

CROWN ROLLER MILL

OFFICE SPACE FOR LEASE

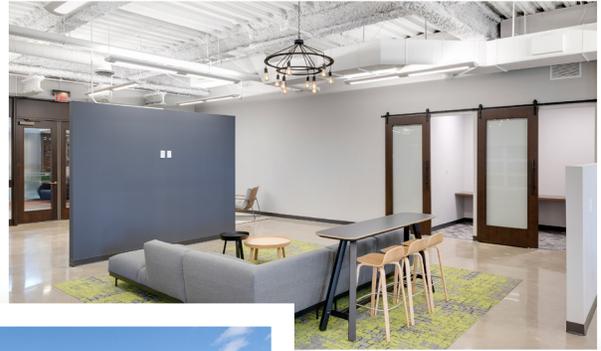
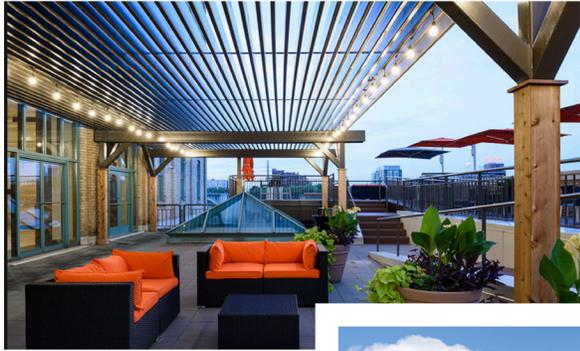
105 S. 5th Avenue, Minneapolis, MN 55401

DETAILS

AVAILABILITY	3rd Floor: 4,698 RSF 4th Floor: 4,214 RSF 4th Floor: 2,354 RSF (Available 7/1/2026) 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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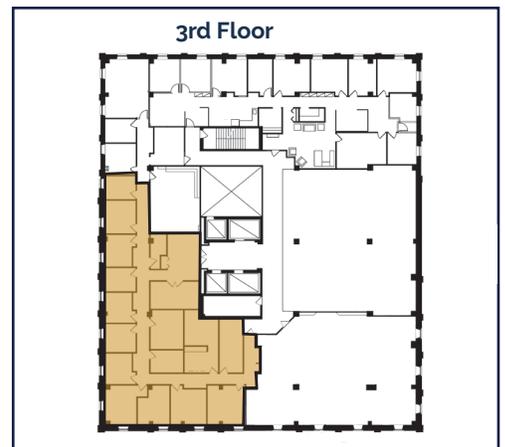
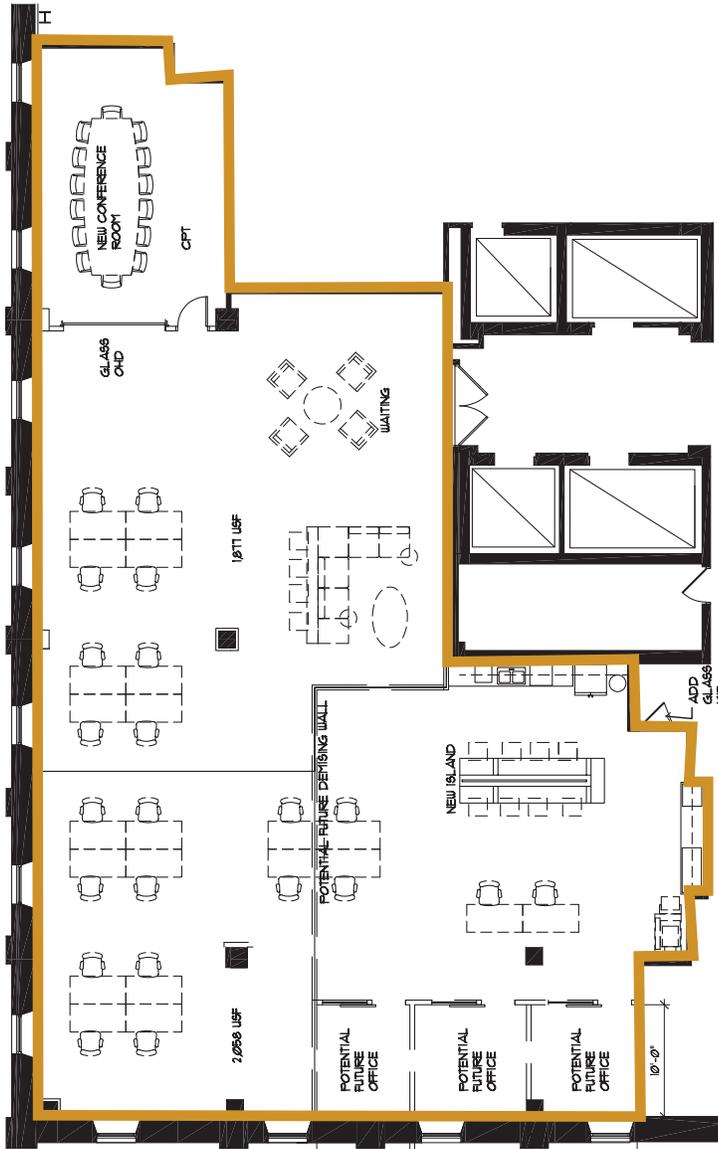
Michael Doyle

