



CITADEL BUILDING

CREATIVE OFFICE SPACE FOR LEASE

1516 West Lake St. Minneapolis, MN 55408

DETAILS

AVAILABLE	Small and medium-sized suites available on all floors - from 184 to 1,735 RSF
BUILDING SIZE	17,273 RBA
FLOORS	4
YEAR BUILT	1925
PARKING	53 stalls in on-site and adjacent lots
RENTAL RATES	\$30-\$35/SF Modified Gross
2026 TAX & OPS	\$14.50 per square foot

AMENITIES

- Executive Suite on 3rd floor includes individually keyed suite and common kitchen area
- Located in the heart of Uptown
- Shower/locker room for tenant use on first floor
- Great access to transit, restaurants & shopping
- Just blocks away from Bde Maka Ska, Lake of the Isles, and the Midtown Greenway
- Convenient off-street parking for tenants & guests
- Awesome work, live, play environment



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

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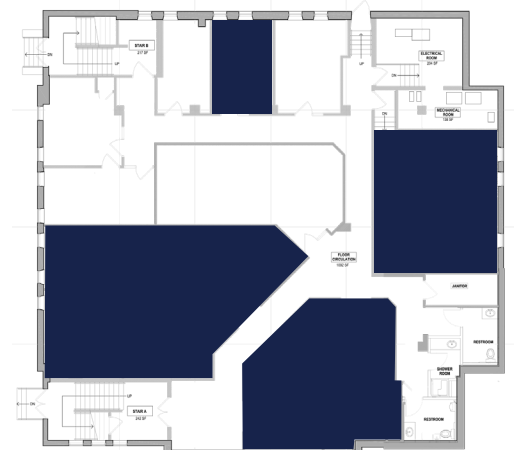
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FIRST FLOOR

Suites from 249 to 851 contiguous RSF
Available January 1, 2027



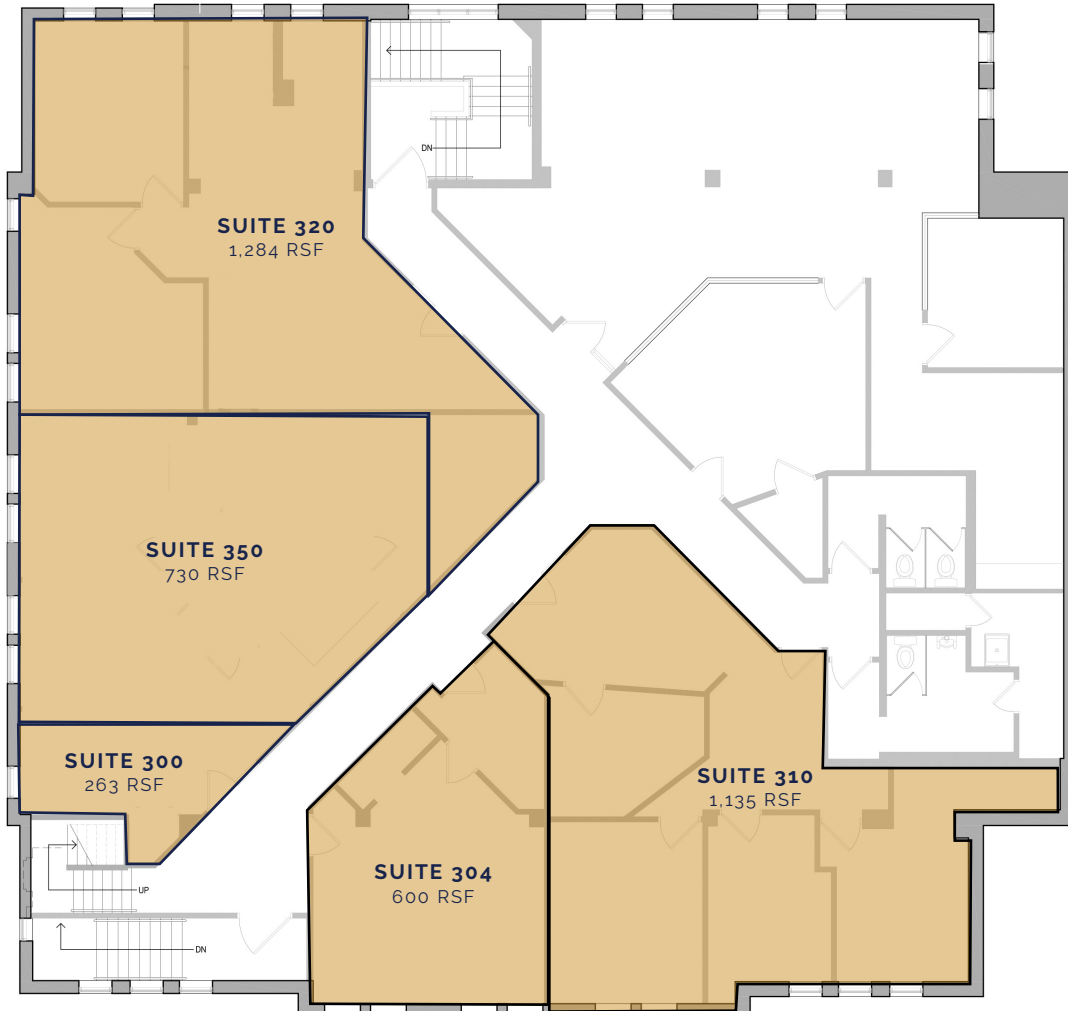
SECOND FLOOR

Vacant Suites are
Available January 1, 2027



THIRD FLOOR

Suites 304 + 310: from 600 to 1,735 RSF - Available Now
Suites 300, 320, 350 - Available January 1, 2027



THIRD FLOOR

Executive Suites
Space A - 285 RSF
Space E - 285 RSF



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PARKING

10 stalls in on-site lot, 43 in adjacent lot

