



THE TOP FLOORS AT CROWN ROLLER MILL

“PENTHOUSE” OFFICES FOR SALE OR LEASE

100 Portland Avenue S, Minneapolis, MN 55401

DETAILS

AVAILABLE	6th and 7th floors, 27,583 RSF
SALE PRICE	\$3,310,000
RENTAL RATE	\$18.00 - \$25.00/RSF
2026 TAX/OPS	est. \$14.85/SF
PARKING	Parking available on site as well as in nearby parking ramps

AMENITIES

Once-in-a-generation opportunity to occupy the top floors of an iconic Minneapolis building, featuring 27,000 SF with soaring ceilings, oversized windows, 360° views of Downtown Minneapolis, Mississippi River, & Mill District

Abundant natural light throughout, creating an inspiring, highly productive work environment

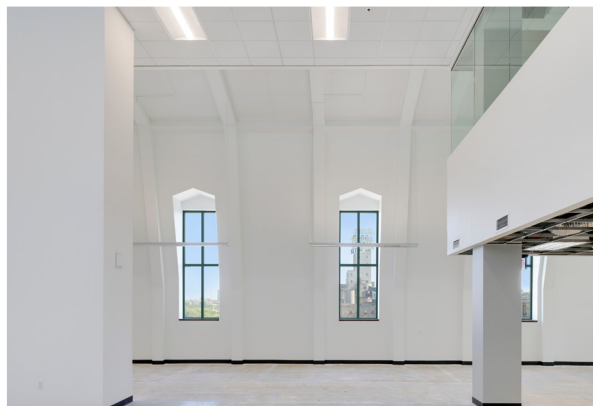
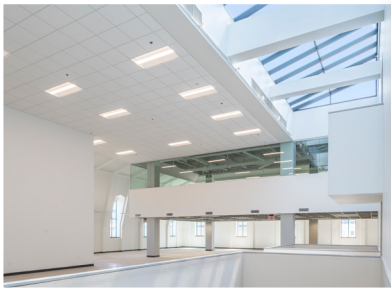
Two fully equipped conference rooms with AV capabilities, ideal for private meetings, presentations, and team trainings

On-site fresh market offering grab-and-go food & beverage options

Expansive rooftop deck overlooking the Mississippi River, with fire pit and outdoor grills—perfect for employee engagement and client entertainment

Dramatic central atrium providing flexible space for collaboration, informal meetings, and breakout work areas

Unmatched connectivity to the outdoors with direct access to the Stone Arch Bridge, River Road, and extensive bike and walking trails



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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Northeast
Minneapolis

Nicollet Island

Mississippi
River

3rd Ave Bridge

Crown
Roller Mill

Stone Arch Bridge

5th Ave S

West River Rd

Mill Ruins
Park &
Museum

Portland Ave S

2nd St S

Washington Ave S





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A SHORT HISTORY OF THE CROWN ROLLER MILL

The Crown Roller Mill in Minneapolis was one of the rare mills in the city that had four finished walls and a decorative roof. Others in the central milling district typically only finished the exterior walls that faced away from the river and used solid, no-frills materials for their roofing. Completed in 1880, the Crown Mill was a six-story, cream-colored brick building with a mansard roof made of tin. It was nothing less than the crown jewel of the milling district and the shining star of the Minneapolis riverfront.



1880

In 1891, Christian Brothers and Company sold the mill to Northwestern Consolidated Milling Company. It became the second-largest flour mill on the west side and operated until the early-1950s. After World War II, the mansard roof was replaced by a flat roof, significantly altering the appearance of the building.

A fire burned through the upper floors of the mill and gutted the interior in 1983.