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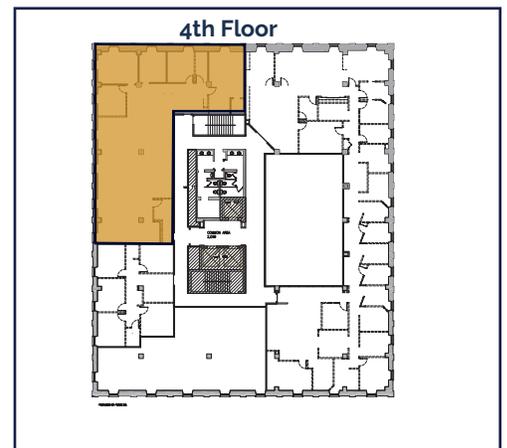
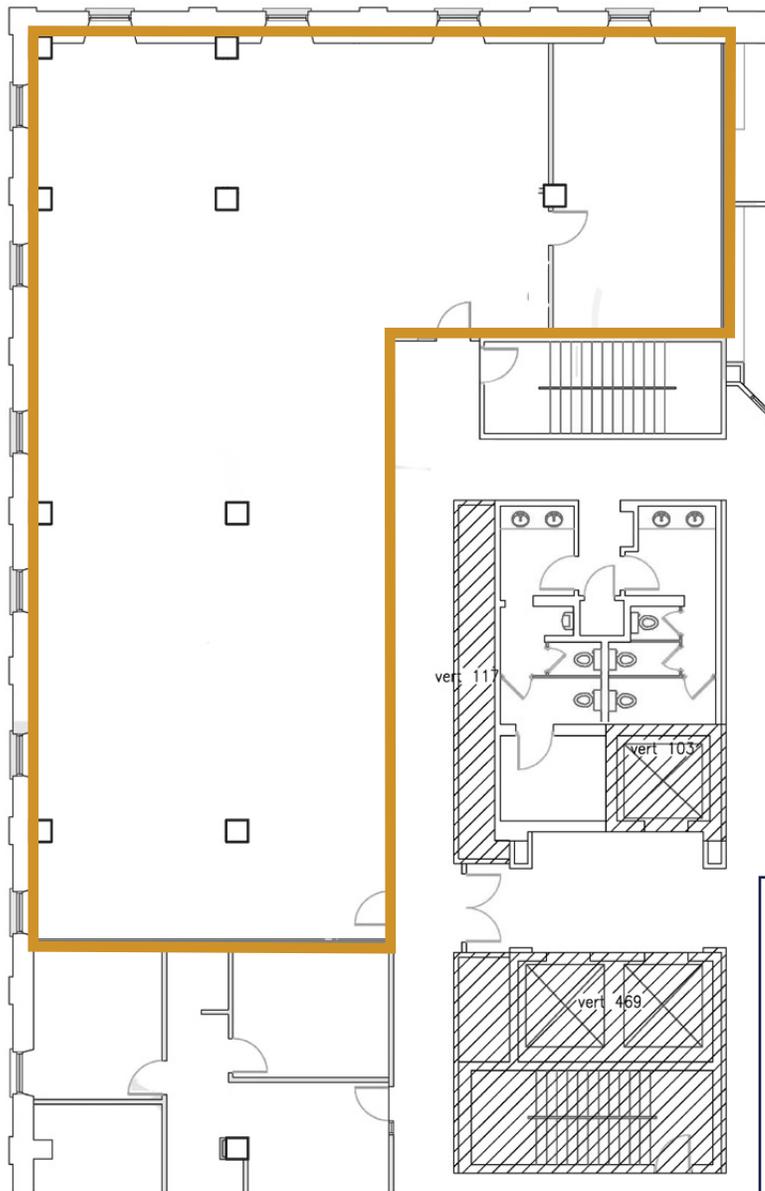
Third Floor

