

OFFICE SPACE FOR LEASE >

# Broadway West

1300 Godward Street NE | Minneapolis, MN 55413



Accelerating success.



## CONTACT US >

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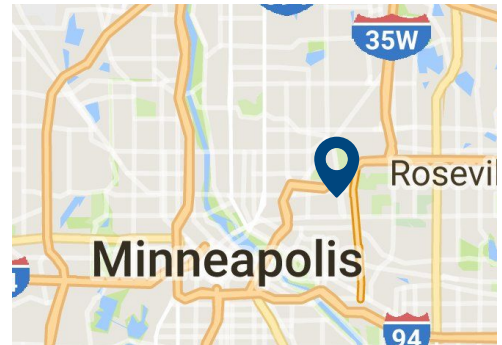
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# BROADWAY WEST > FOR LEASE

|                  |                                                                                                                                                                                    |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address          | 1300 Godward Street NE   Minneapolis, MN 55413                                                                                                                                     |
| Total SF         | 137,023                                                                                                                                                                            |
| Available SF     | Suite 1000 - 2,575 SF<br>Suite 1500 - 2,491 SF<br>Suite 1700 - 2,171 SF<br>Suite 1950 - 2,575 SF<br>Suite 2615 - 1,649 SF<br>Suite 3900 - 2,094 SF<br>Suite 4500 - 5,000-19,281 SF |
| Net Rental Rates | \$13.00-15.00                                                                                                                                                                      |
| Taxes/OpEx       | \$9.52 per RSF                                                                                                                                                                     |
| Year Built       | 1988                                                                                                                                                                               |
| Acreage          | 5.45 acres                                                                                                                                                                         |
| Floor Plate      | 20,000 - 26,000 RSF                                                                                                                                                                |
| Internet Service | Comcast, Century Link and TW Telecom are the telco providers and only Comcast and TW Telecom have fiber optics installed                                                           |
| Parking          | Ample free surface parking<br>Heated indoor parking available - \$125/month + tax                                                                                                  |
| Security         | After-hours card access, and 24/7 surveillance cameras                                                                                                                             |

## AMENITIES

- > Fitness center with showers and lockers
- > Tenant storage spaces available for monthly fee
- > Café serving “grab and go” food service
- > Outdoor patio with seating and several roof top balconies
- > Conference facilities
- > MTC bus routes service the building



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