



UNITED LABOR CENTRE

OFFICE SPACE FOR LEASE

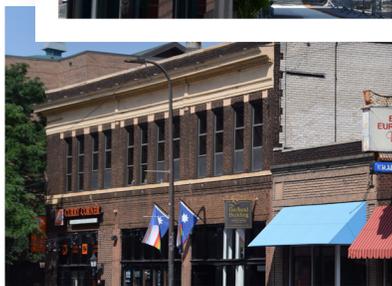
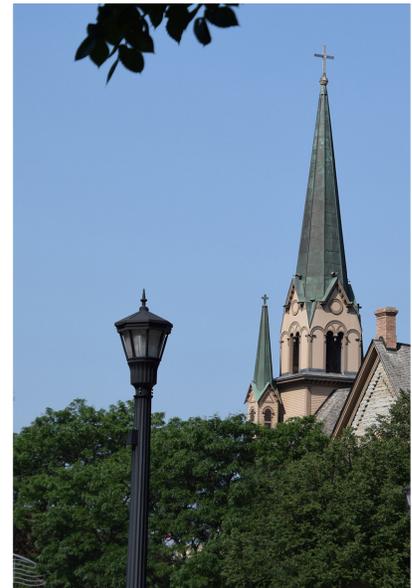
312 Central Avenue SE | Minneapolis, MN 55414

