KENWOOD
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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 parcels, 317 and 319 First Ave N.**

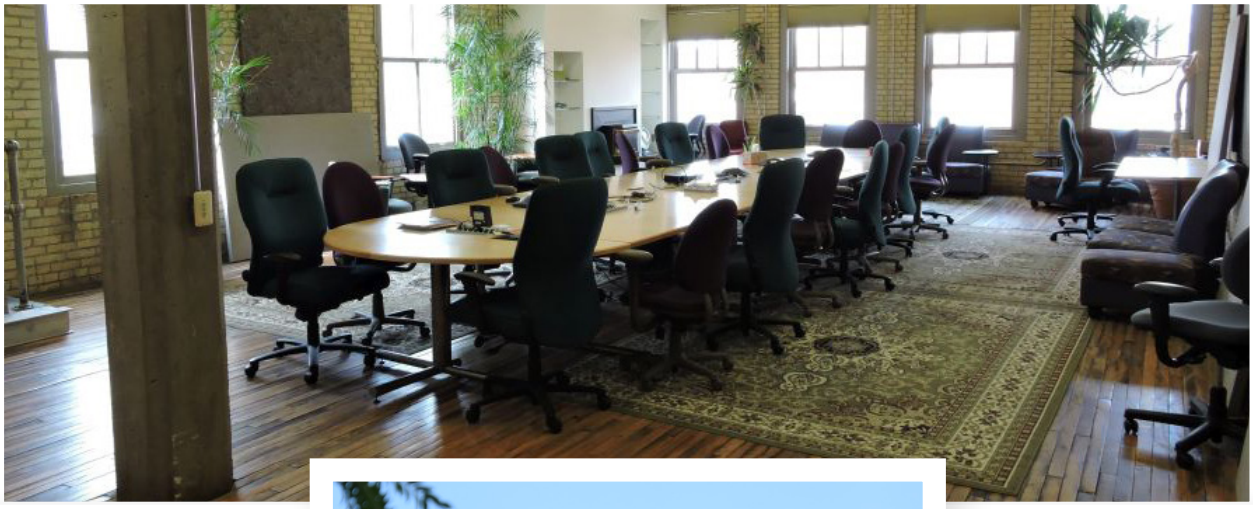
AMENITIES

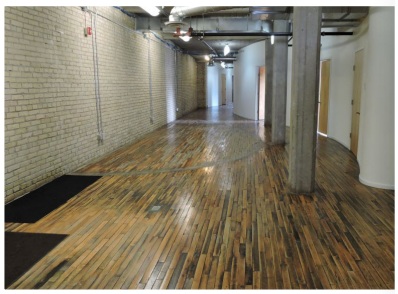
- Exposed brick walls and original hardwood floors—giving loft-office character
- Front offices overlook 1st Avenue North; rear offices feature downtown Minneapolis skyline views
- Fully renovated building with major refurbishment completed in 1997 and first-floor renovation completed in 2017
- Convenient 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

All information contained in this brochure is estimated, and is not a substitute for a thorough due diligence investigation by the prospective buyer.

