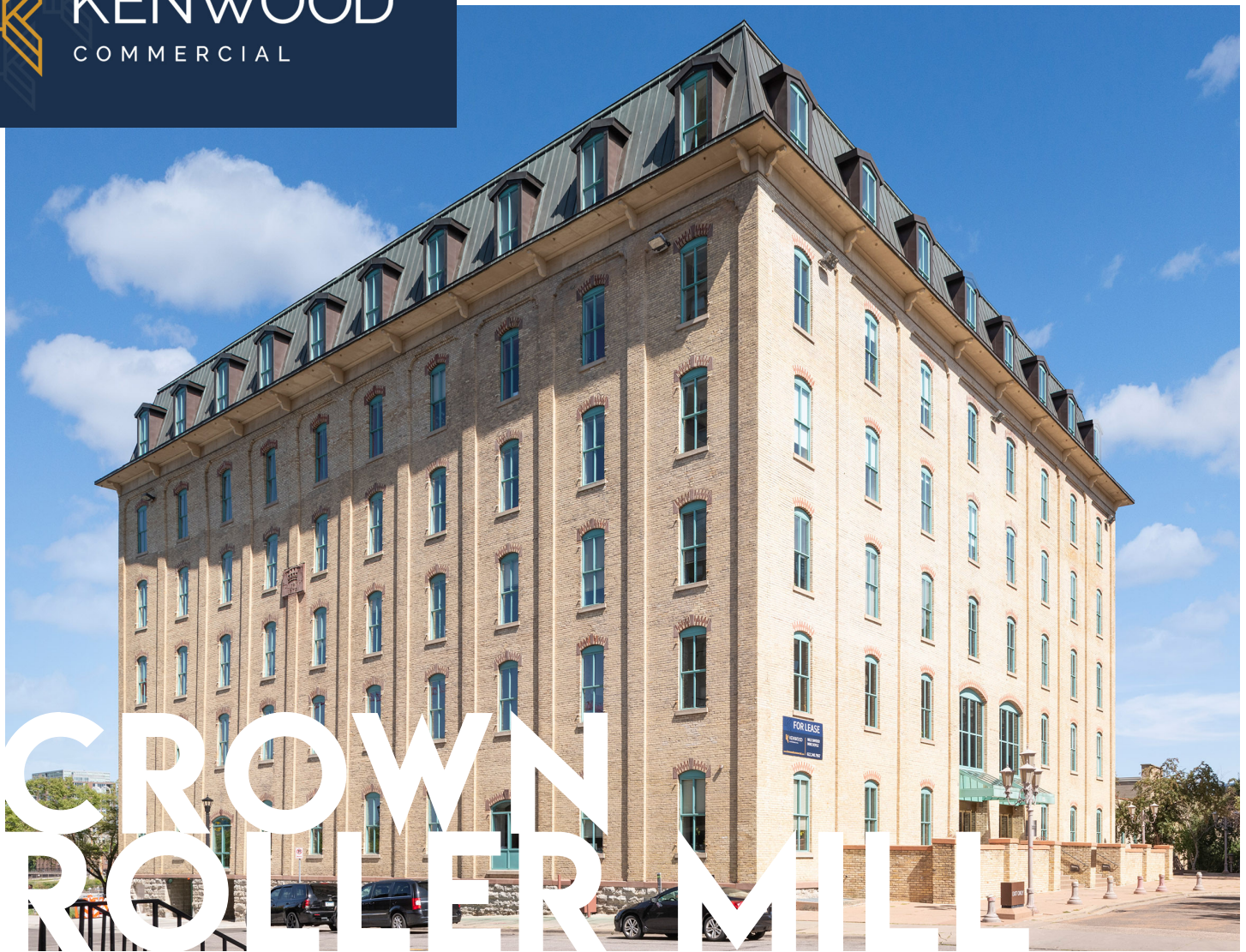




CROWN ROLLER MILL

OFFICE SPACE FOR LEASE

105 S. 5th Avenue, Minneapolis, MN 55401

DETAILS

AVAILABILITY	3rd Floor: 4,698 RSF 4th Floor: 2,354 RSF and 3,912 RSF — 6,307 contiguous RSF on 4th Floor 6th-7th Floors: 27,583 contiguous RSF
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NET RENT RATES	\$18.00 - \$25.00 PSF
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2026 TAX/OPS	\$14.89 PSF
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BUILDING SIZE	98,334 RSF
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FLOORS	7
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YEAR BUILT	1890
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AMENITIES

