

Office/Warehouse Space For Lease

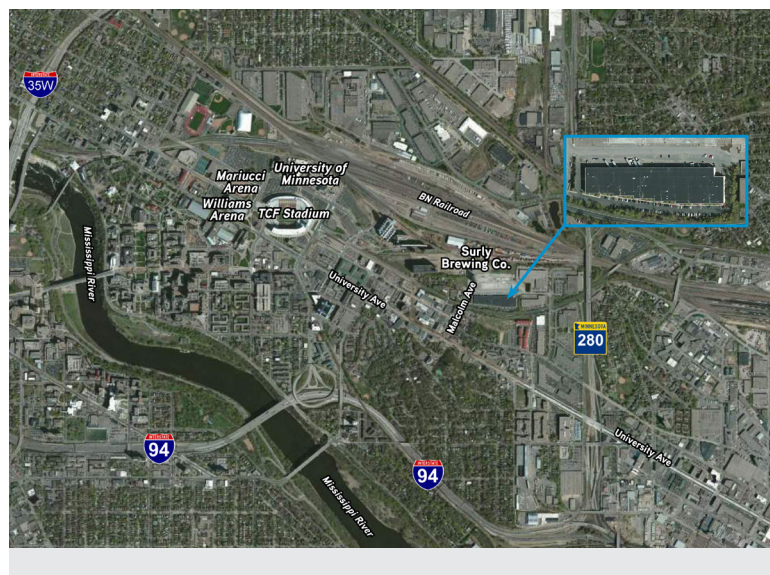
Midway Business Center
504 Malcolm Ave SE
Minneapolis, MN 55414

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Owned by:

THE MERITEX[®] CO.
ESTD 1918

FOR LEASE > Office/Warehouse Space

Address:	504 Malcolm Ave SE Minneapolis, MN 55414
Building Size:	143,100 total square foot multi-tenant office/warehouse building
Availability:	Suite 100: 23,879 SF with 4,634 SF of existing office space ‣ Four (4) docks and one (1) drive-in door ‣ Available 5/1/2017 Suite 200/300: 33,854 SF with 6,601 SF of existing office space ‣ Six (6) docks ‣ Available 1/1/2018 Suite 400: 12,056 SF with 2,844 SF of existing office space ‣ One (1) dock door available ‣ Available 1/1/2018 *Suites 100, 200 and 400 can be combined for 69,789 Contiguous SF
Loading:	Eighteen (18) dock doors Three (3) drive-in doors
Clear Height	24'
Column Spacing:	40' x 52'
Parking Ratio:	1.54 per 1,000 SF
Net Rental Rates:	\$9.50 per square foot office \$4.75 per square foot warehouse
2018 CAM & RET:	\$3.15 PSF



