

FOR SALE OR LEASE



327 - 1ST AVENUE BUILDING

327 - 1ST AVENUE N. & 20 N. 4TH STREET, MINNEAPOLIS, MN 55401

FOR SALE OR LEASE

SALE PRICE: NEGOTIABLE
OFFICE NET RENT \$18 - \$38 SF
2020 EST. OP. EXP. \$8.50 SF

- NEW OWNERSHIP!!!
- 2,000 - 17,025 SF AVAILABLE
- 1902 BRICK & TIMBER CONSTRUCTION WITH EXPOSED BRICK, TIMBER POST & BEAM
- PERFECT FOR CREATIVE OFFICE OR RETAIL
- WALK TO WAREHOUSE DISTRICT RAIL STATION
- DOWNTOWN LOCATION! WALKING DISTANCE TO TARGET FIELD, SKYWAYS, PARKING RAMPS, WHOLE FOODS, FANTASTIC HOUSING & MORE



PROMINENT CORNER LOCATION

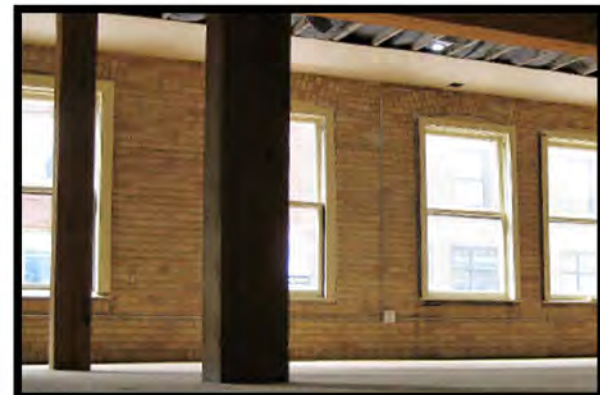
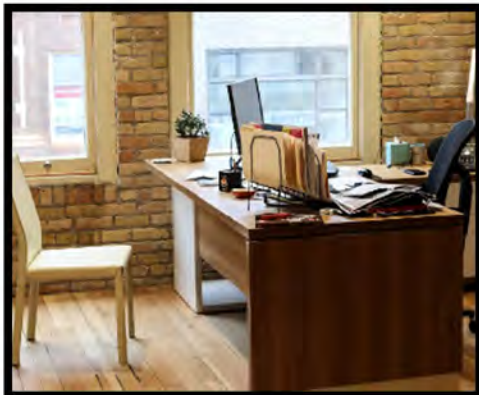
JEFF SALZBRUN
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612-788-1552

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COMMERCIAL REAL ESTATE SINCE 1990

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GREAT DOWNTOWN LOCATION

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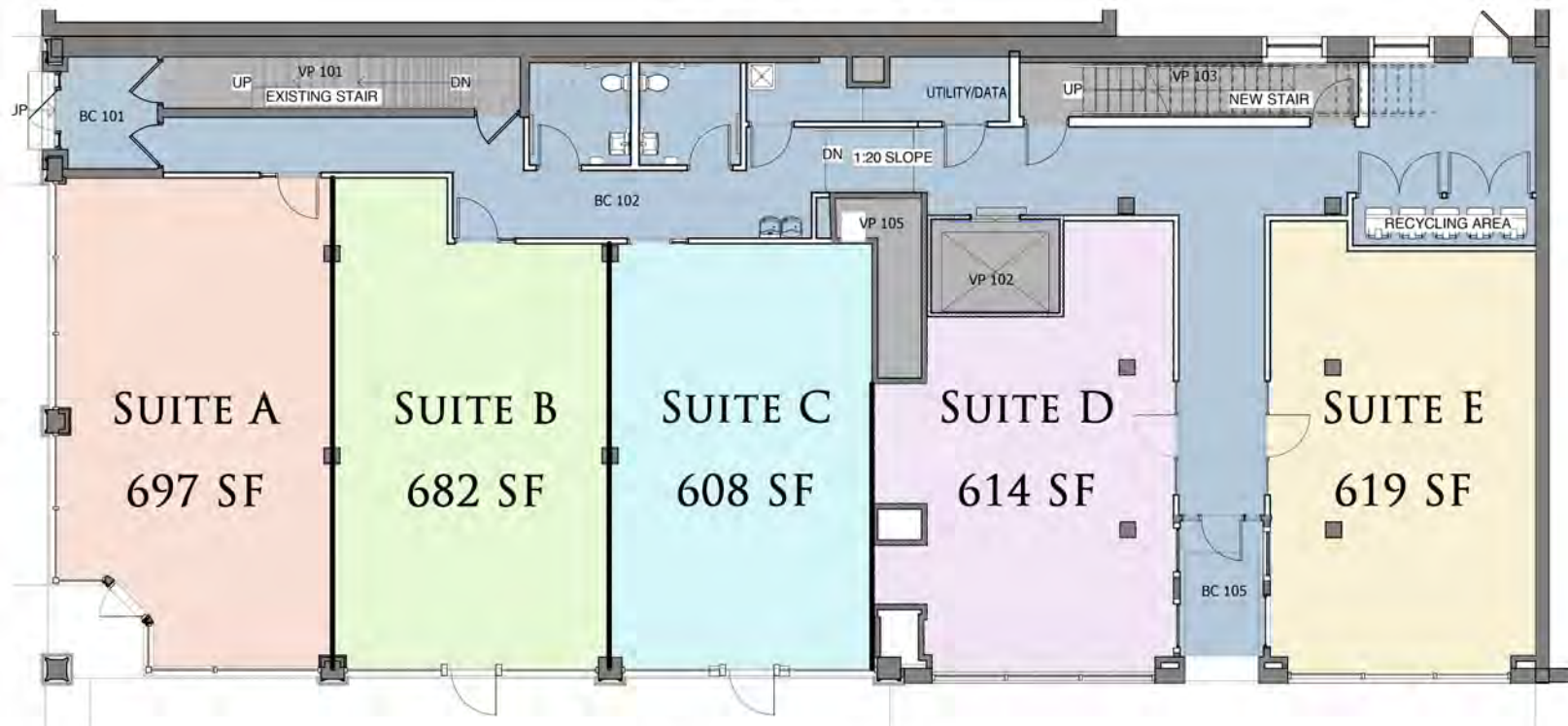
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MAIN FLOOR