Updated common areas, expansive outdoor deck

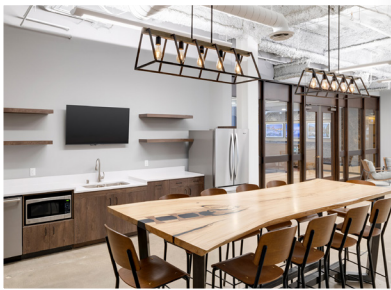
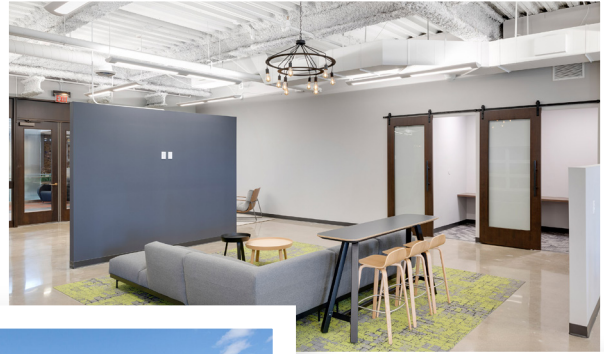
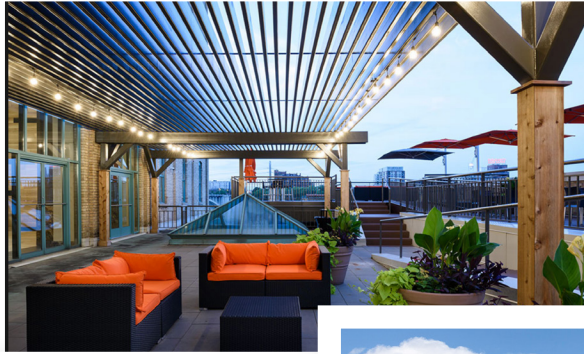
Great views of the Mississippi River, CBD, and Mill District

Located in the historic Whitney Mill Corridor

Close proximity to Minneapolis CBD, Mill Ruins Park, Stone Arch Bridge, Gold Medal Park, "new" Waterworks Park, several award-winning restaurants (including Owamni by the Sioux Chef, Kindee Thai, Smith & Porter, Sawatdee) and the renowned Guthrie Theater