CONTACT US

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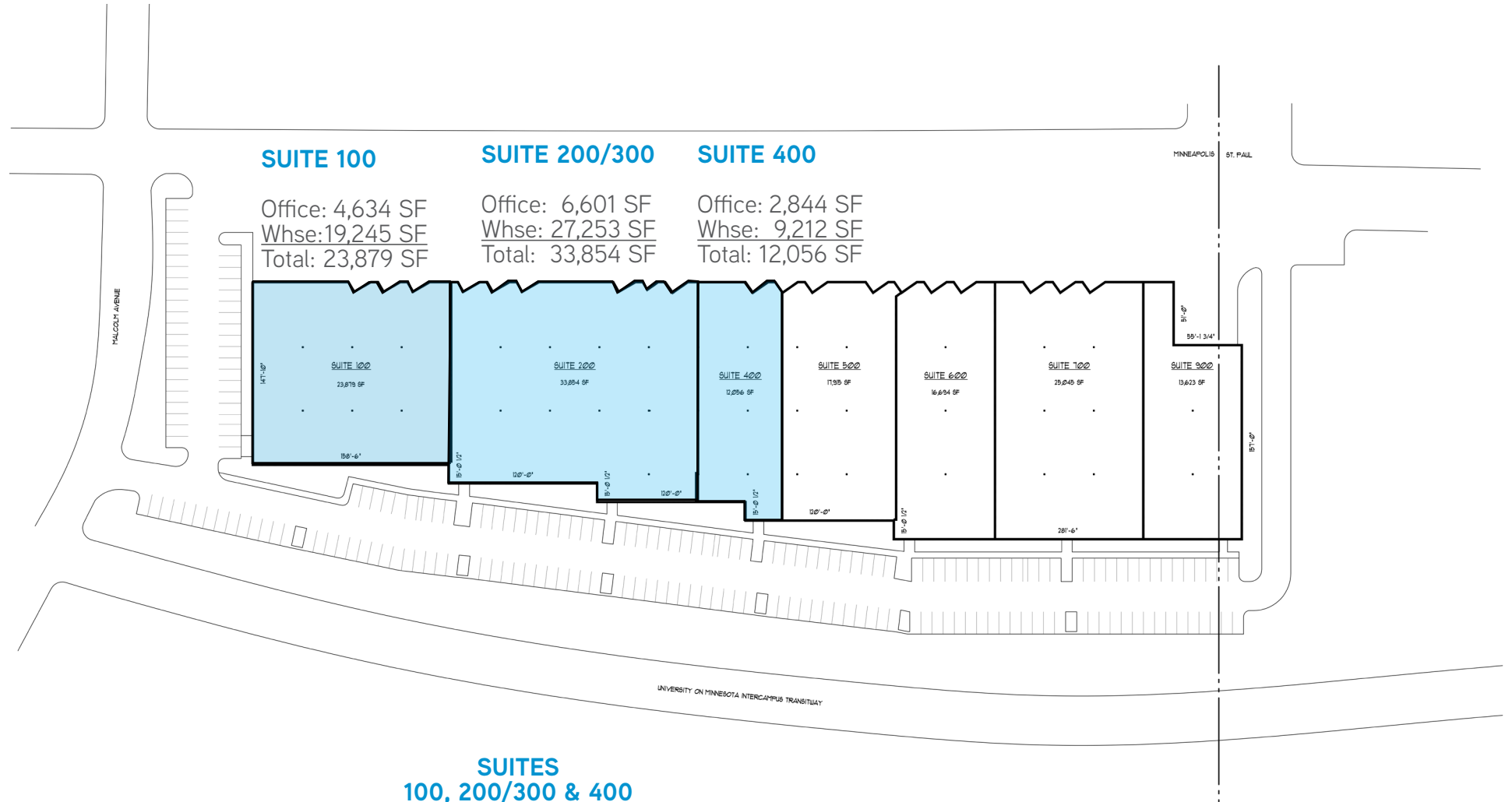
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AMENITIES

- > Located in the Southeast Minneapolis Industrial area adjacent to the U of M East Bank main campus, TCF Bank Stadium, and Surly Brewing Co.
- > 3 blocks to Central Corridor 29th Ave Light Rail Station
- > Easy access to I-94/Hwy 280/I-35W interchanges via University Ave
- > Built in 1997
- > ESFR sprinkler system
- > Locally owned and managed by Meritex

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504 MALCOLM AVENUE SE, MINNEAPOLIS, MN



