



# LOFFLER BUSINESS CTR

## OFFICE SPACE FOR LEASE

1101 East 78th Street, Minneapolis, MN 55420

### DETAILS

|                                |                                                                       |
|--------------------------------|-----------------------------------------------------------------------|
| <b>AVAILABLE</b>               | 34,240 RSF - from 1,589 to 23,027 contiguous                          |
| <b>FLOORS</b>                  | 3                                                                     |
| <b>SIGNAGE</b>                 | Building Signage Available                                            |
| <b>RENT RATES</b>              | \$10.00 - \$14.00 PSF Net                                             |
| <b>2025 EST. TAX &amp; OPS</b> | \$10.57 PSF                                                           |
| <b>TRAFFIC COUNTS</b>          | Very high traffic counts and visibility from I-494, over 133,000 vpd* |

### AMENITIES

|                                                                                |
|--------------------------------------------------------------------------------|
| Close proximity to Mall of America, Minneapolis/St. Paul International Airport |
| Easy access to I-494 and I-35W                                                 |
| Plentiful surface lot parking, 4:1,000 ratio                                   |
| Retail and restaurants in immediate area or within easy driving distance       |

\*Source: MNDOT Traffic Mapping Application, 2019





#### 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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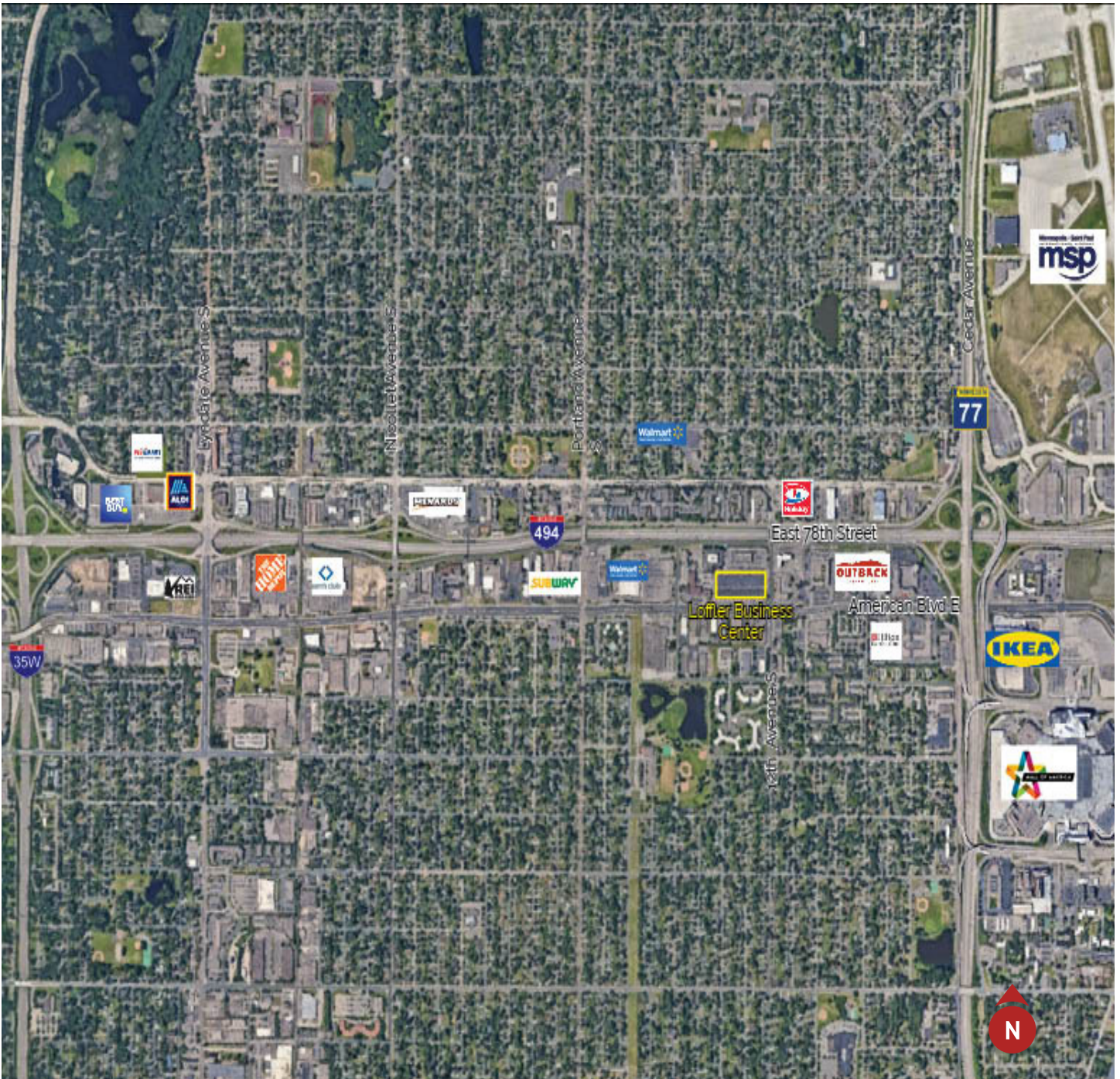
Danielle Loffler

