



Office/Warehouse Building For Lease

917 5th Avenue South
Minneapolis, MN 55404

ERIC BATIZA
952 837 3007
eric.batiza@colliers.com

BRIAN DOYLE
952 837 3008
brian.doyle@colliers.com



COLLIERS INTERNATIONAL
900 2nd Avenue S, Suite 1575
Minneapolis, MN 55402
www.colliers.com/msp

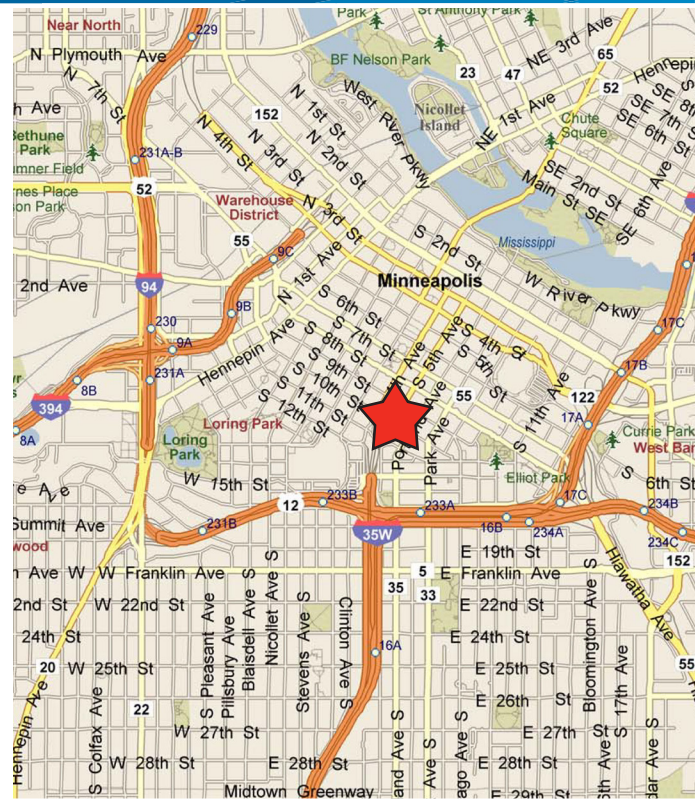
AMENITIES

- › Two-story 15,730 square foot office/warehouse building
- › **CURRENTLY AVAILABLE:**
 - Suite 100:**
 - 7,865 square feet of office and warehouse/flex space**
 - **Two (2) grade level drive-in doors**
- › Zoned BS4-1 Downtown Service District
- › Ideal for service-oriented business
- › Functional floor plan, or Landlord will build to suit
- › Free off-street surface parking on site
- › Close proximity to all downtown amenities, including the US Bank Stadium, Convention Center and public transportation
- › Grade-level loading serves flexible warehouse space



FOR LEASE > Office/Warehouse Building

Address:	917 5th Avenue South Minneapolis, MN 55404
Building Square Feet	Two-story office/warehouse building with 15,730 total square feet (7,865 square feet/floor) and separate 1,864 square foot garage/warehouse building
Currently Available:	<u>Suite 100:</u> 7,865 square feet of office and warehouse/flex space • Two (2) grade level drive-in doors
Land Area:	0.19 acres (8,488 square feet)
Construction:	Block masonry, steel frame with brick face and load bearing concrete floors
Clear Height:	14' - 16' clear
Year Built:	Built in 1946 / 1960 and renovated in 2010 and 2014
Zoning:	BS4-1 Downtown Service District and DP (Downtown Parking Overlay)
Parking:	Free, off-street parking
Net Rental Rates:	\$6.50 PSF Net
2017 CAM & RET:	\$2.79 PSF

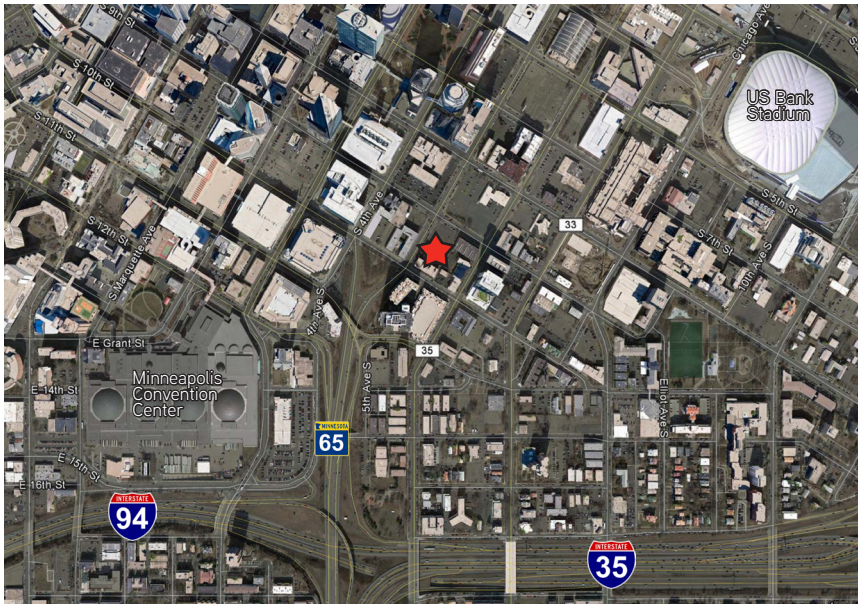


CONTACT US

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Aerial View



Birds Eye View

