



# YOUNG QUINLAN BUILDING

## HISTORIC MINNEAPOLIS OFFICE SPACE

81 South 9th Street | Minneapolis, MN 55402

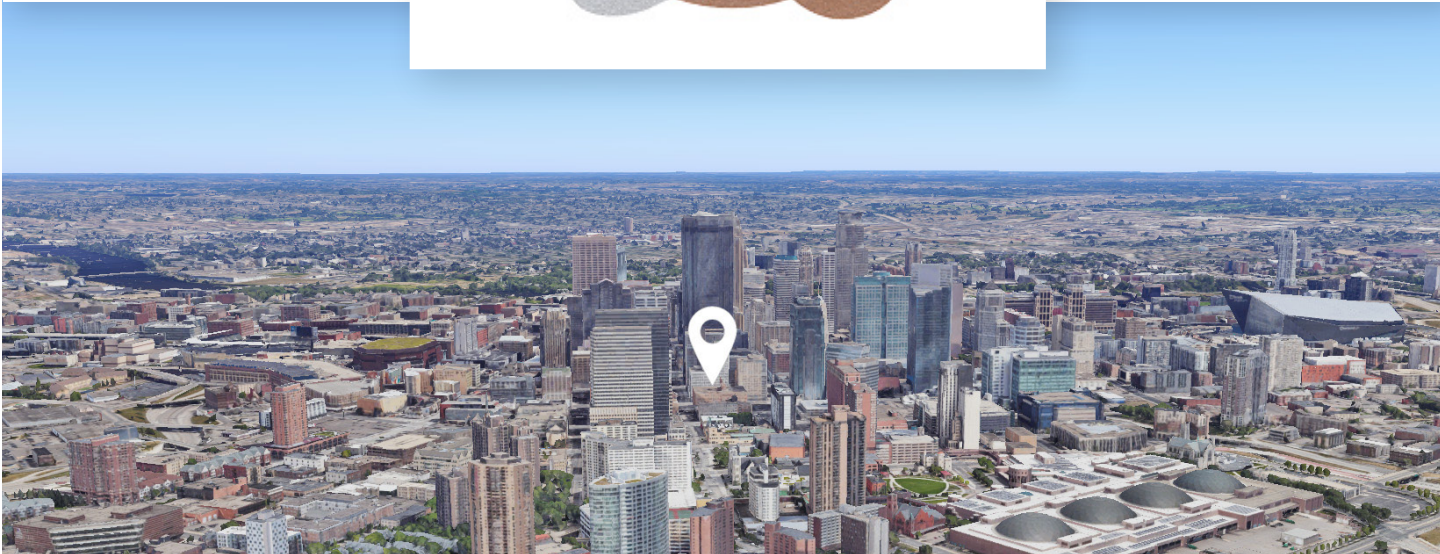
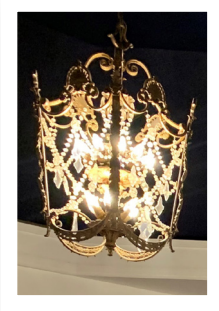
### DETAILS