612.554.9231

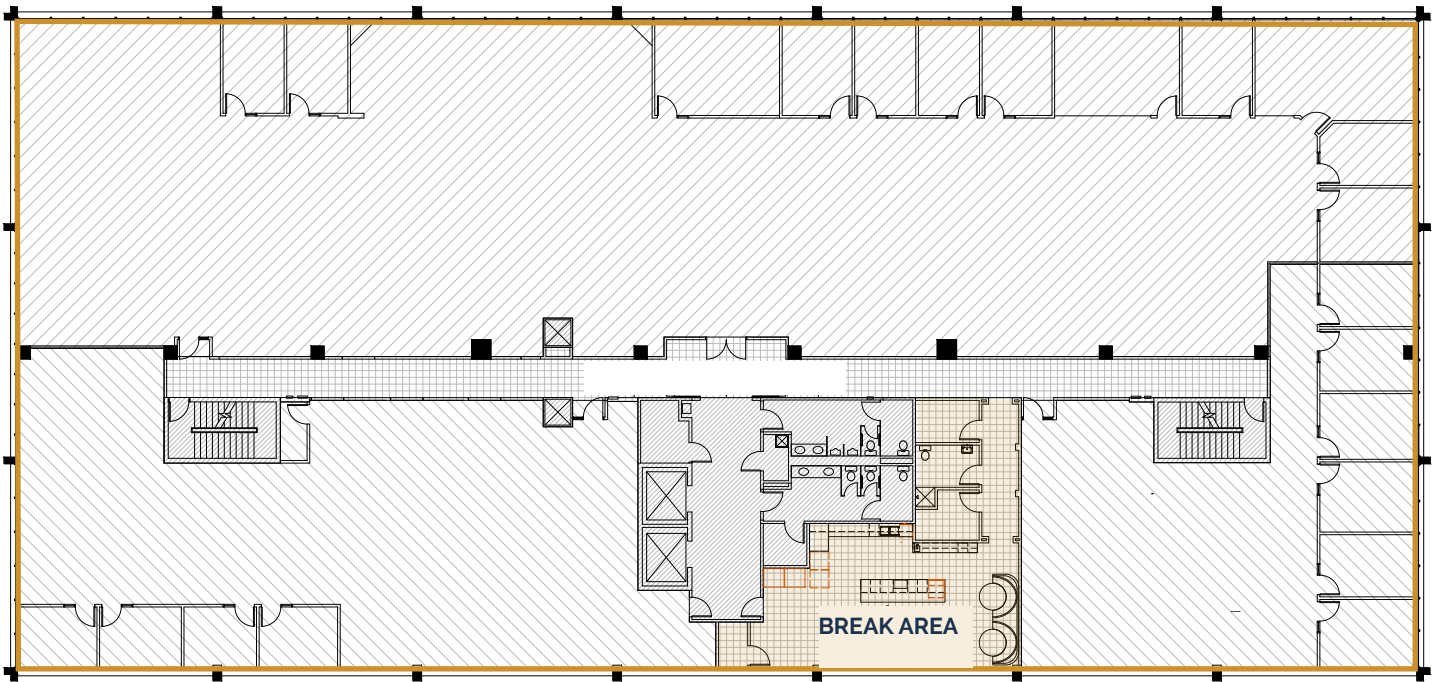
[danielleloffler@loffler.com](mailto:danielleloffler@loffler.com)



