



YOUNG QUINLAN BUILDING

HISTORIC MINNEAPOLIS OFFICE SPACE

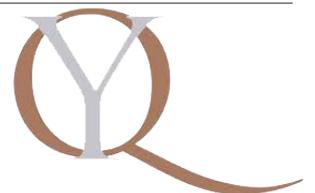
81 South 9th Street | Minneapolis, MN 55402

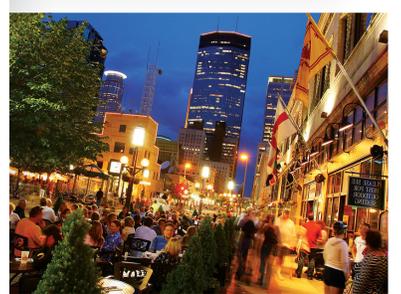
DETAILS

DIRECT LEASE	1,573 to 28,768 RSF suites
SUBLEASE	4,031 RSF
FLOORS	5
YEAR BUILT	1926 - Renovated in 1988 and 2020
RENT RATES	\$16.00 - \$20.00 net
2026 TAX/OPS (EST)	\$16.63/SF
PARKING	Heated garage beneath building with entrance on South 9th Street - contract rates available
ELEVATORS	3 passenger elevators, 1 freight elevator

AMENITIES

- Historic, boutique office building, with timeless architecture
- Two skyway connections
- Landmark Minneapolis structure
- Convenient location, many mass transit options available
- Close proximity to retail, restaurants, hotels, night life
- On-site Security, 24/7; Bike Parking
- Tenant Lounge and Amenity Center





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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AMENITY CENTER