On-site property management

On site and underground parking, adjacent access to multiple municipal ramps



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

612.240.7967

nsnyder@kenwoodcommercial.com

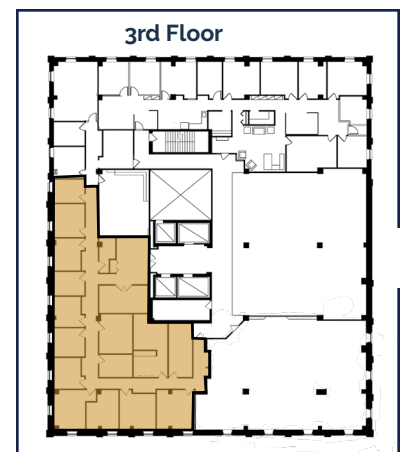
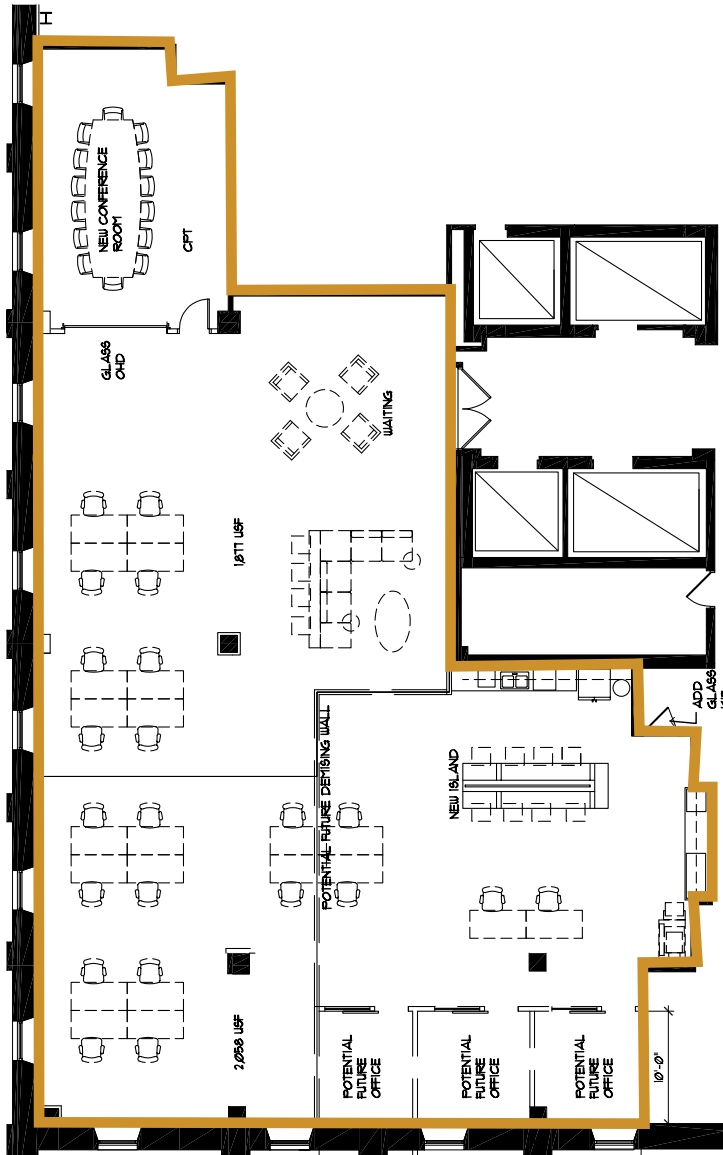
Michael Doyle