4,698 RSF



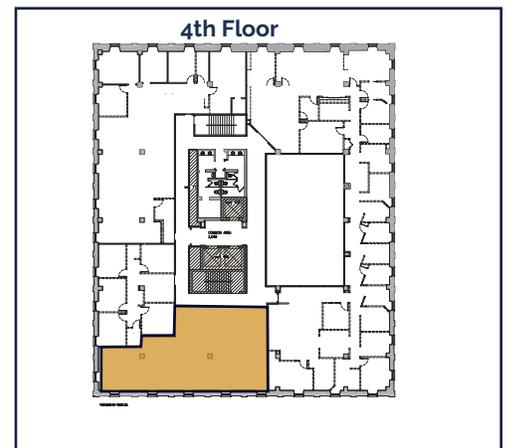
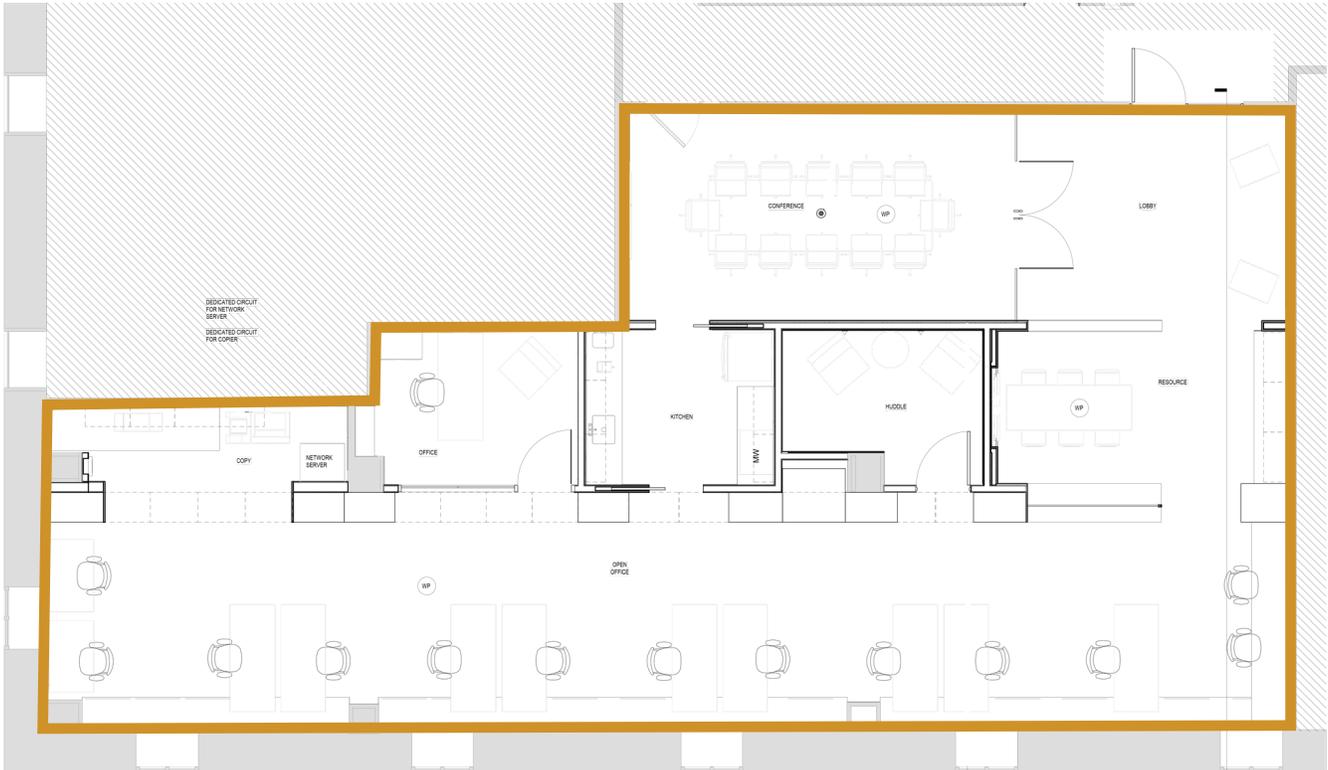
Fourth Floor