Portions of the walls collapsed, leaving the building in ruins. The city supported the restoration of the building, rather than demolition and spent nearly \$200,000 to rebuild and strengthen the exterior walls damaged by the fire. A private developer took ownership of the building in 1987 and reconstructed the mill to its original appearance. The damaged walls were rebuilt with cream-colored bricks that matched the originals and a new copper-clad, mansard roof was added back to the top of the building to once again solidify it as an architectural star of the Minneapolis riverfront.



circa 1920



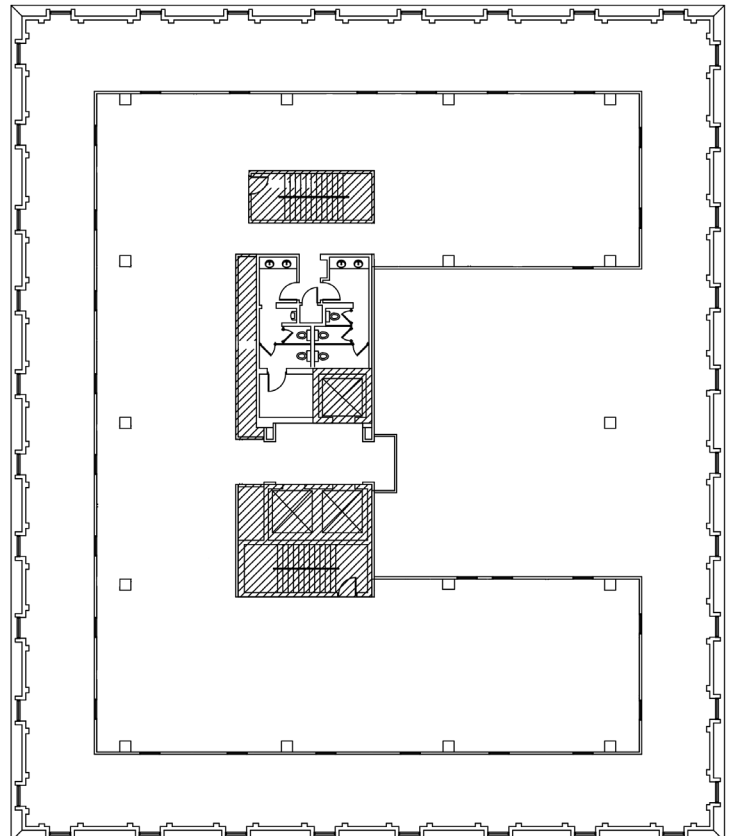
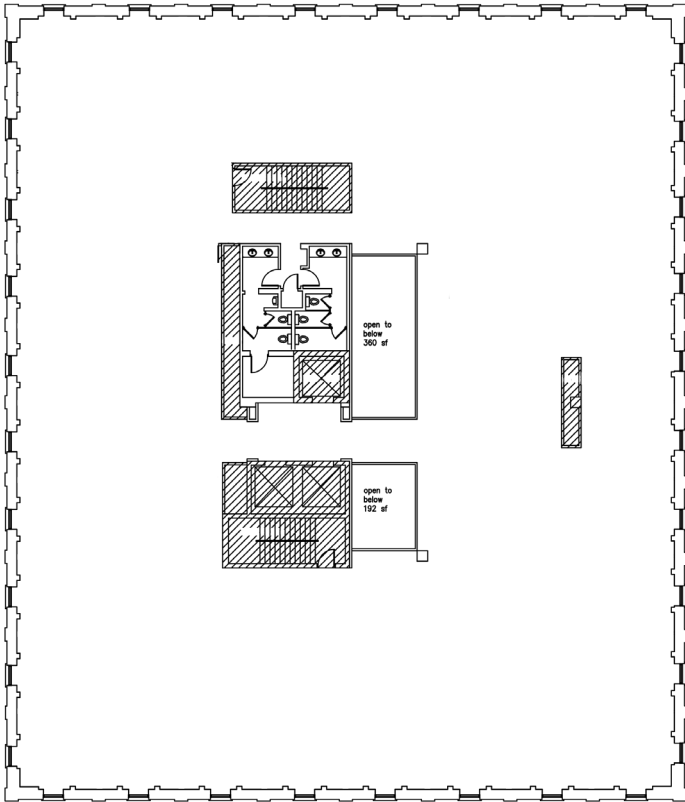
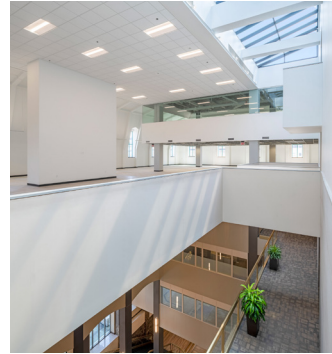
1979