612.242.8820

mdoyle@kenwoodcommercial.com

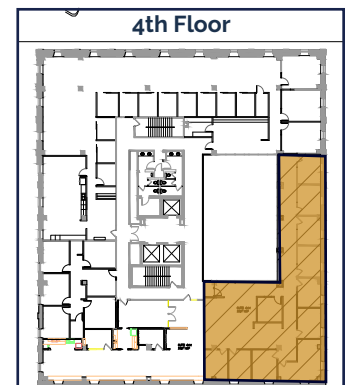
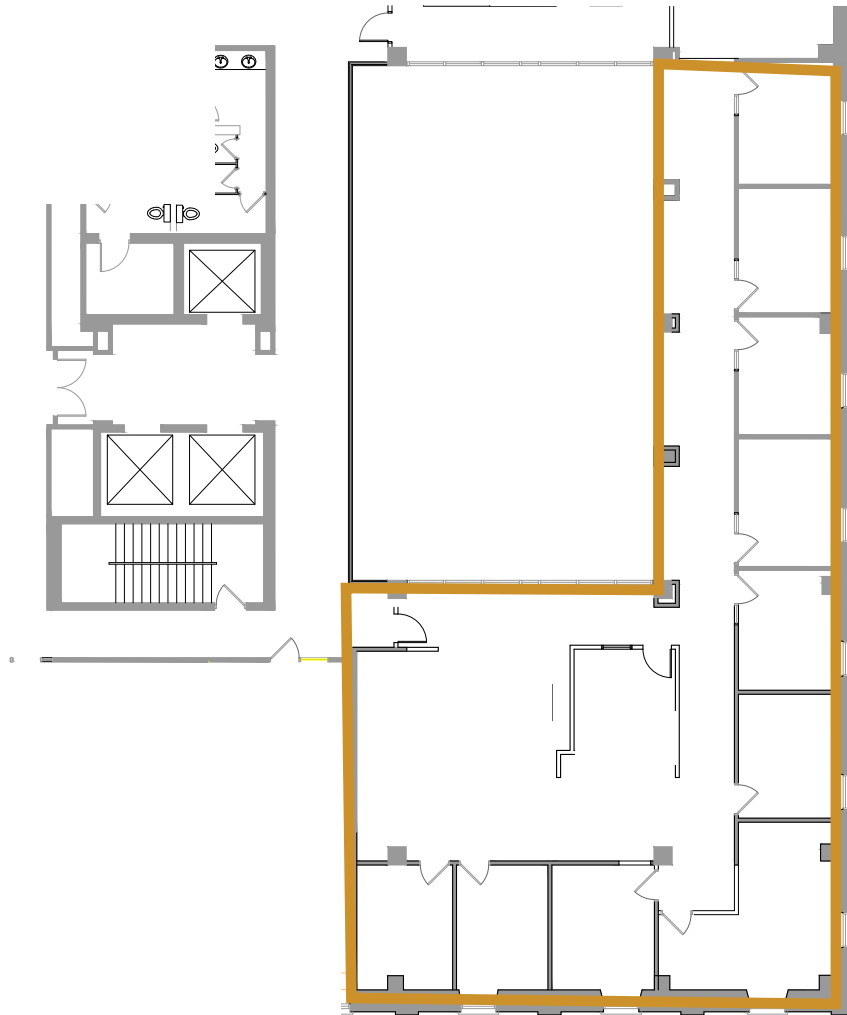
Third Floor