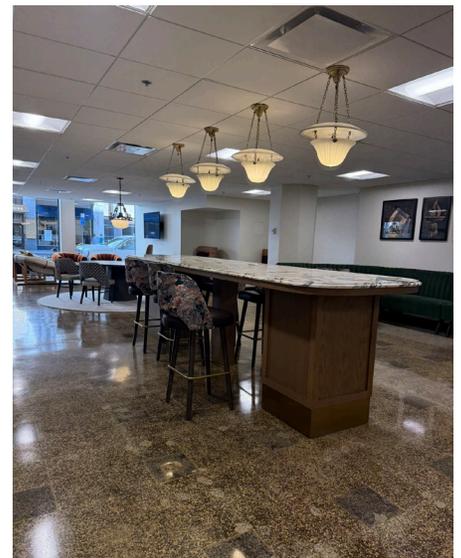


Corner Coffee
First Floor, entry on Nicollet Mall

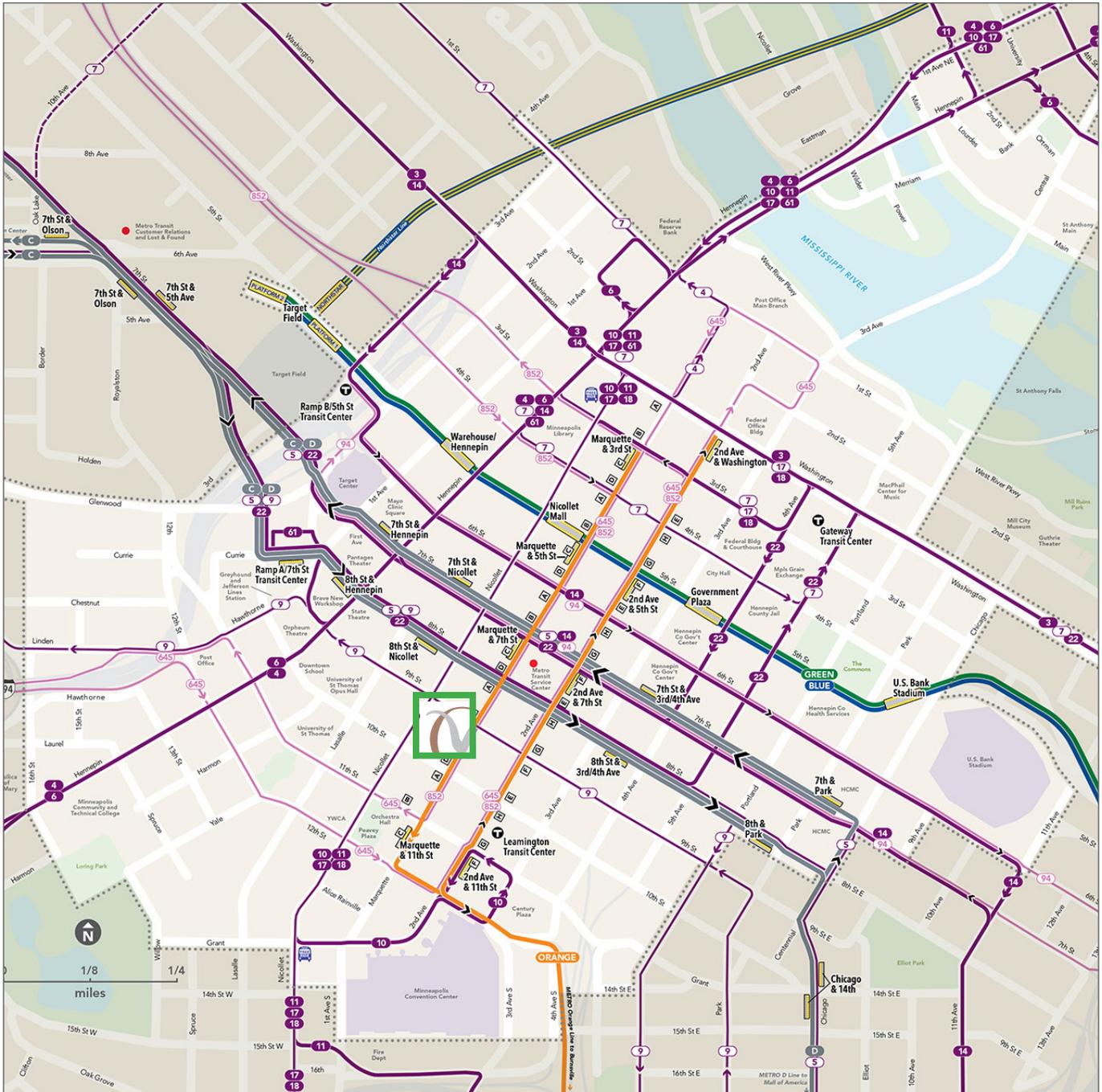