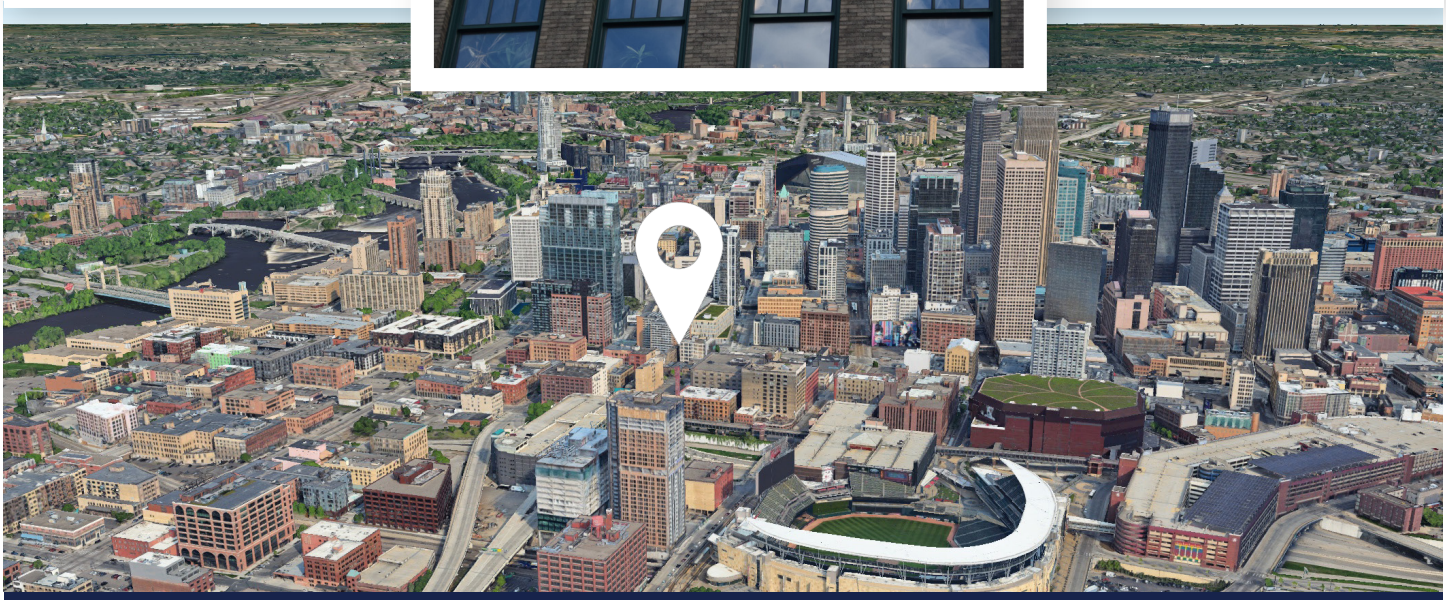
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Local Knowledge

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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mdoyle@kenwoodcommercial.com

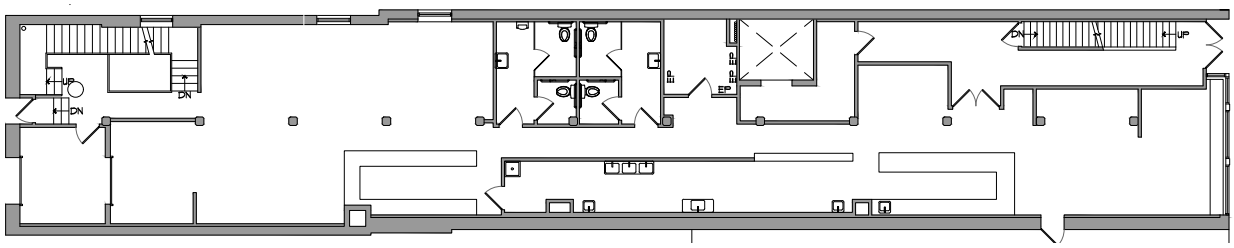
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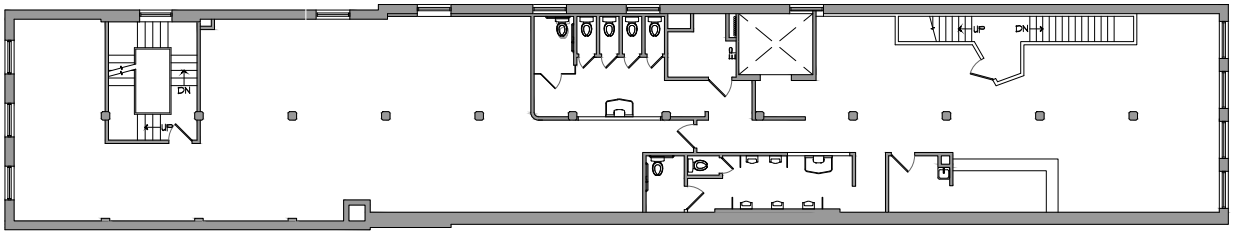
FLOOR PLANS