Can be combined for 69,789 SF

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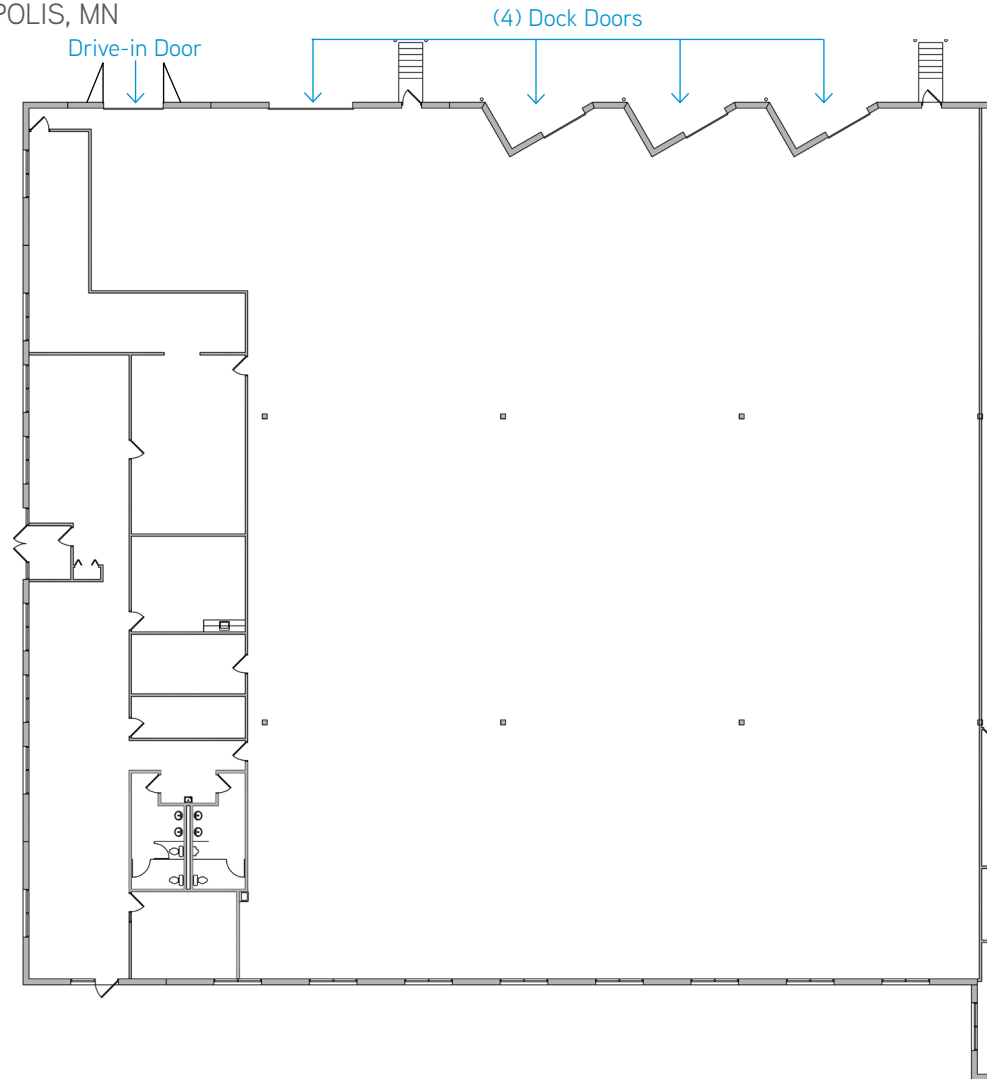


SUITE 100

23,879 SF

Office: 4,634 SF

Whse: 19,579 SF



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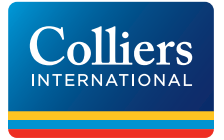
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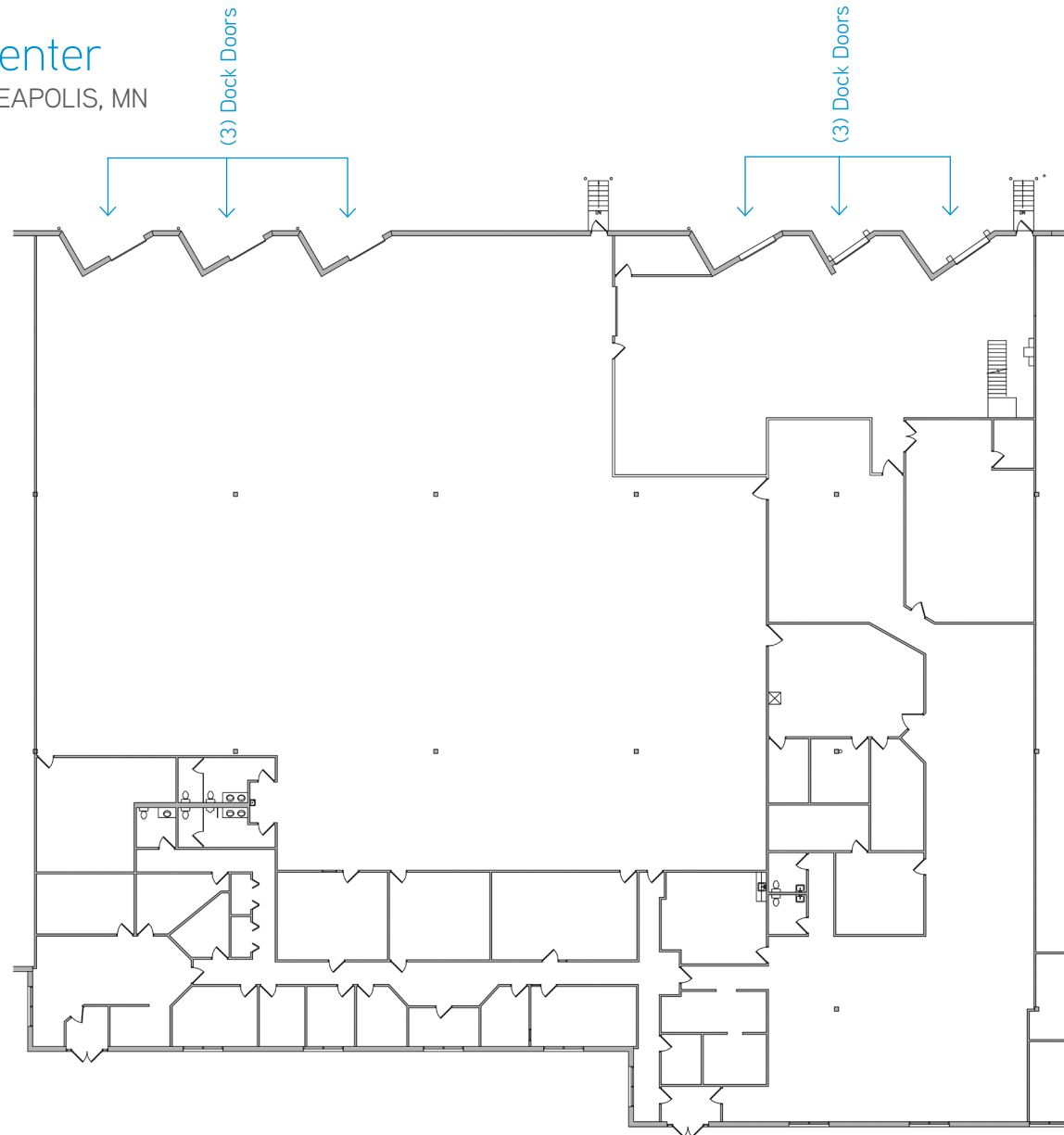