Tenant Lounge
First Floor

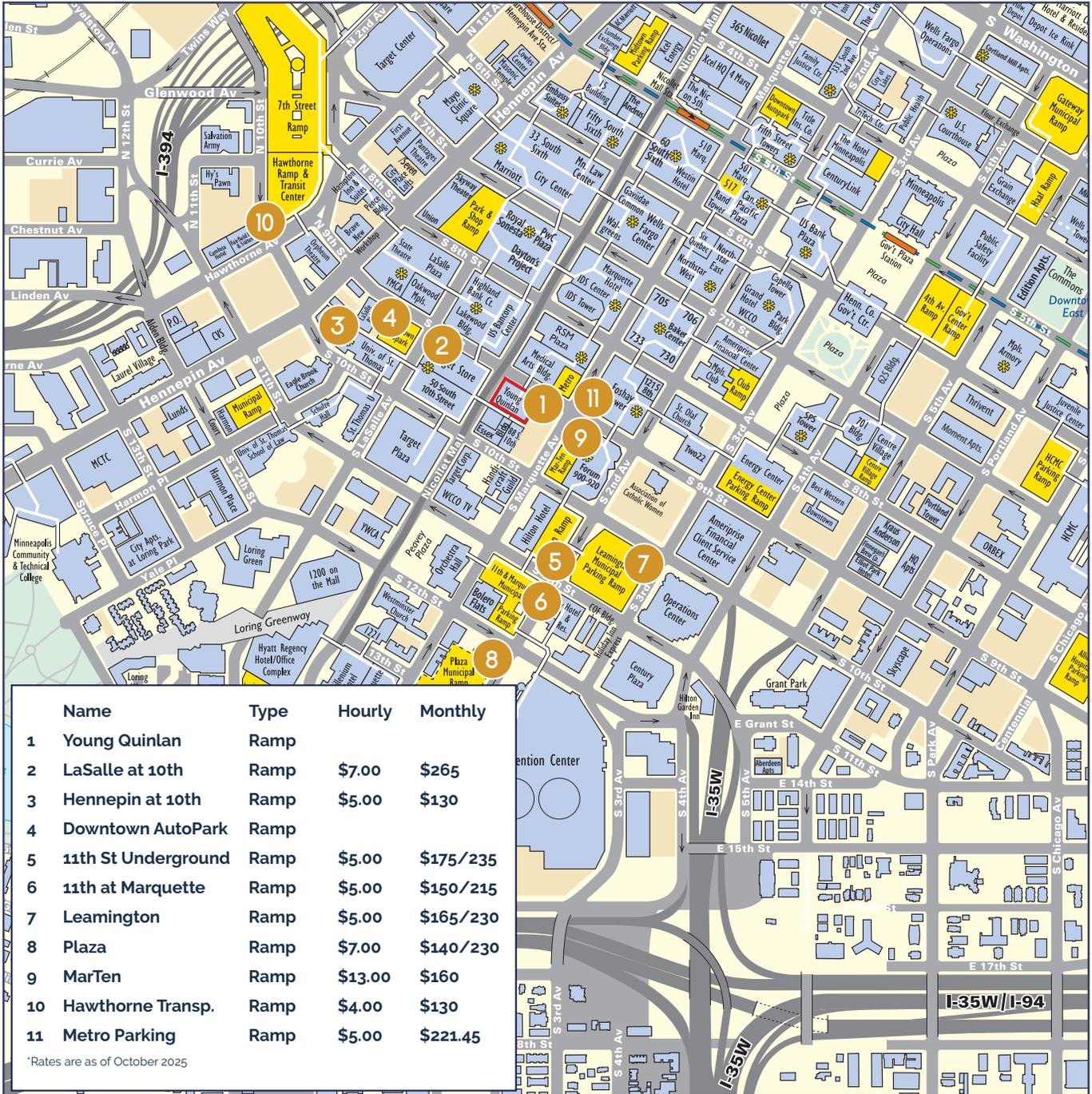
- kitchenette
- conference room
- lounge area