4,698 RSF



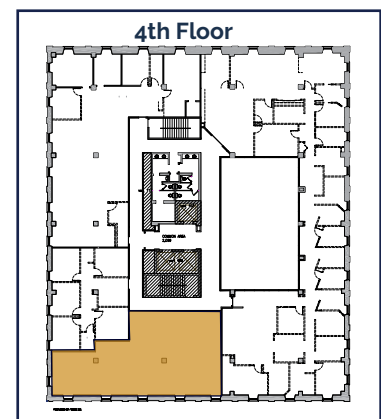
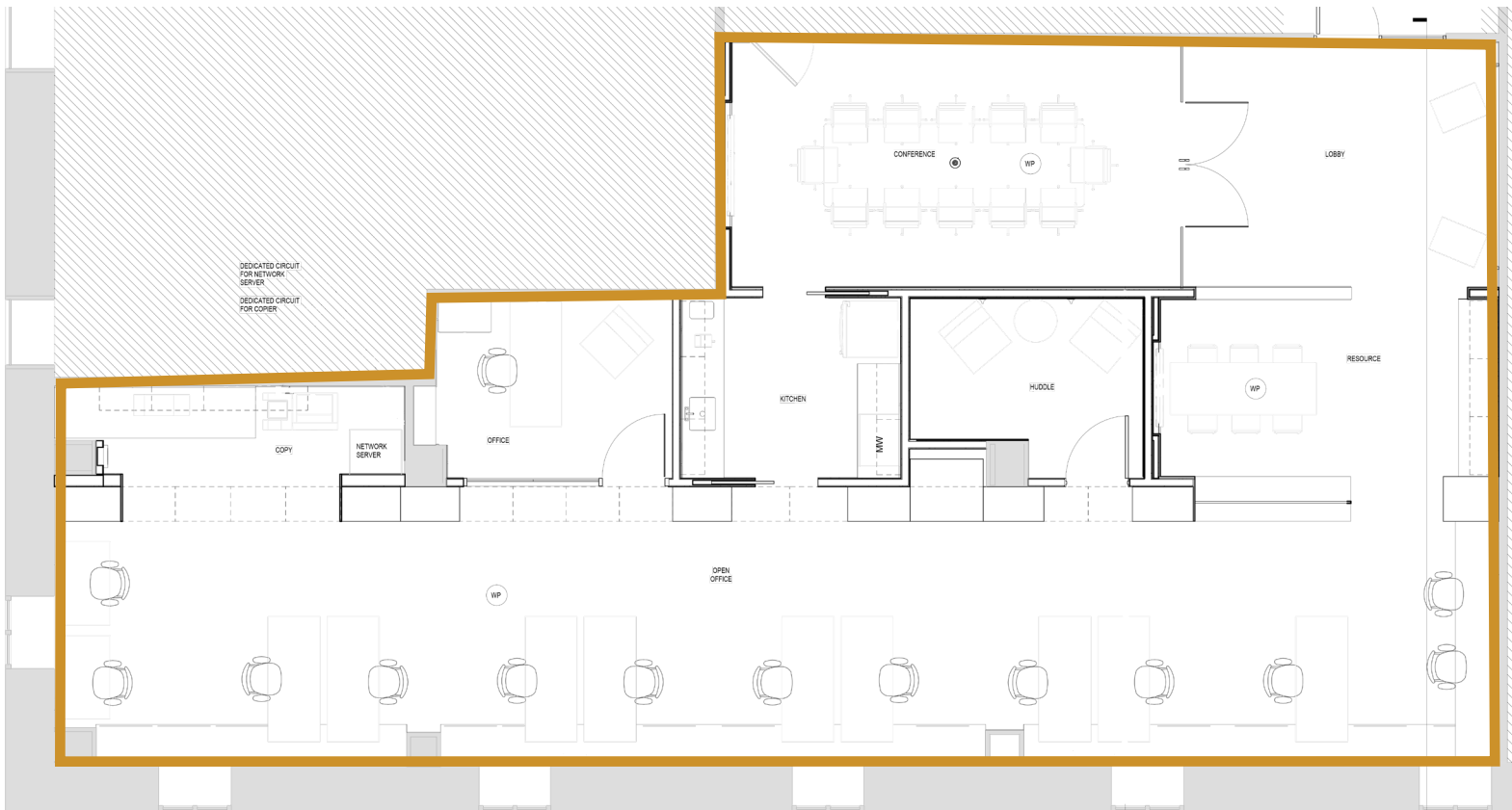
Fourth Floor

