



BURD BUILDING

HISTORIC OFFICE BUILDING FOR SALE OR LEASE

317-319 First Avenue N, Minneapolis, MN 55401

SALE PRICE: \$1,950,000* | LEASE RATE: \$12-\$18/RSF NET

DETAILS

AVAILABLE	Historic office building in Minneapolis' vibrant North Loop/Warehouse District and adjacent lot
FLOORS	Five story brick building with basement, exceptional sound insulation between tenants, and 10-foot unfinished ceiling heights
BUILDING SIZE	18,215 RSF office building with approximately 3,930 SF floor plates
ZONING	DT2 - Downtown Destination District BFT10 - Transit 10 District
SITE SIZE	317 First Ave: 4,564 SF 319 First Ave: 4,421 SF
PARKING	6 stalls off-street at 317 First Ave
2026 TAX/CAM	\$9.76/RSF

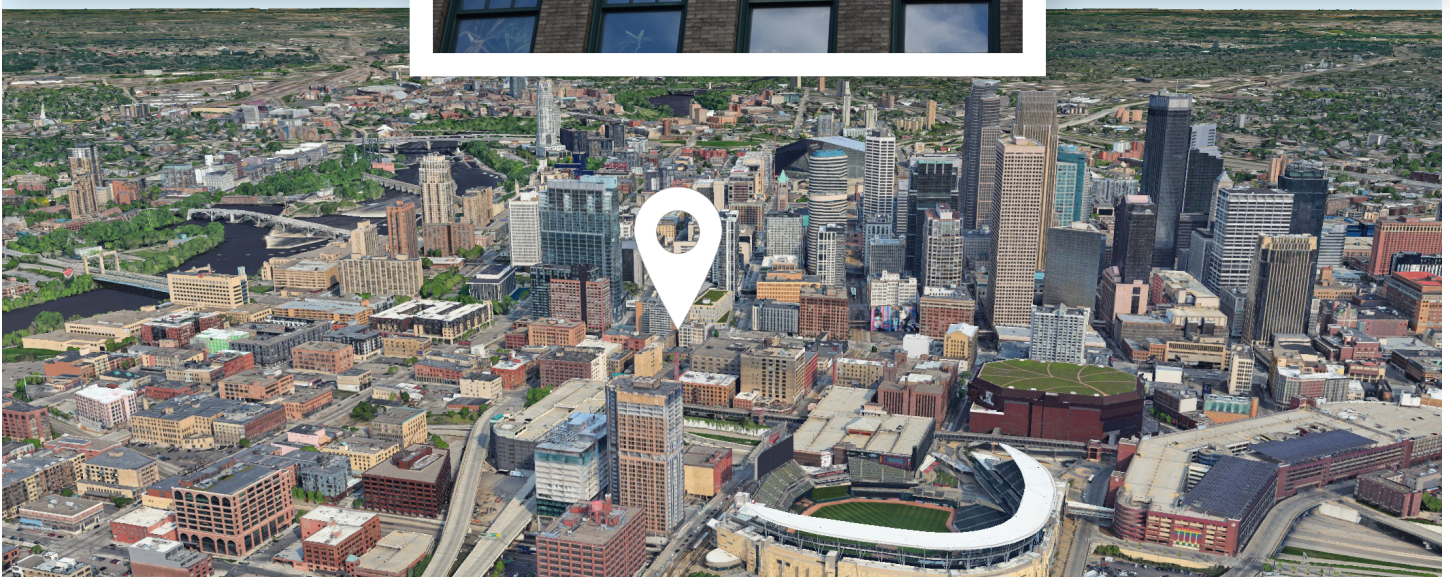
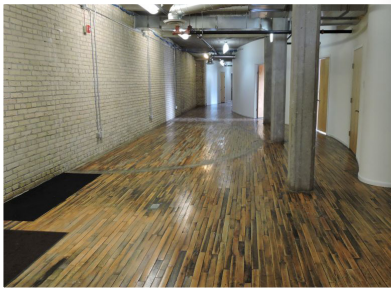
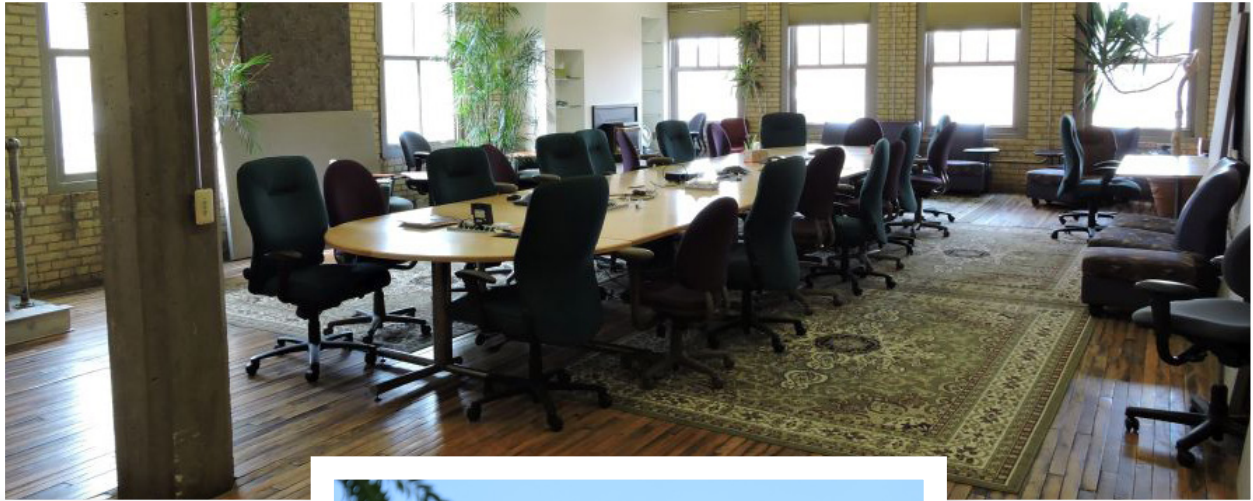
*sale price is for both buildings, 317 and 319 First Ave N.