SUITE 200/300

33,854 SF

Office: 6,601 SF

Whse: 27,253 SF



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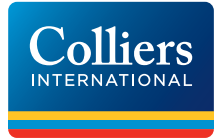
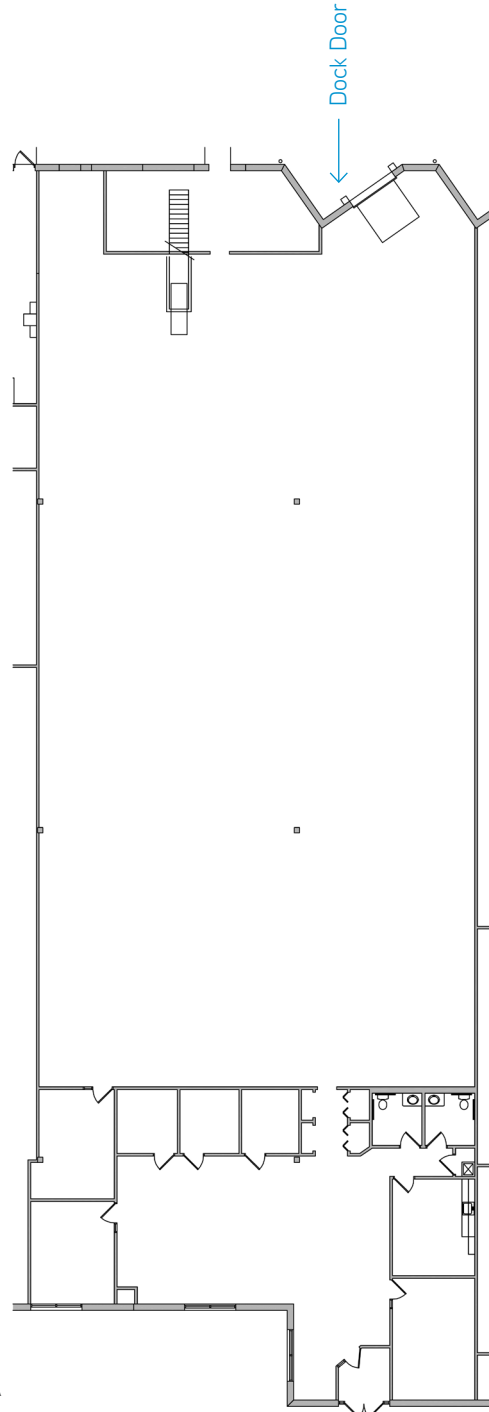
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SUITE 400

12,056 SF

Office: 2,844 SF

Whse: 9,969 SF



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