3,912 RSF



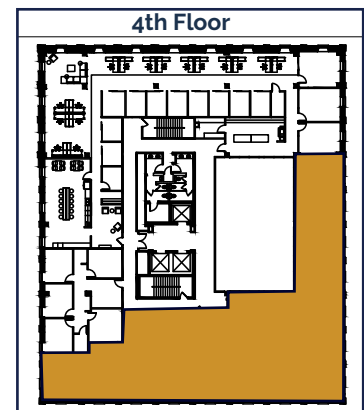
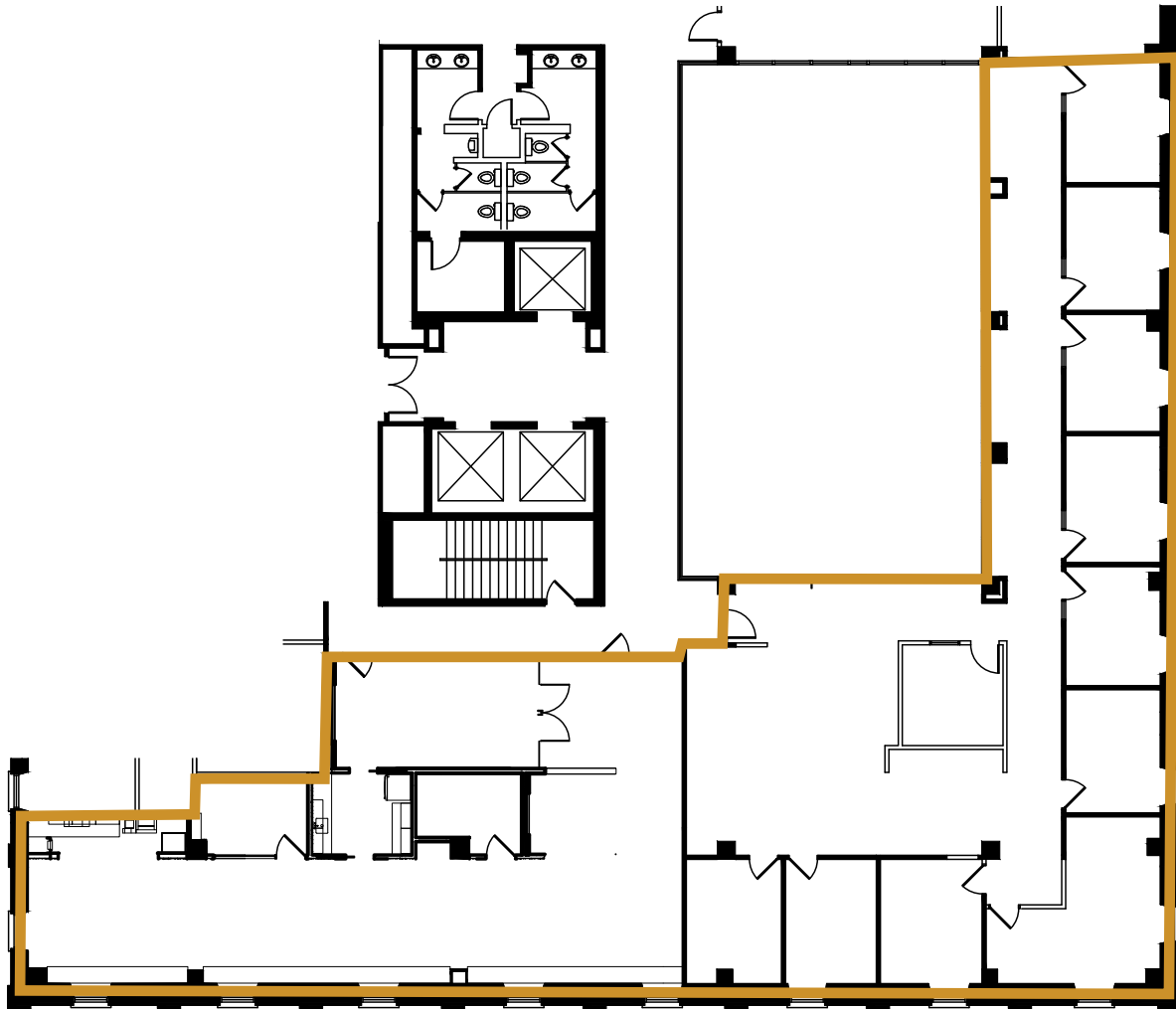
Fourth Floor