MASS TRANSIT MAP



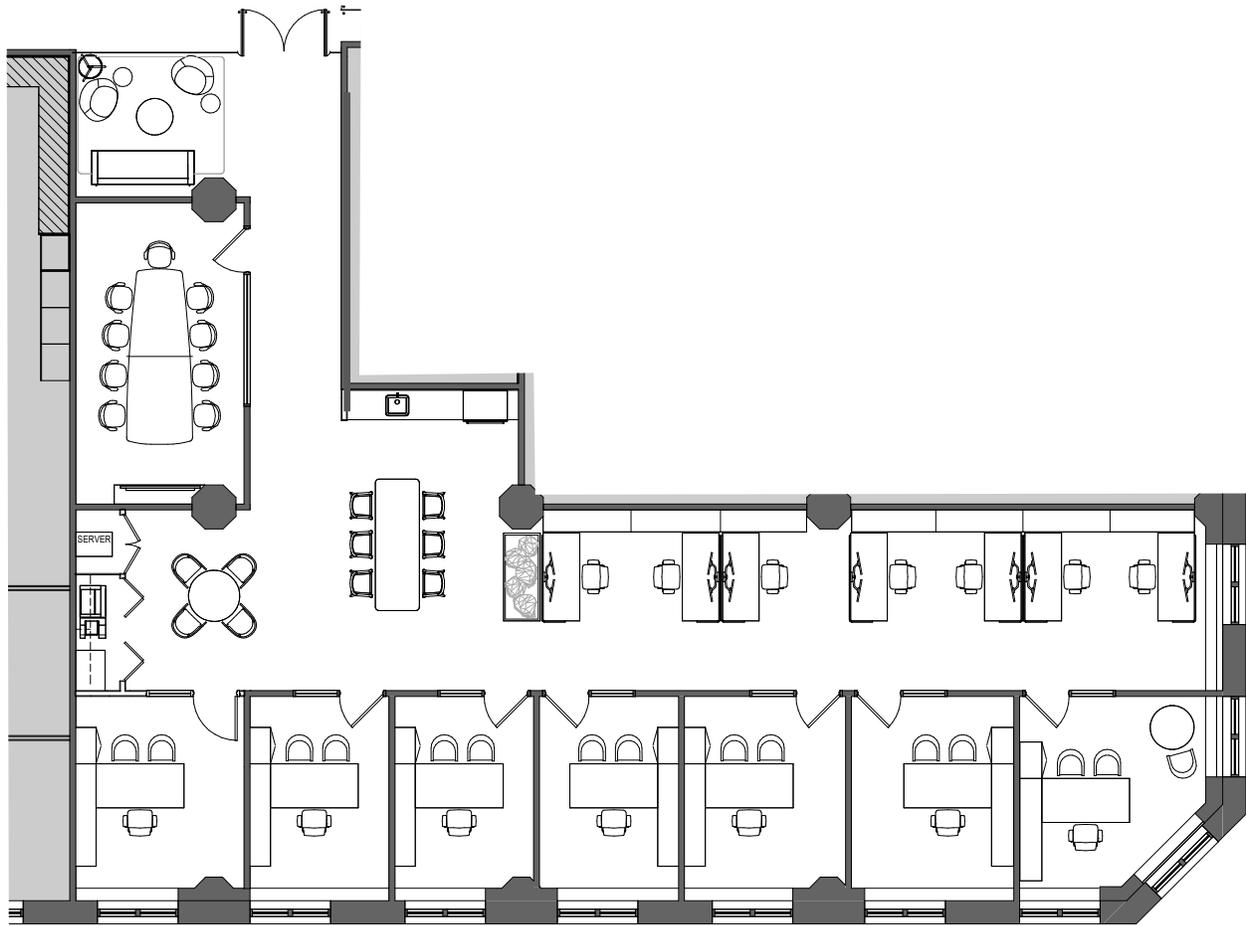
PARKING MAP



THIRD FLOOR - SUITE 300

3,351 RSF

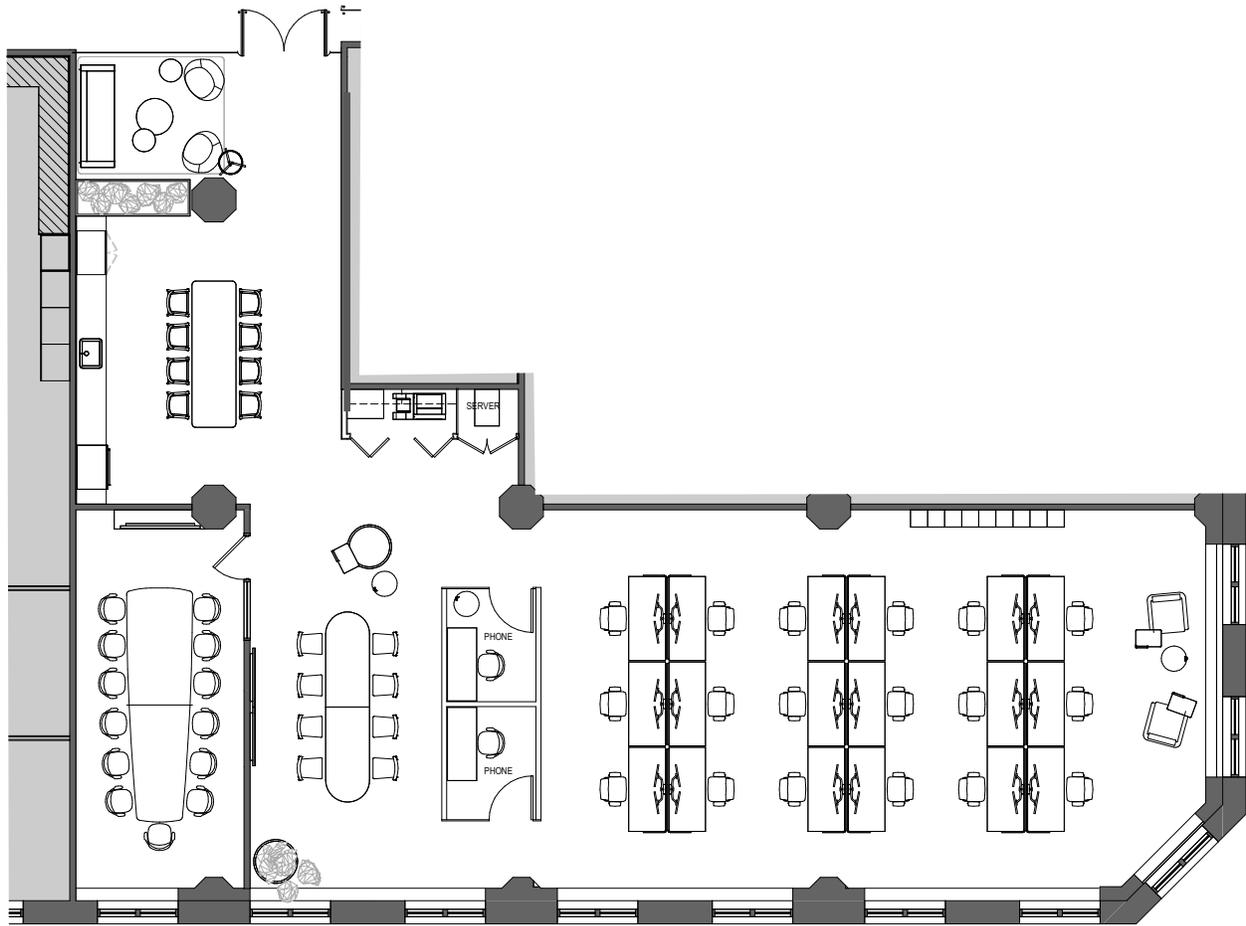