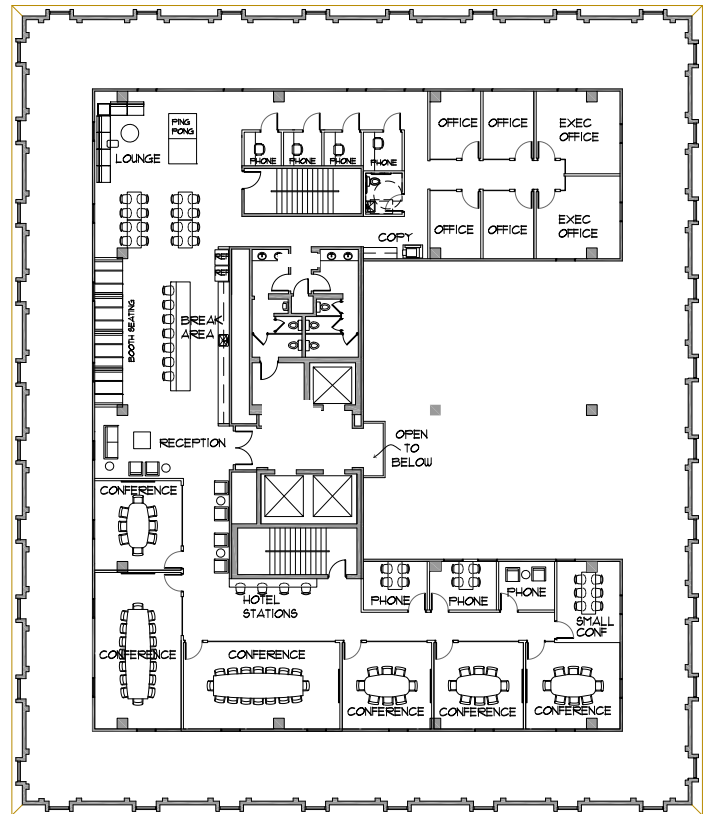
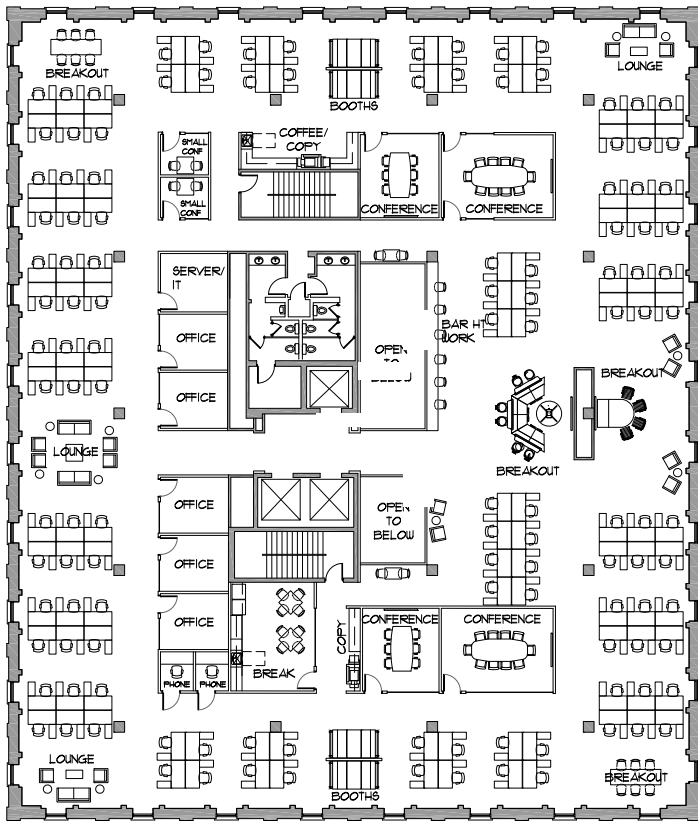
Today

Sixth & Seventh Floor

27, 583 RSF Available Now!



Sixth & Seventh Floor Concept Plans



RENDERINGS

Sixth and Seventh Floor Renovation



PARKING MAP