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



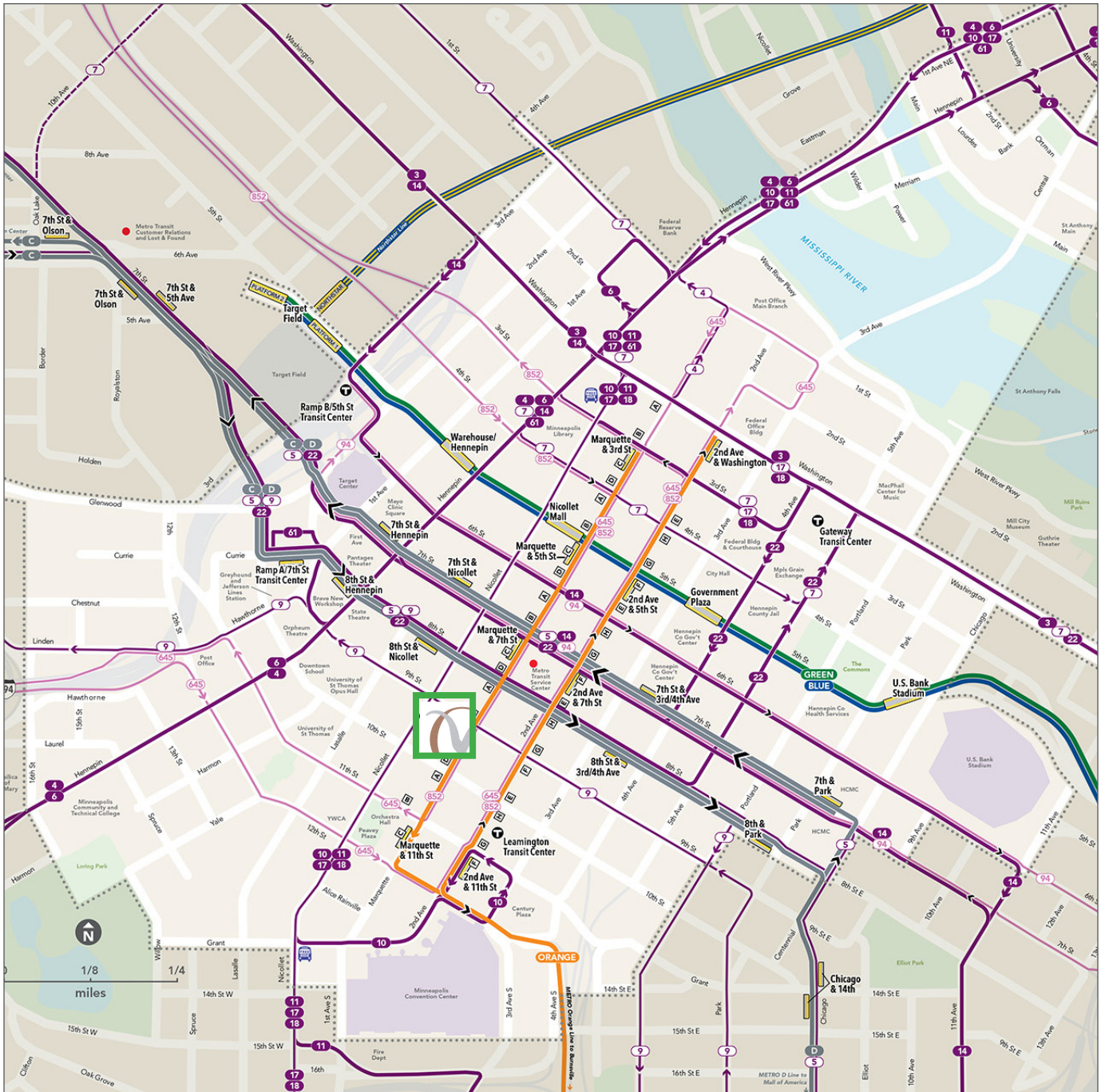
**Tenant Lounge**  
First Floor