Layout 1



THIRD FLOOR - SUITE 300

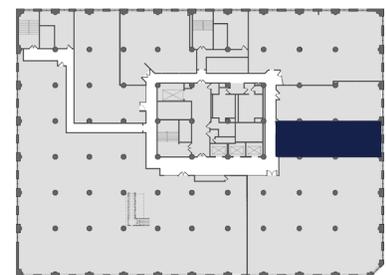
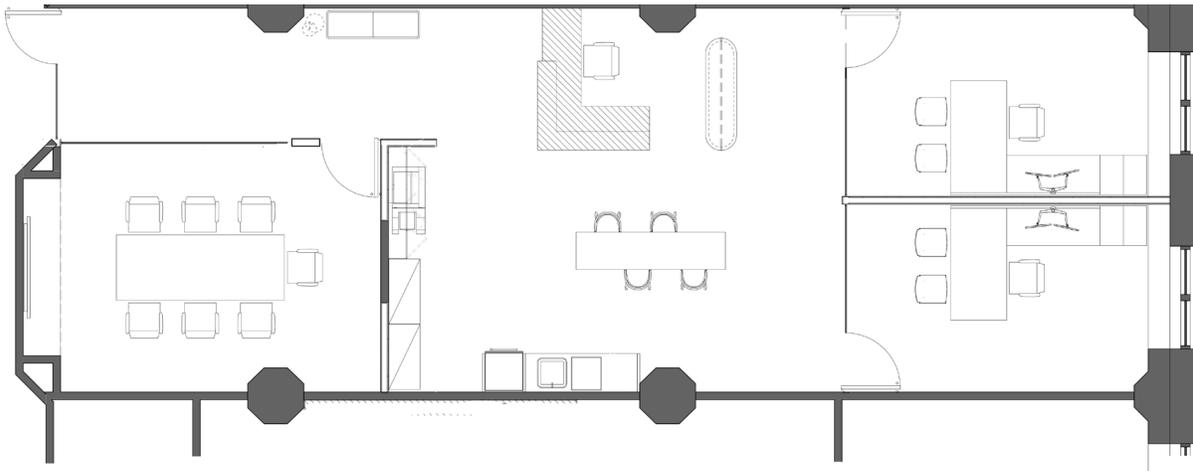
3,351 RSF