4,214 RSF



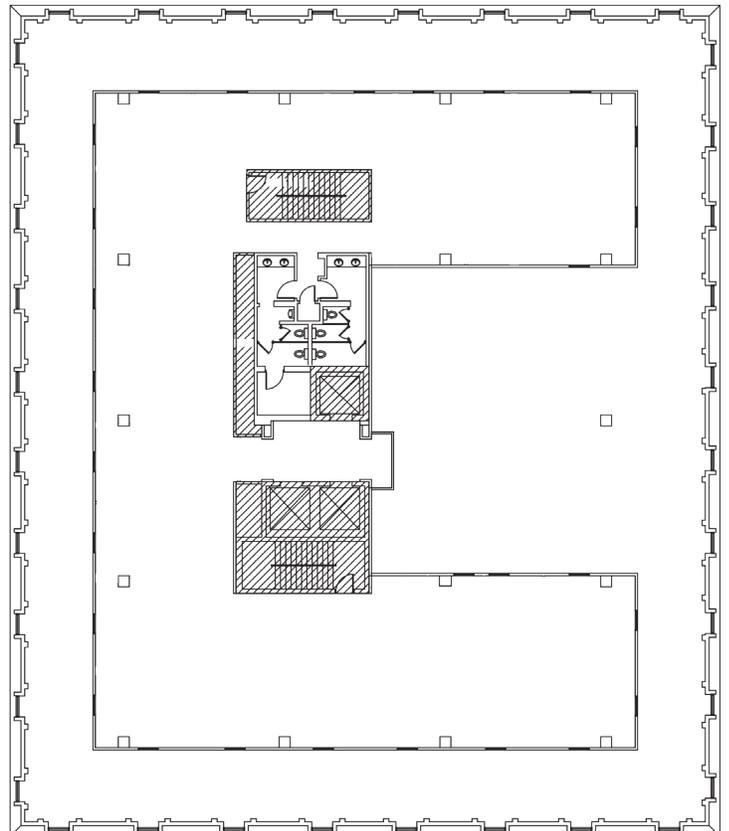
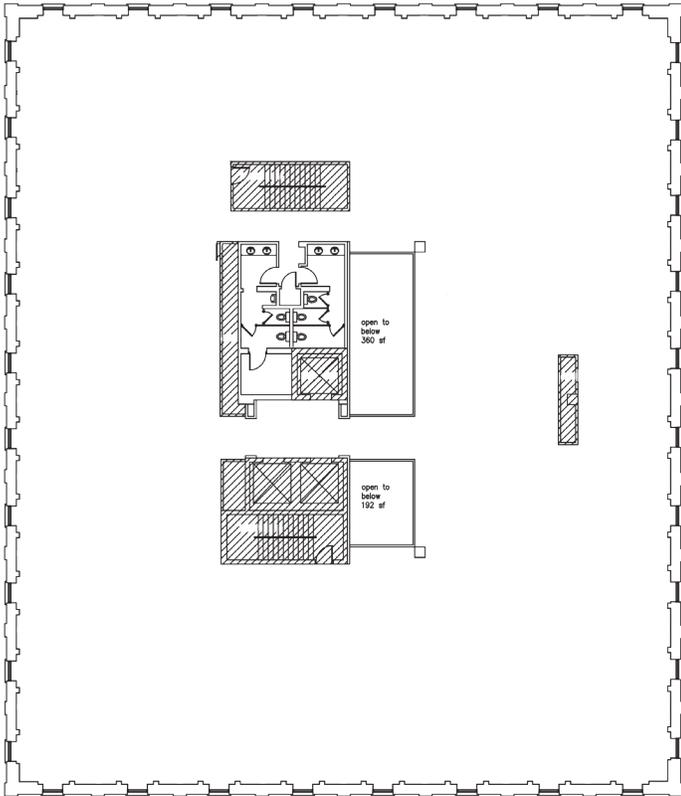
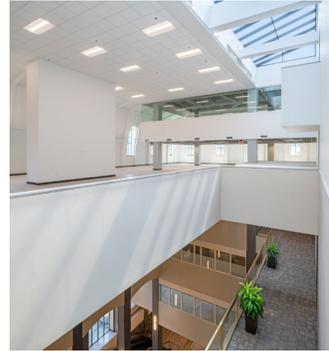
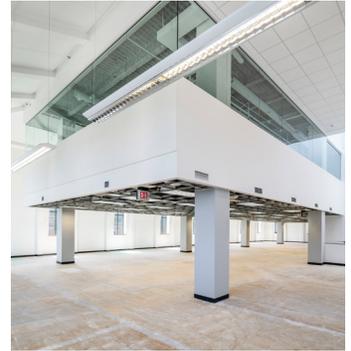
Fourth Floor