AMENITIES

Exposed brick walls and original hardwood floors—giving loft-office character
Front offices overlook 1st Avenue North; rear offices feature downtown Minneapolis skyline views
Fully renovated building with major refurbishment completed in 1997 and first-floor renovation completed in 2017
Convenient location between 3rd and 4th Streets, one block from I-394 and I-94 access points
1.5 blocks from the Warehouse District/Hennepin Avenue Light Rail Station, and walkable to restaurants, hotels, entertainment venues, and downtown amenities
IDEAL for creative, professional, technology, and service-oriented office users

Team@kenwoodcommercial.com | 6610 West Lake Street | Minneapolis, MN 55426

kenwoodcommercial.com



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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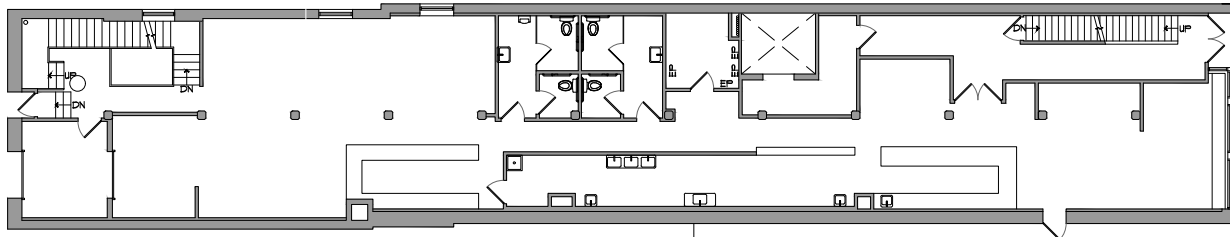
KENWOOD
COMMERCIAL