2,354 RSF



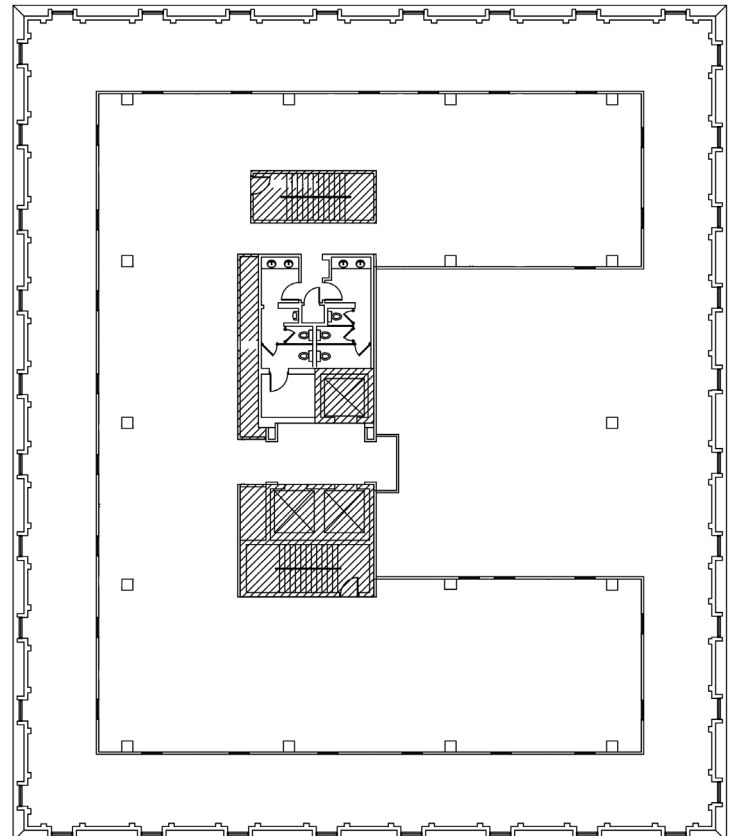
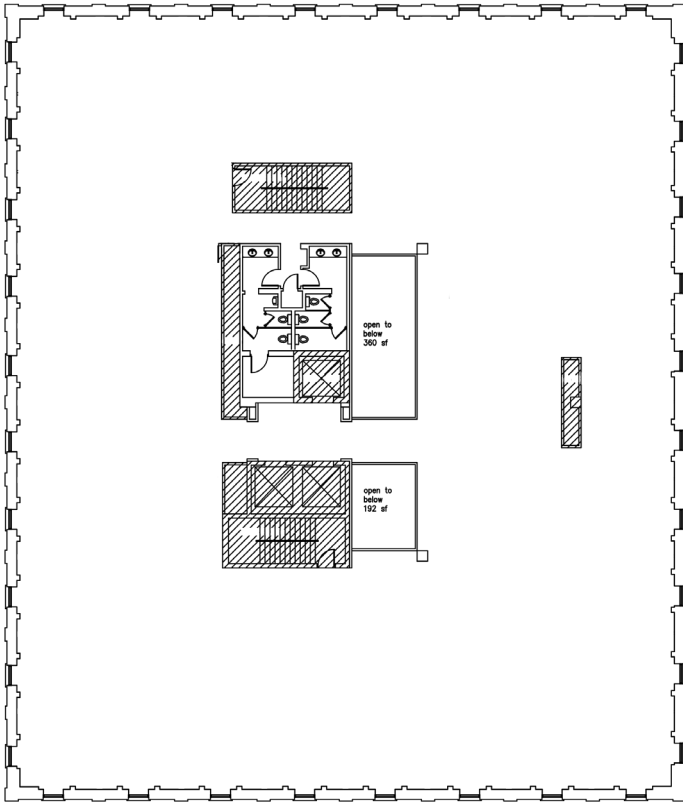
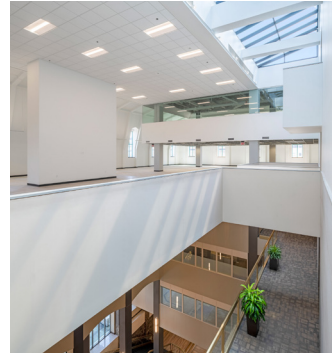
Fourth Floor