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

Nils Snyder

612.240.7967

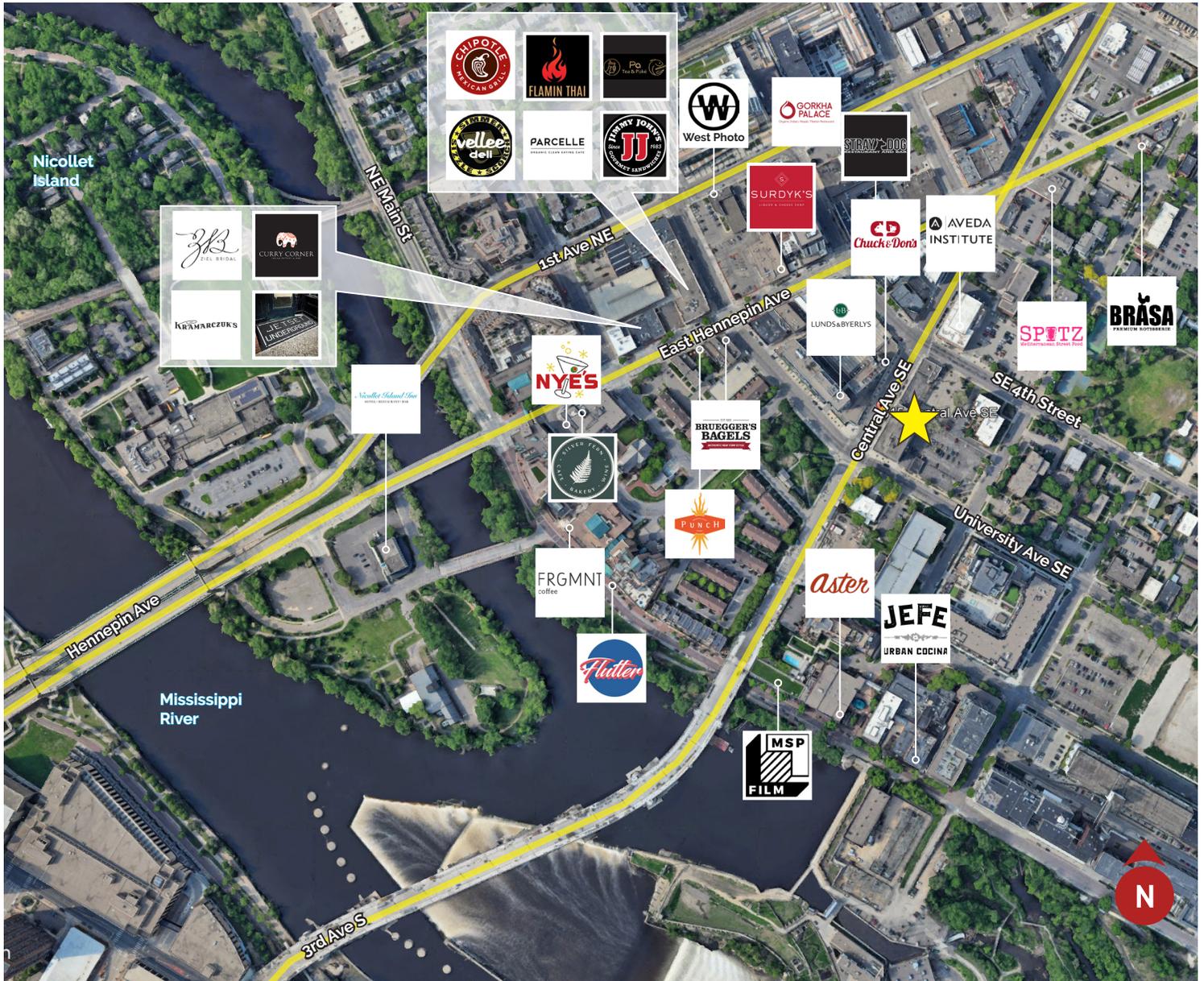
nsnyder@kenwoodcommercial.com

Holly Becker

651.666.8516