319 1st Avenue N, Minneapolis

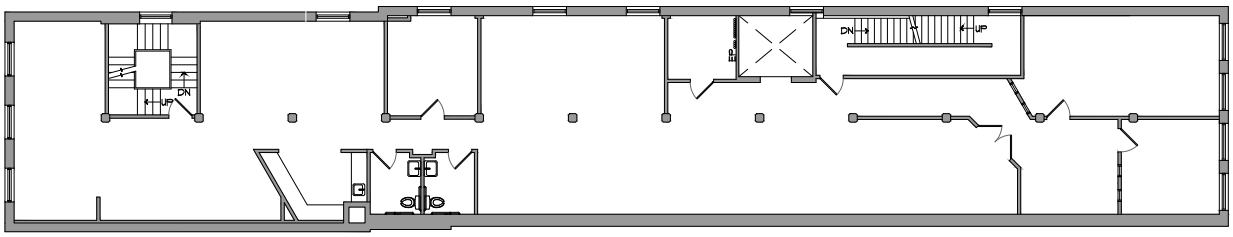
1st FLOOR 3,004 RSF



2nd FLOOR 3,781 RSF



3rd FLOOR 3,746 RSF



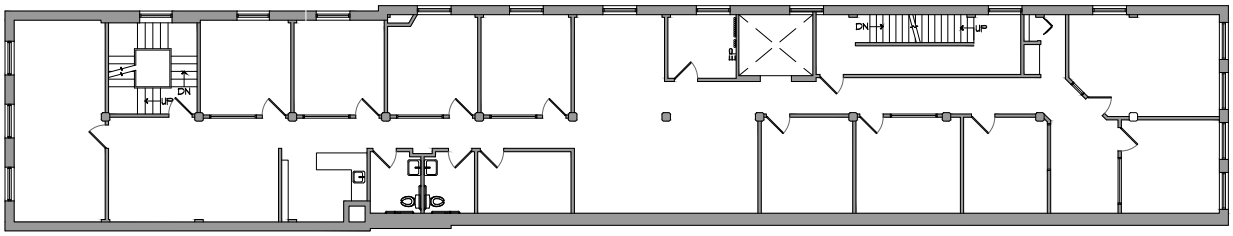
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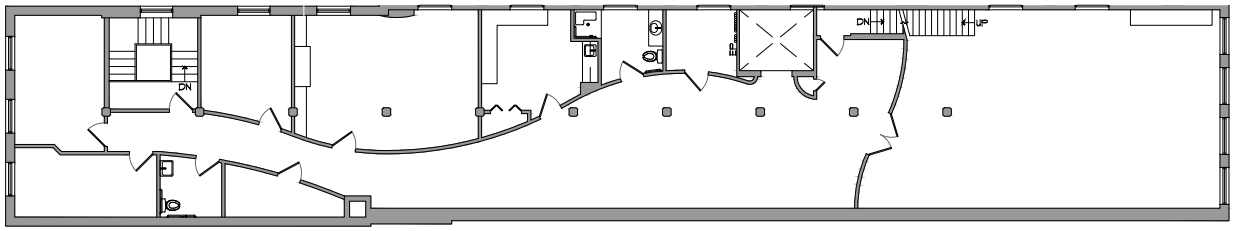
FLOOR PLANS

319 1st Avenue N, Minneapolis

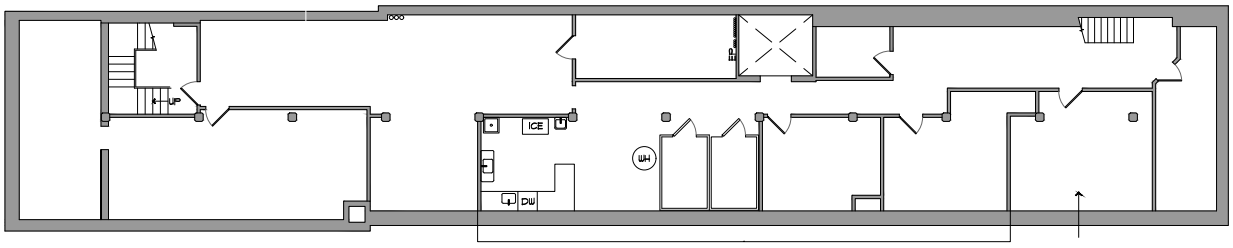
4th FLOOR 3,751 RSF



5th FLOOR 3,933 RSF



LOWER LEVEL



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DETAILS

LEGAL ADDRESS	317 First Avenue North - lot	319 First Avenue North - building
PID NUMBER	22-029-24-41-0124	22-029-24-41-0030
BUILDING SF	N/A	18,215 RSF
SITE SIZE	4,564 SF / 0.104 acres	4,421 SF / 0.101 acres
YEAR BUILT/RENOVATED	N/A	1907 / 1997 and 2017
FLOORS	N/A	5 plus basement
ZONING*	**DT2:** Downtown Destination District: commercial uses are required at the street level of all developments to encourage pedestrian activity beyond the typical daytime business hours. **BFT-10:** Transit 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	N/A	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/

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