



OFFICE SPACE FOR LEASE

312 Central Avenue SE | Minneapolis, MN 55414

DETAILS

AVAILABLE	Suites from 173 RSF to 2,990 RSF 4,544 combined contiguous RSF on 3rd fl
RENT RATES	Negotiable
2026 TAX/OPS	\$13.99/RSF
YEAR BUILT	1974
PARKING	Ample parking in dedicated surface lot, with ratio of 1.35/1,000 SF

AMENITIES

Home of Union Bank & Trust just off Central Avenue SE

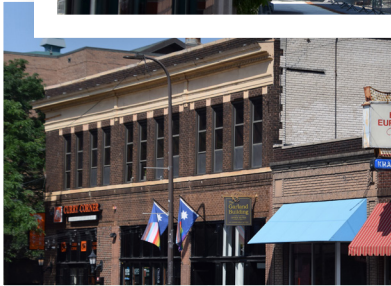
Great window lines and natural light

Large conference room available for tenants

Easy access to I-35W via SE 4th St and University Ave SE

Within walking distance of art, dining, and entertainment, off Central Ave as well as on the Riverfront: Lunds Market, Caribou Coffee, Chipotle, Aster Cafe, Jefe Urban Cocina, Restaurant Alma, Surdyk's, Kramarczuk's, Nicollet Island Inn, and more