- kitchenette
- conference room
- lounge area

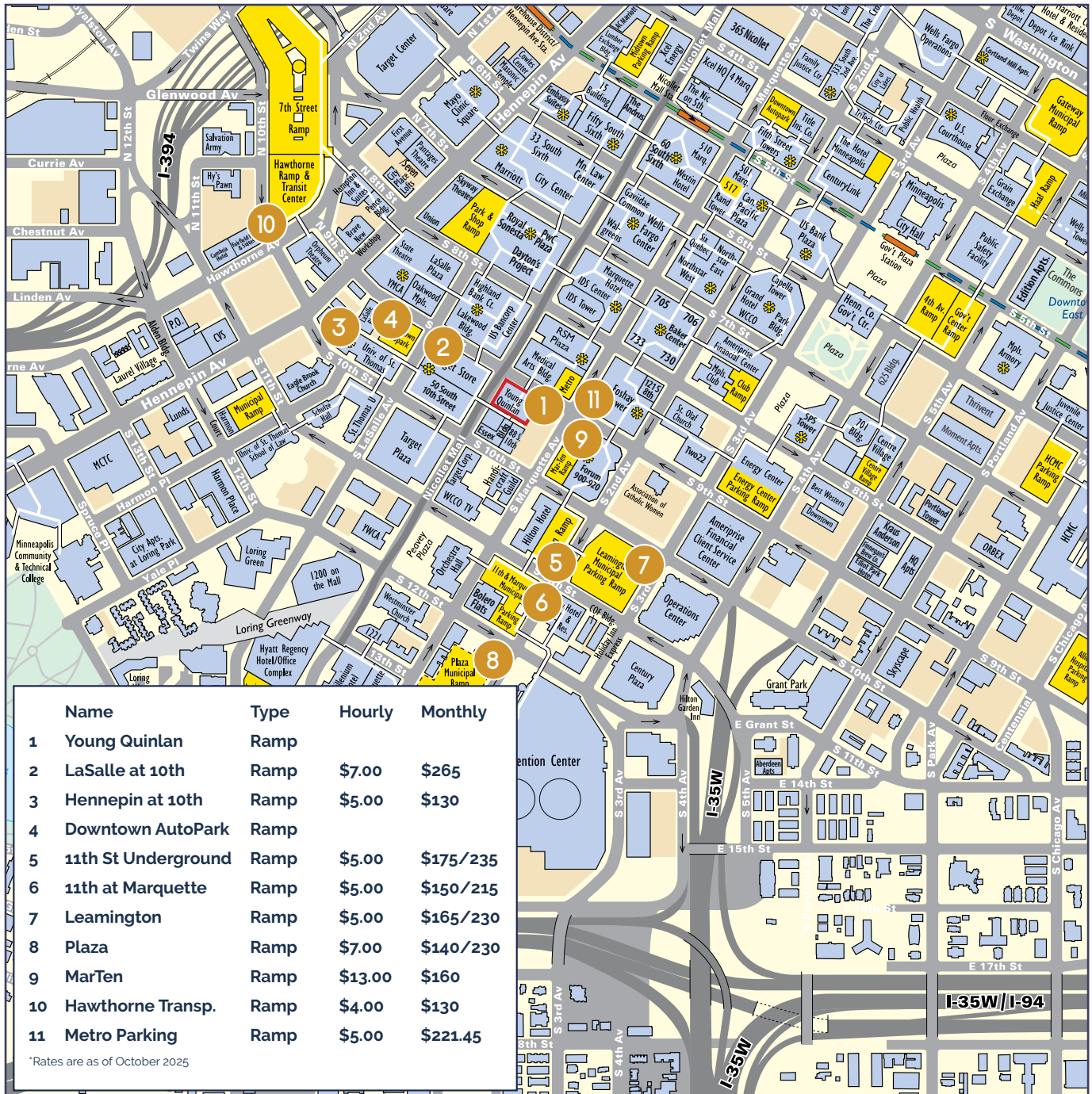