2ND FLOOR



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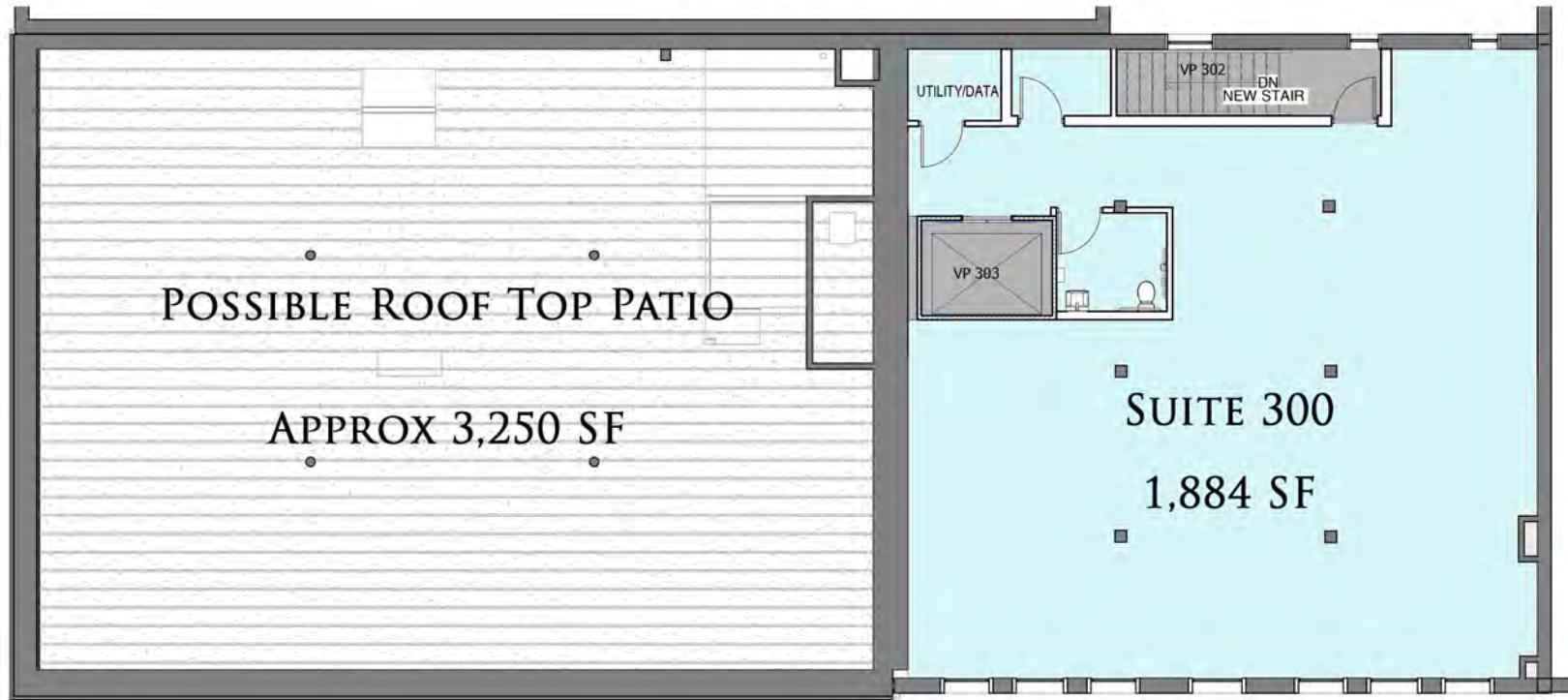
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