Layout 2



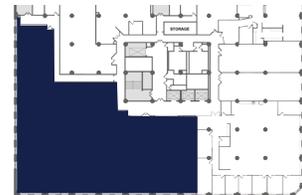
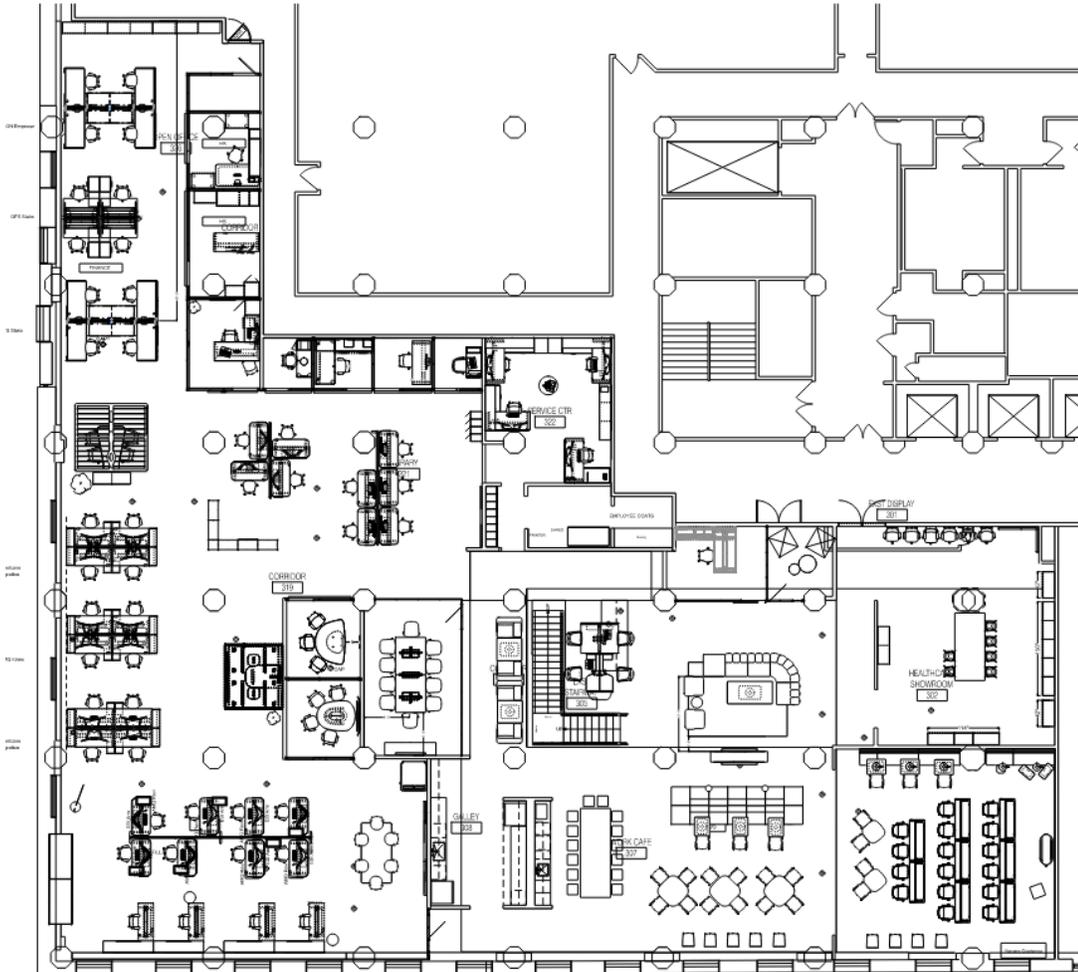
THIRD FLOOR - SUITE 310

