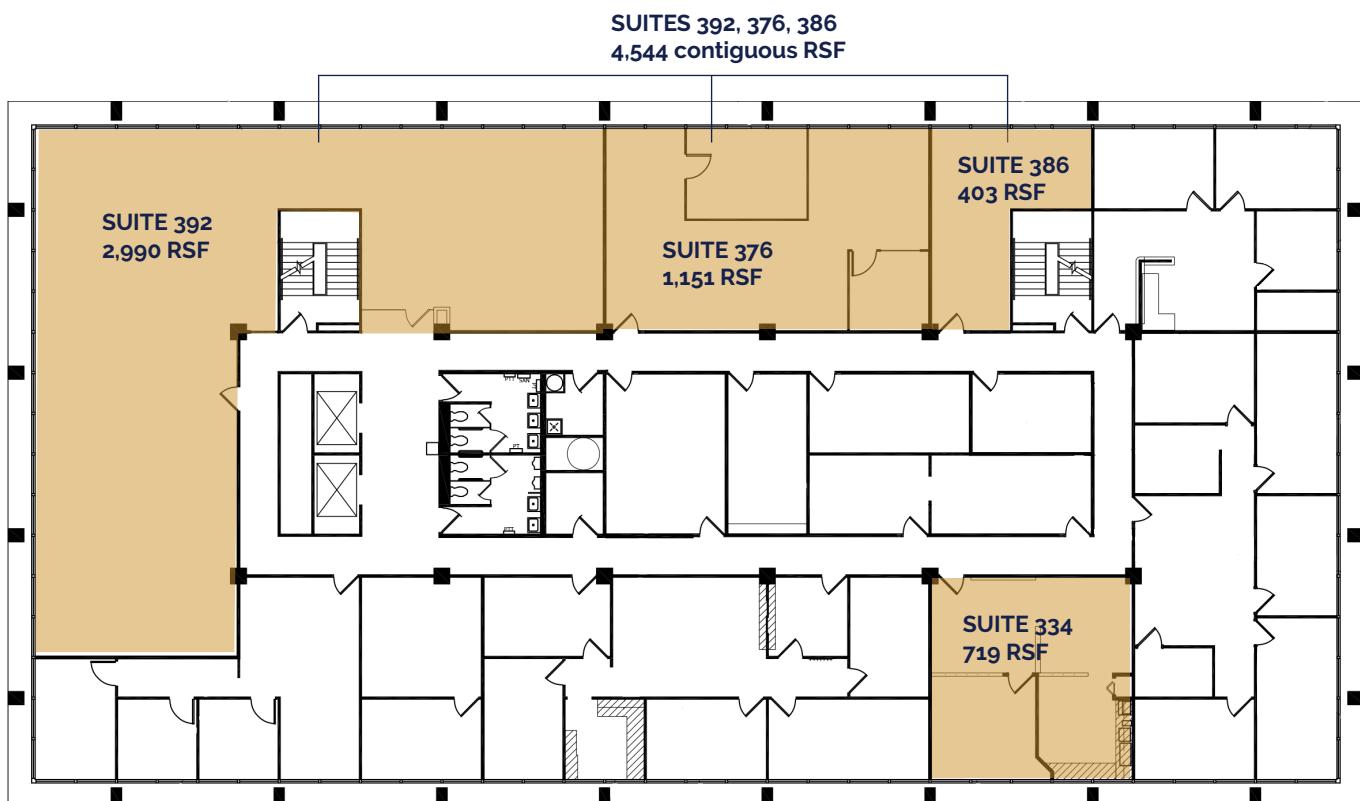


FIRST FLOOR

Floor to ceiling glass



THIRD FLOOR



FIFTH FLOOR