2,354 RSF - Available 7/1/2026

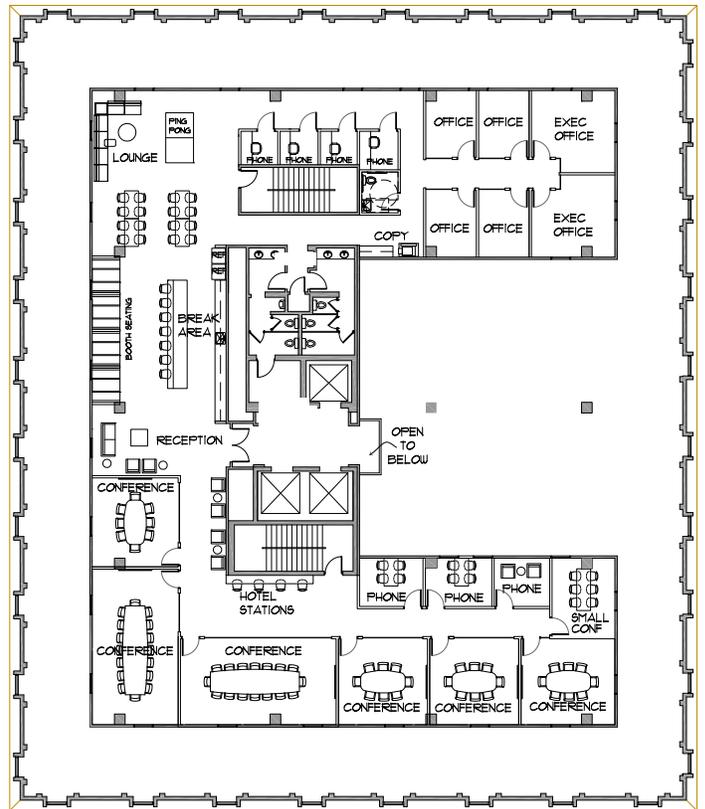
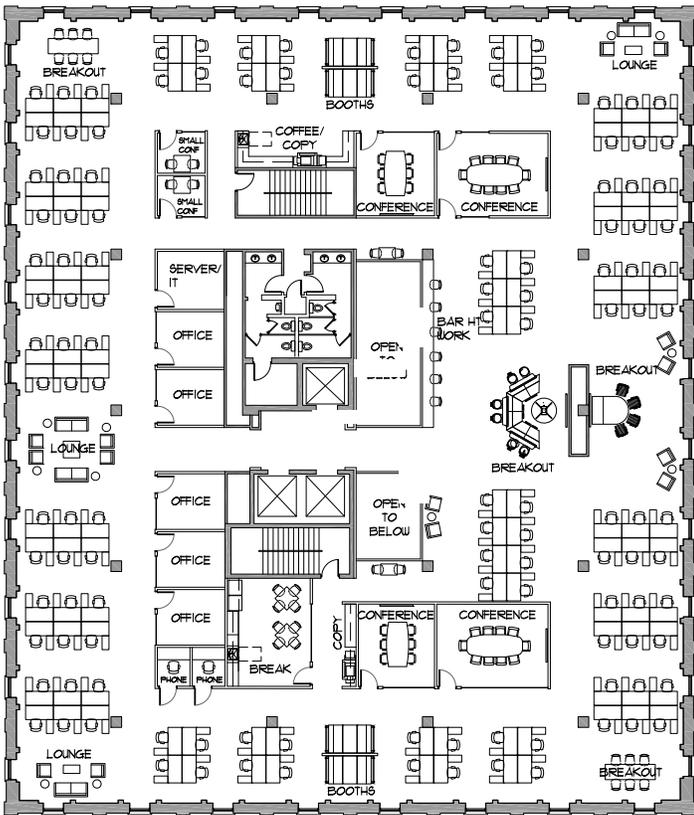


Sixth & Seventh Floor

27,583 RSF Available Now!



Sixth & Seventh Floor Concept Plans



RENDERINGS

Sixth and Seventh Floor Renovation



PARKING MAP