MASS TRANSIT MAP



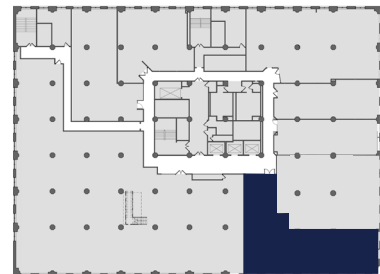
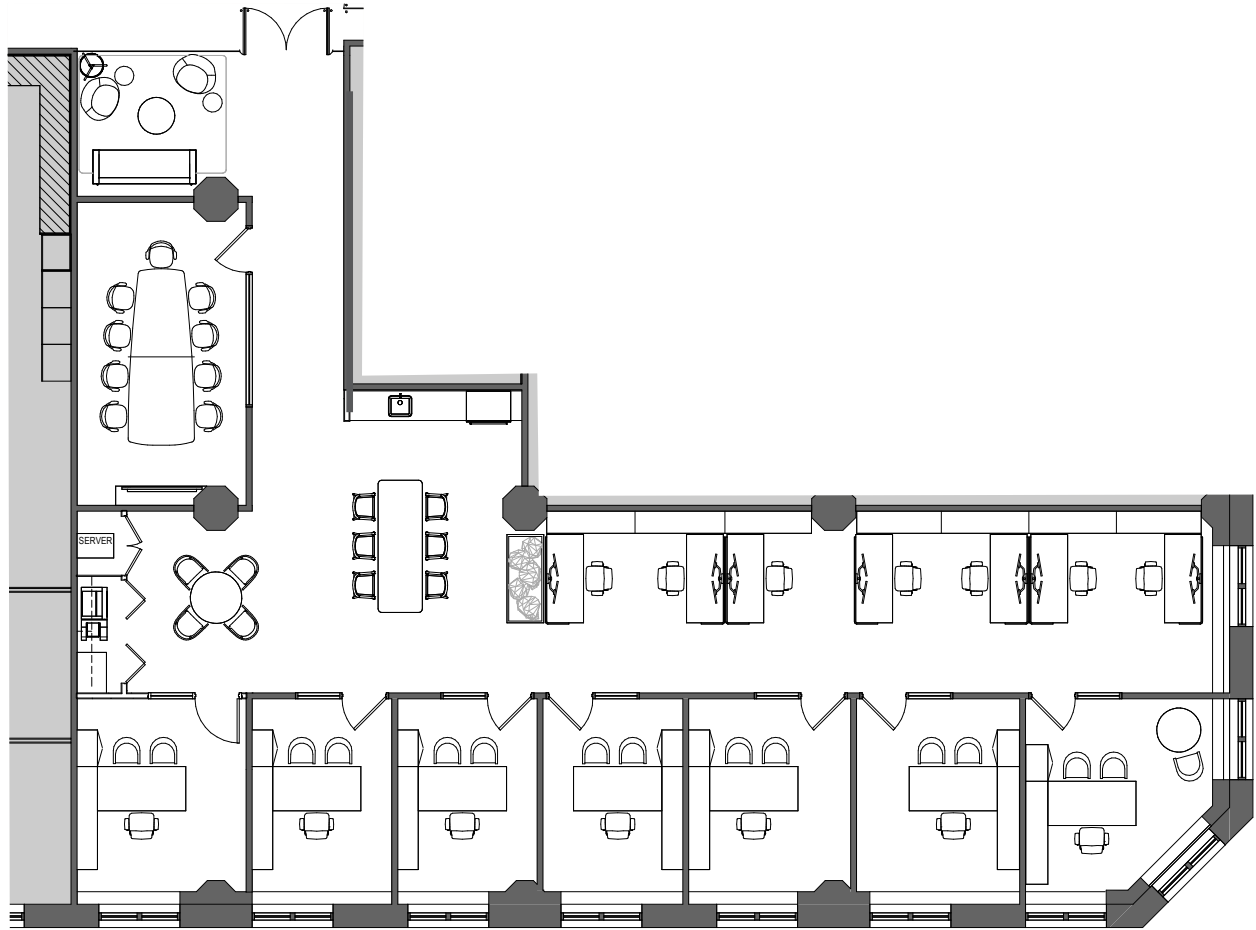
**PARKING MAP**