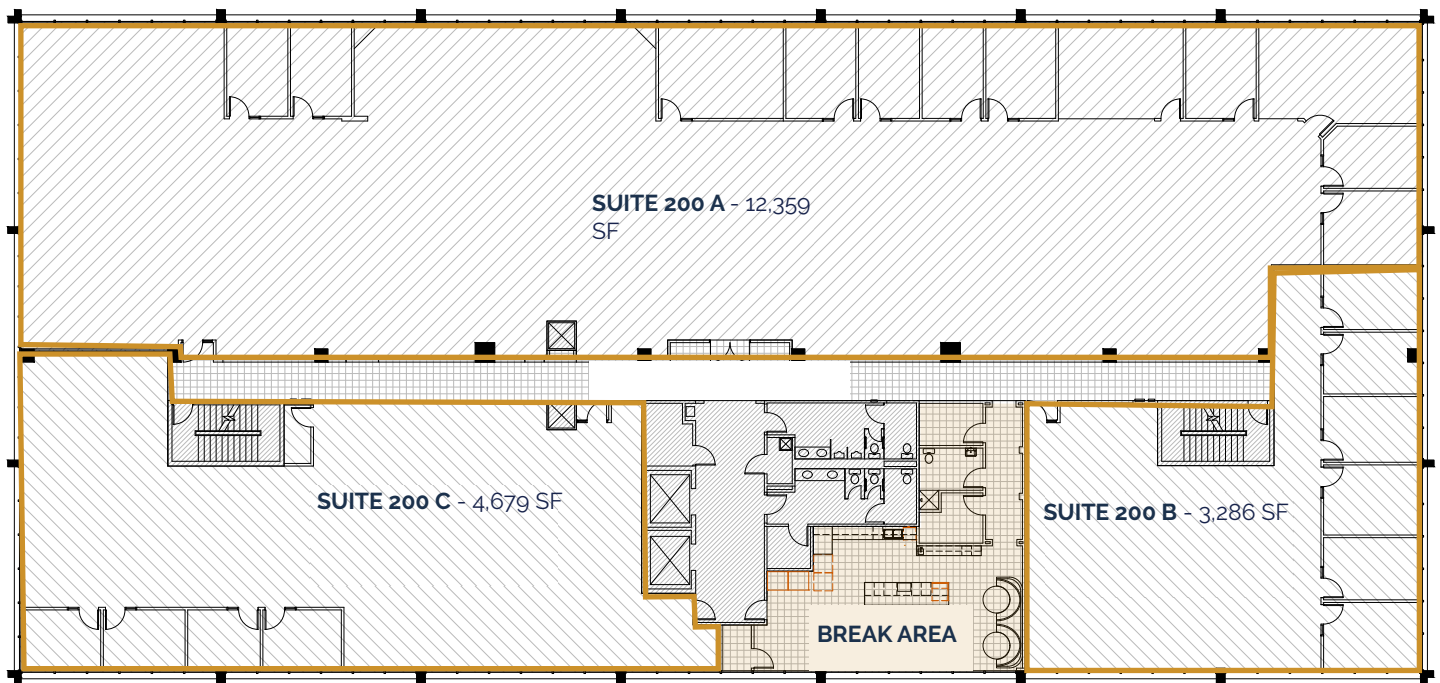
AERIAL MAP



**SECOND FLOOR** Full Floor at 23,027 RSF  
As built, no central corridor



**SECOND FLOOR**    Separate Suites; 3,286 - 12,359 SF  
with shared break area  
POTENTIAL SPEC SUITES/SUBDIVISION





**THIRD FLOOR** 9,665 SF total

**SUITE 330 -**  
7,155 SF total