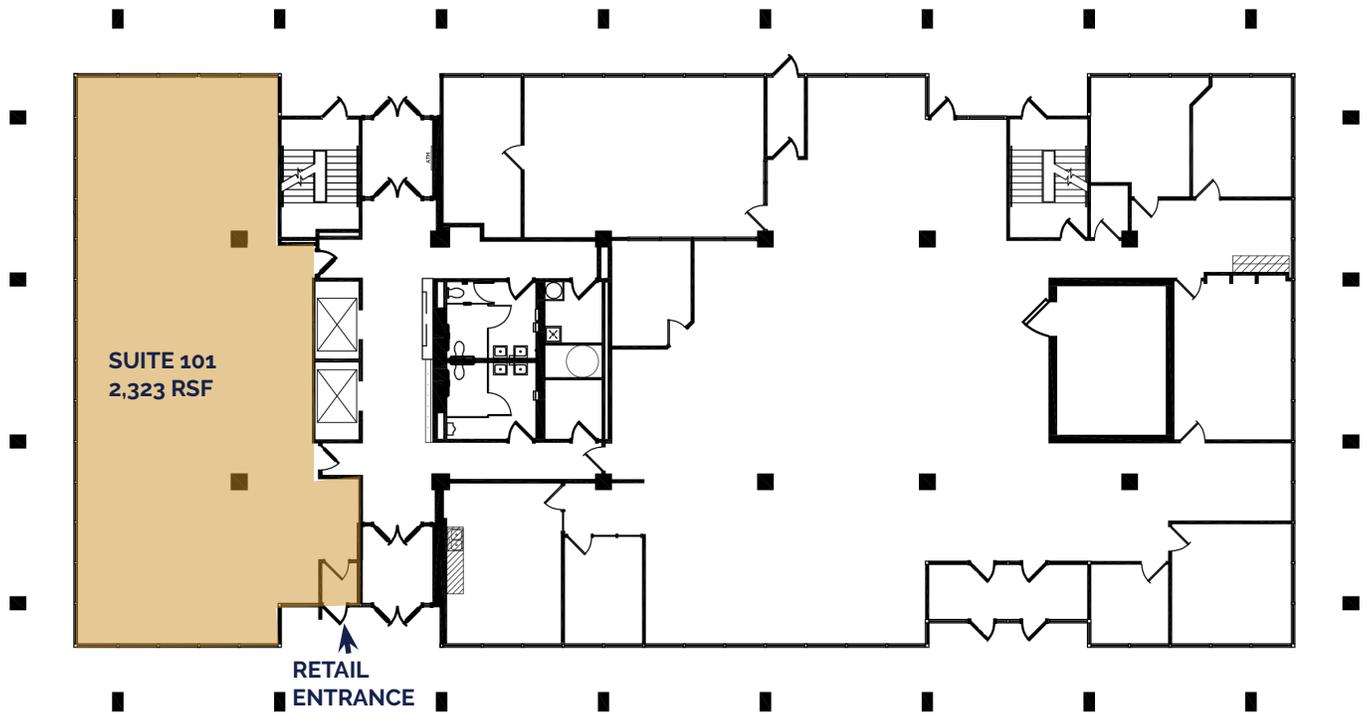
hbecker@kenwoodcommercial.com

AERIAL MAP

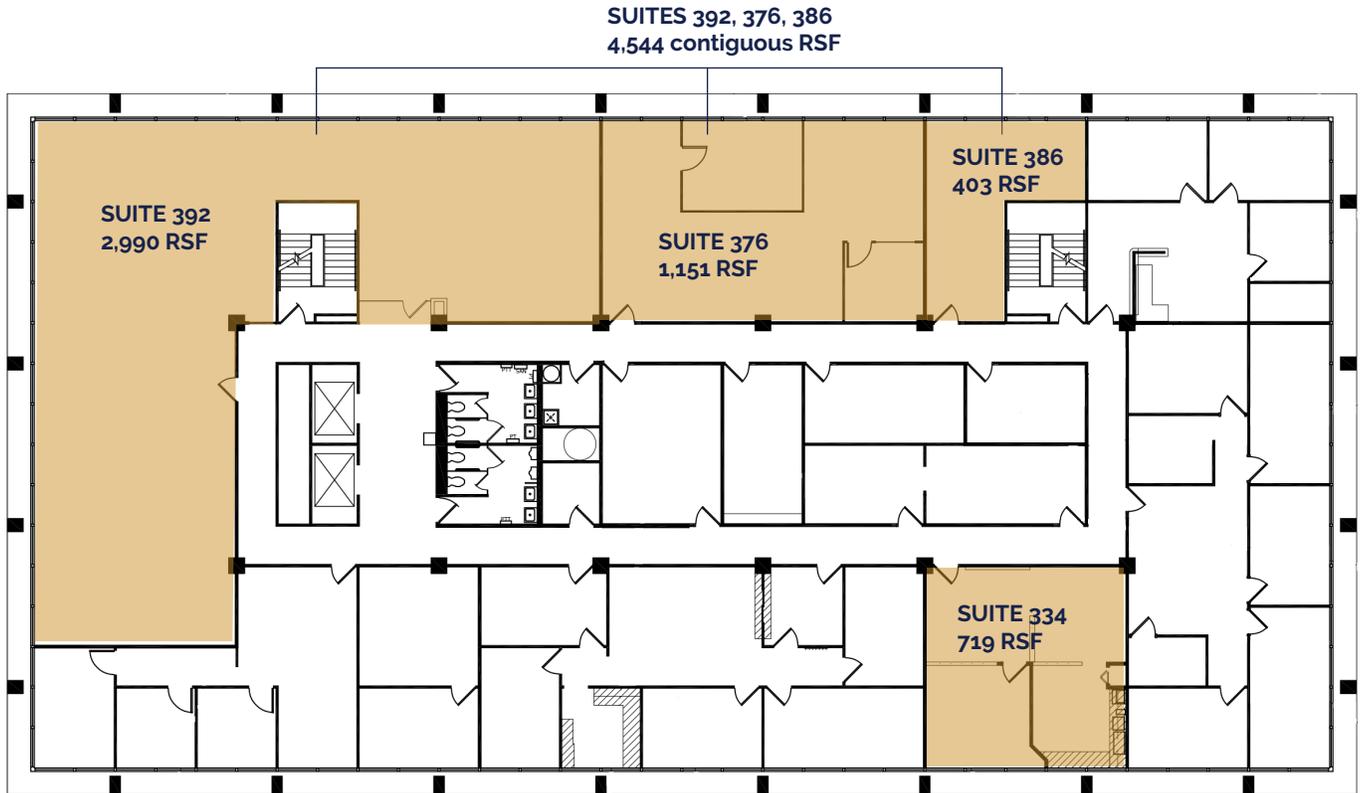


FIRST FLOOR

Floor to ceiling glass



THIRD FLOOR



FIFTH FLOOR