Multiple walking paths, biking paths on the water



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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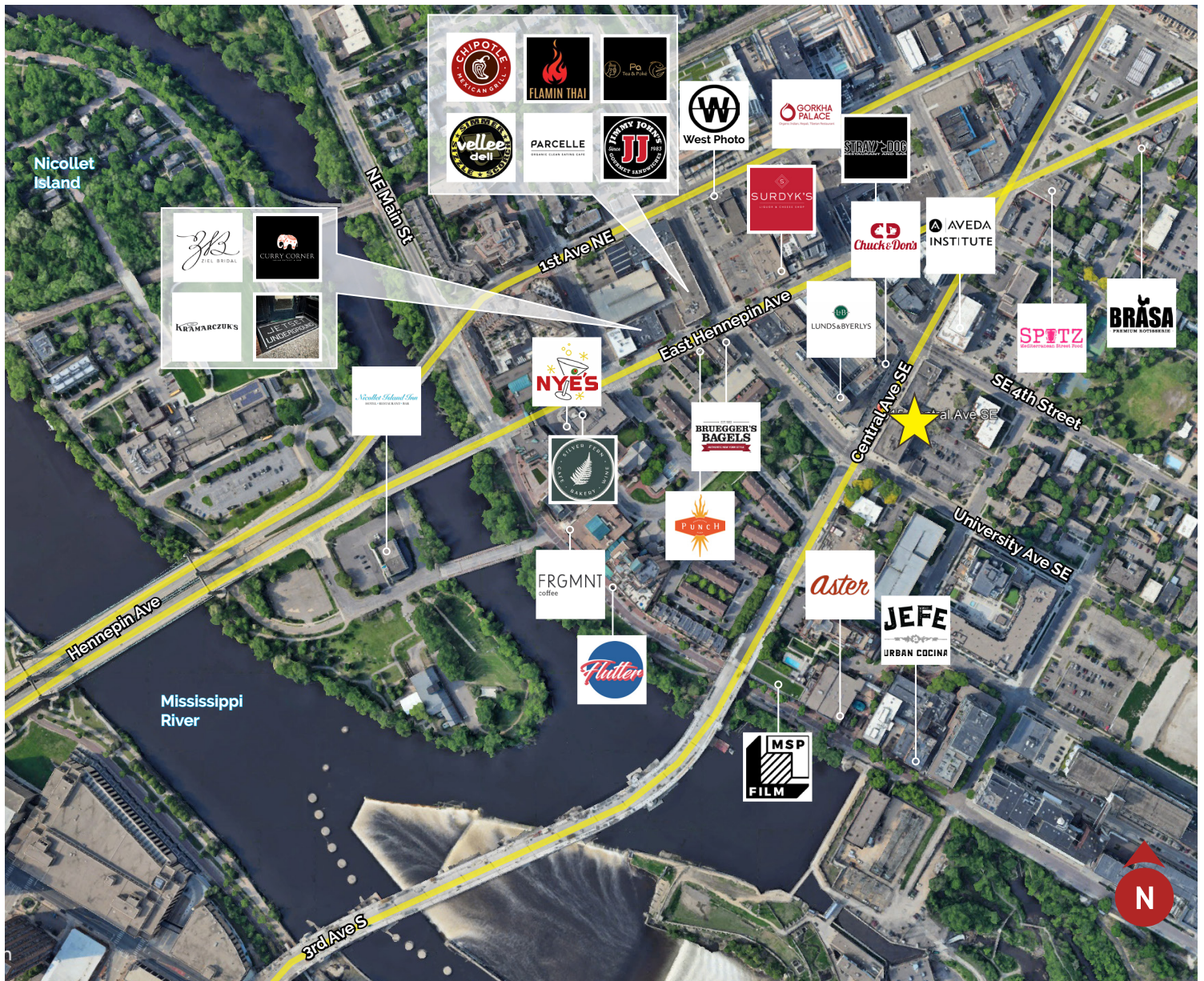
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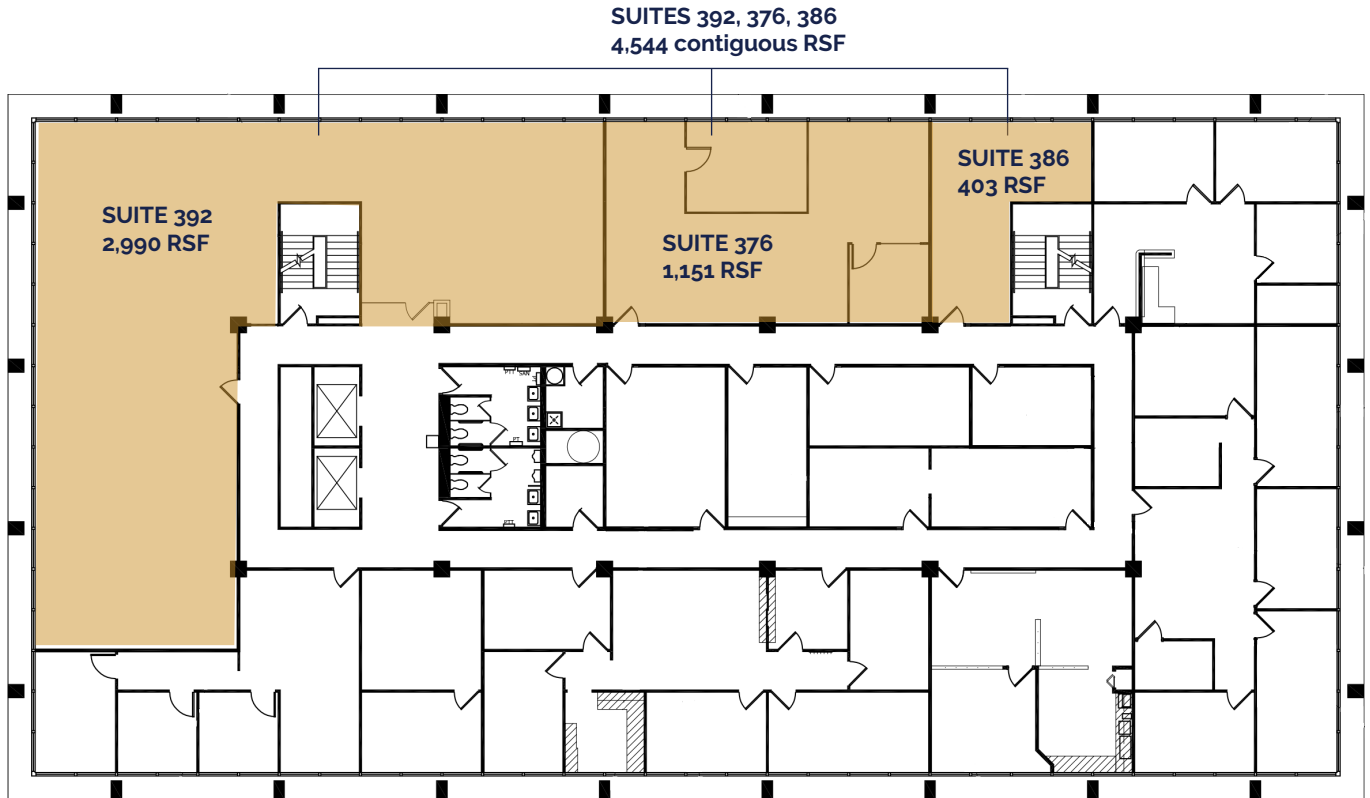
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AERIAL MAP



THIRD FLOOR



FIFTH FLOOR