THIRD FLOOR - SUITE 300

3,351 RSF

Layout 1

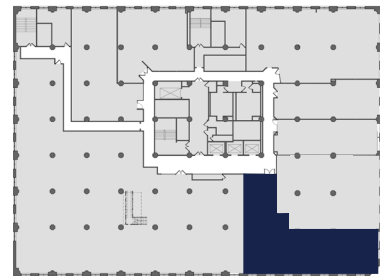
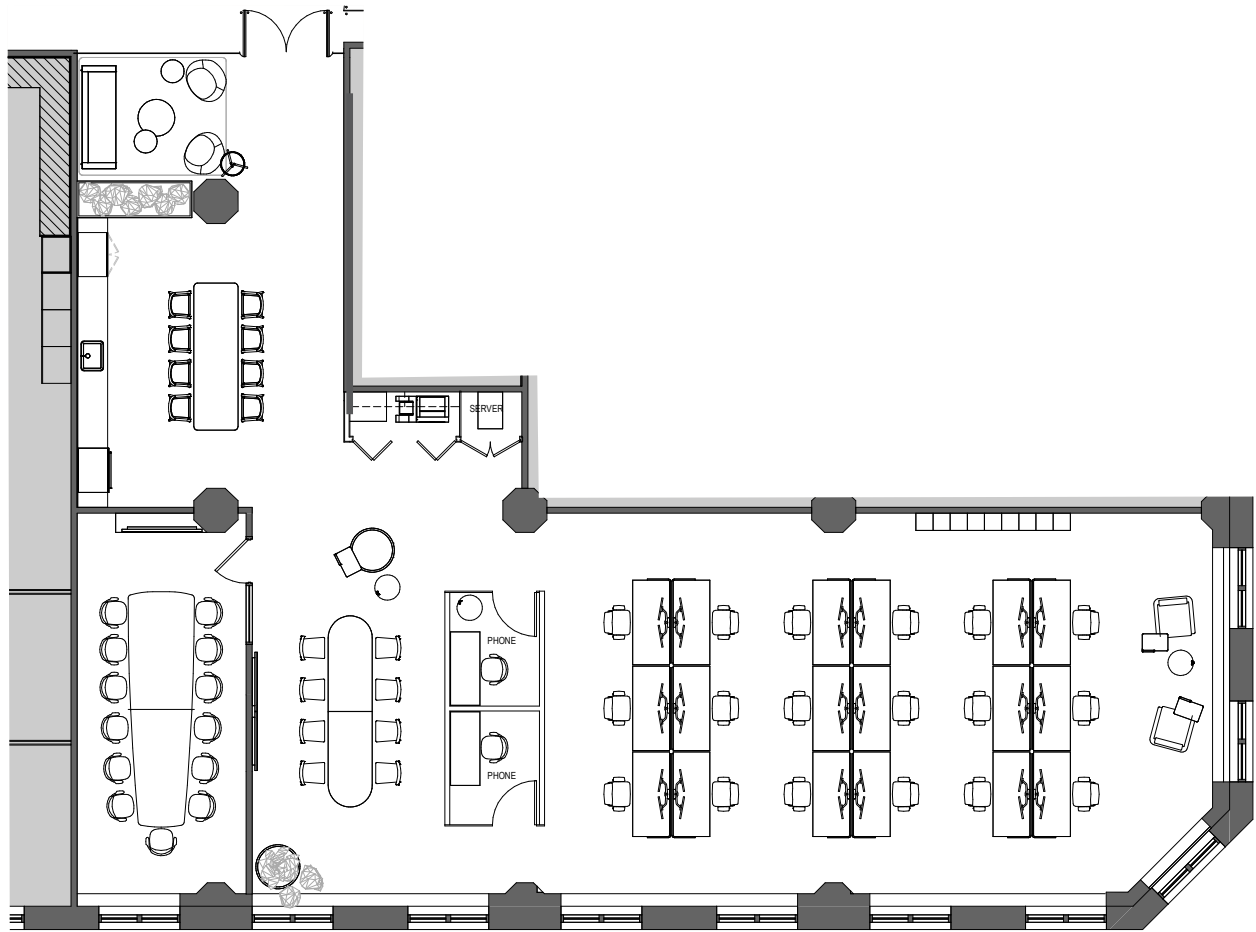




**THIRD FLOOR - SUITE 300**

3,351 RSF

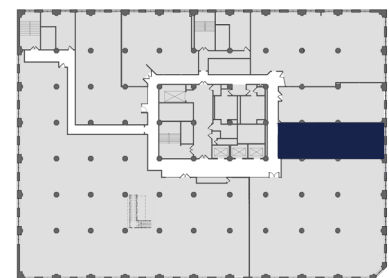
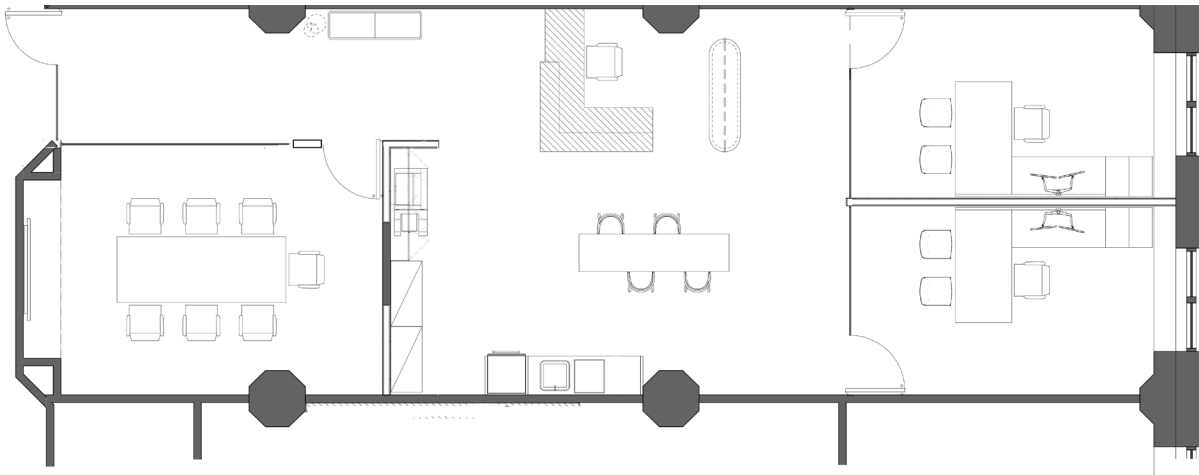
Layout 2