6,307 contiguous RSF

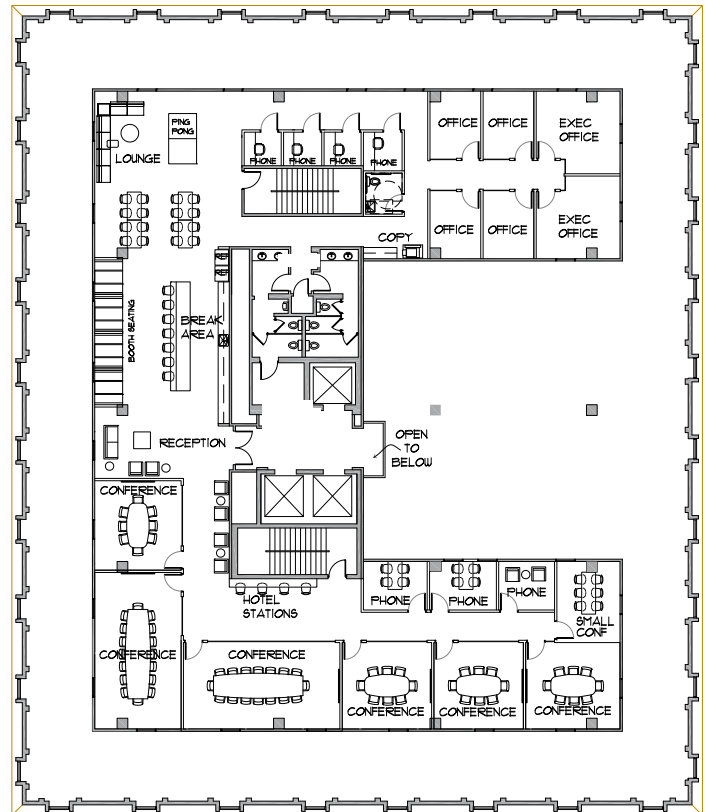
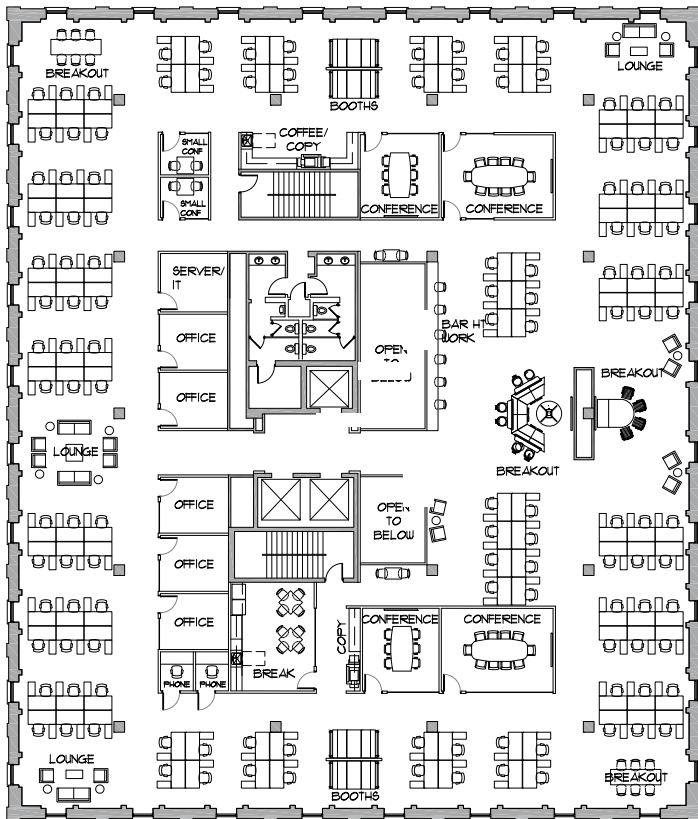


Sixth & Seventh Floor

27, 583 RSF Available Now!

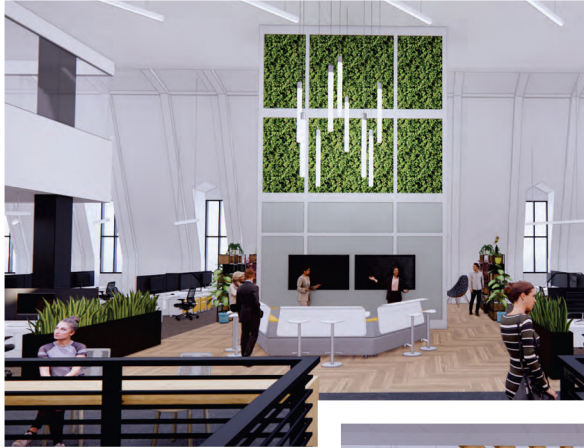


Sixth & Seventh Floor Concept Plans



RENDERINGS

Sixth and Seventh Floor Renovation



PARKING MAP