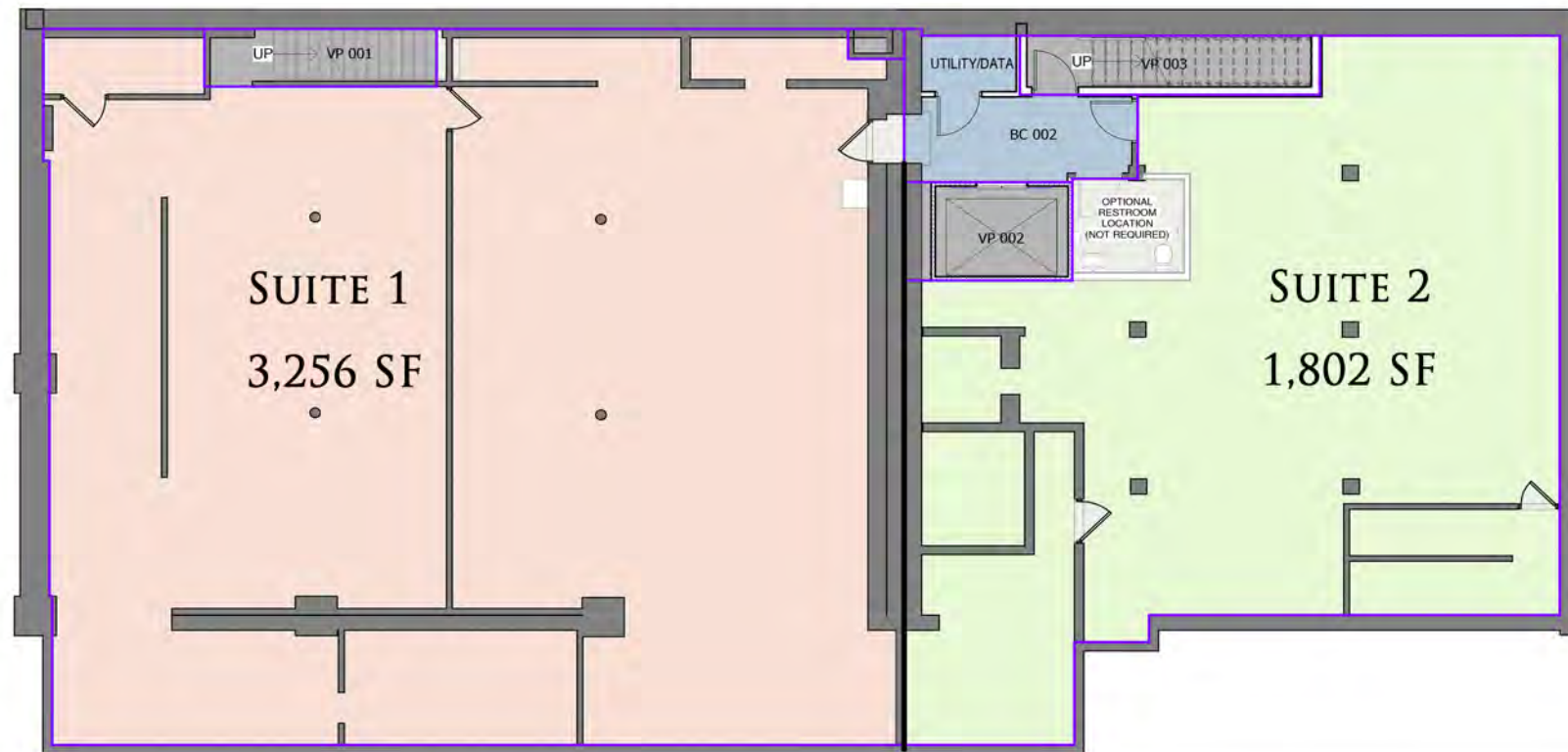
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3RD FLOOR



LOWER LEVEL



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