1,573 RSF



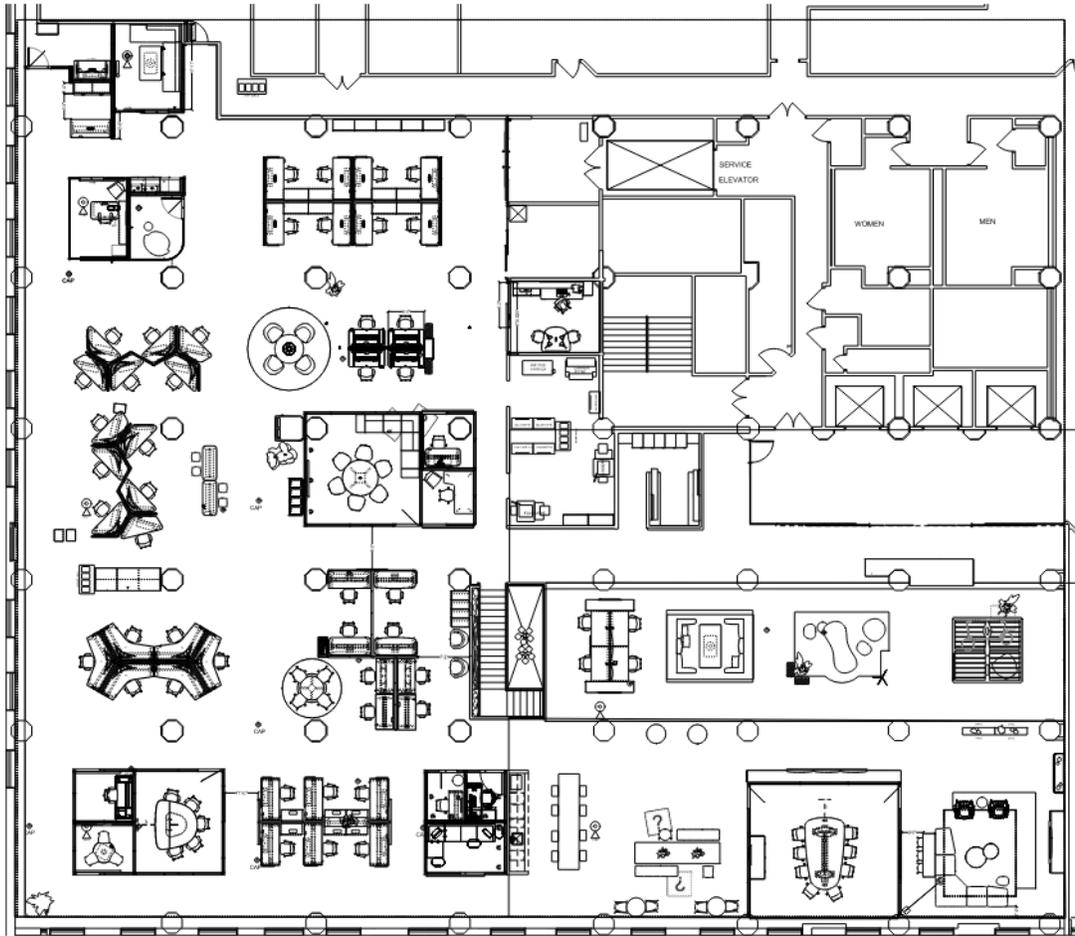
THIRD FLOOR - SUITE 350

2,000 - 12,851 RSF
with Suite 450, 28,768 contiguous RSF
Available 12/1/2026



FOURTH FLOOR - SUITE 450

2,000 - 15,917 RSF
with Suite 350, 28,768 contiguous RSF
Available 12/1/2026



FOURTH FLOOR - SUITE 420 4,329 RSF
SUBLEASE