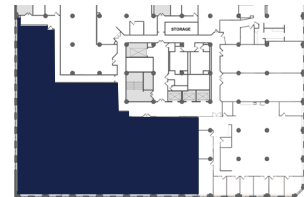
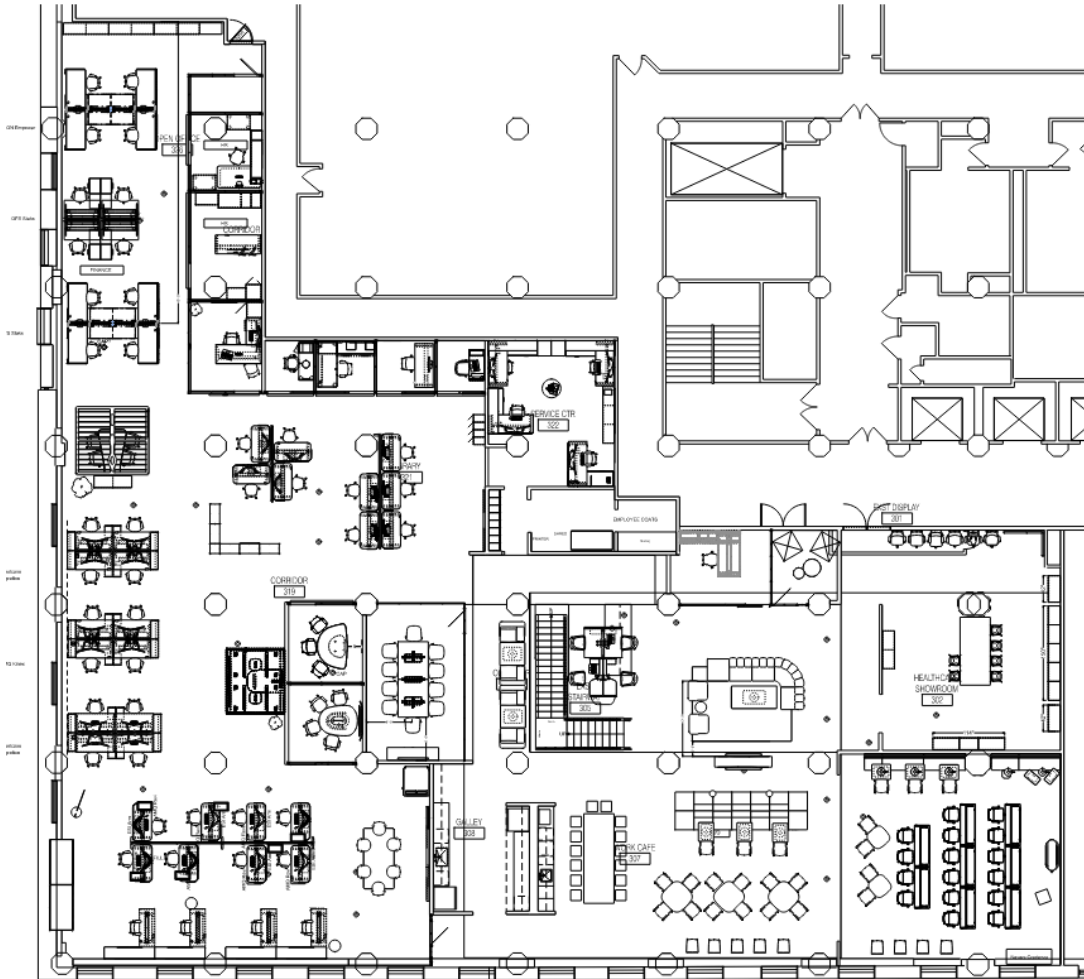
THIRD FLOOR - SUITE 310

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