FLOOR PLANS

319 1st Avenue N, Minneapolis

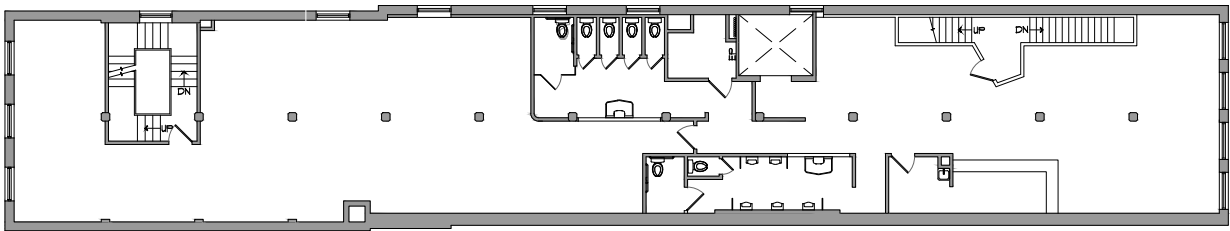
1st FLOOR

3,004 RSF



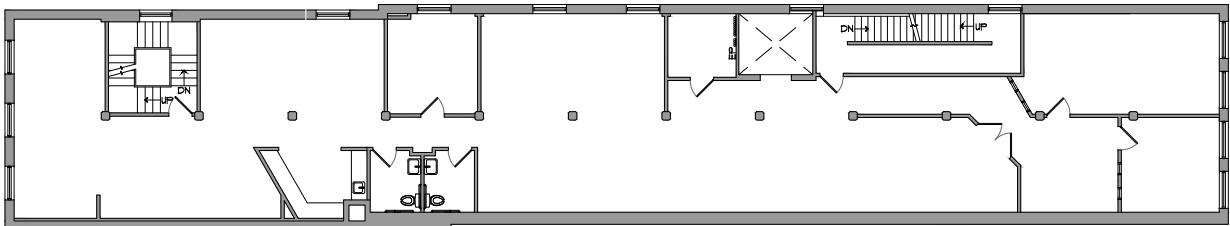
2nd FLOOR

3,781 RSF



3rd FLOOR

3,746 RSF





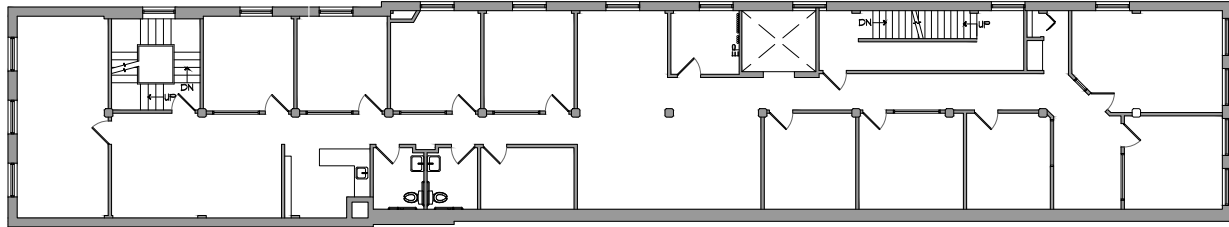
KENWOOD
COMMERCIAL

FLOOR PLANS

319 1st Avenue N, Minneapolis

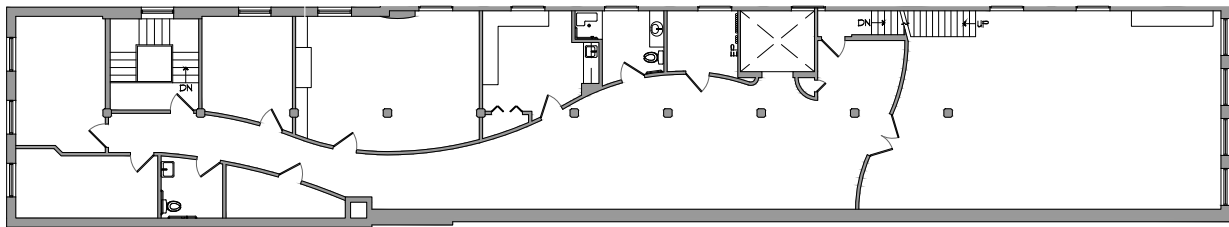
4th FLOOR

3,751 RSF

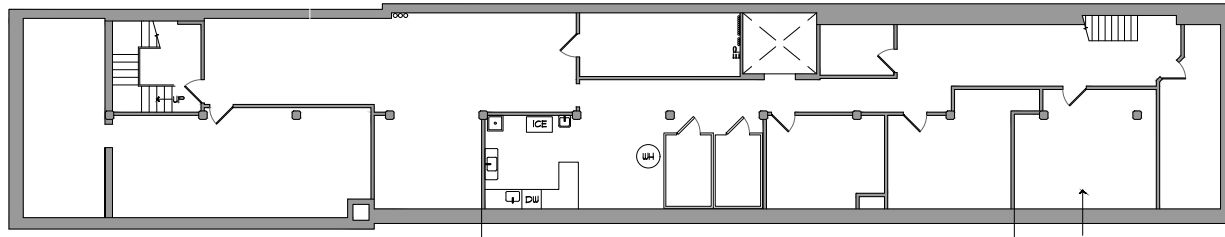


5th FLOOR

3,933 RSF



LOWER LEVEL



DETAILS

LEGAL ADDRESS	317 First Avenue North	319 First Avenue North
PID NUMBER	22-029-24-41-0124	22-029-24-41-0030
BUILDING SF		18,215 RSF
SITE SIZE	4,564 SF / 0.104 acres	4,421 SF / 0.101 acres
YEAR BUILT/RENOVATED		1907 / 1997 and 2017
FLOORS		5 plus basement
ZONING*	DT2: Downtown Destination District: commercial uses are required at the street level of all development to encourage pedestrian activity beyond the typical daytime business hours. BFT-10: Transite 10 district - typically applied along high frequency transit routes, adjacent to METRO stations, in neighborhoods near downtown, and in downtown.	
PARKING	6 Stalls off-street at 317	
PROPERTY TYPE	Commercial-Preferred	
USE	Office / Retail	
SUBMARKET	Minneapolis CBD	
NEIGHBORHOOD	Warehouse District	
ACCESS	1st Avenue North, 3rd Street, 4th Street, I-394	
CONSTRUCTION		Masonry/Brick
SALE PRICE	\$1,950,000 (for both 317 and 319 First Ave N)	

* information from City of Minneapolis at <https://www.minneapolismn.gov/business-services/planning-zoning/zoning-maps/>