

CREATIVE SPACE FOR SALE OR LEASE >

Intermedia Arts Building

2822-2831 Lyndale Avenue South, Minneapolis, MN 55408



Accelerating success.





Intermedia Arts Building

2822 LYNDAL AVENUE SOUTH and
2831 ALDRICH AVENUE SOUTH
MINNEAPOLIS, MN 55408

THE OFFERING

Colliers International | Minneapolis-St.Paul ("Broker"), on behalf of the Owner, is pleased to present the opportunity to acquire the Intermedia Arts Building, located in Minneapolis, Minnesota.

The Building is made up of an estimated 16,000 gross square feet, sitting on approximately 35,000 square feet of land. It's located in the Uptown neighborhood on Lyndale Avenue, north of the Greenway and at the edge of the Wedge, in the highly sought-after and growing South Minneapolis market.

Investment Highlights

OCCUPANCY

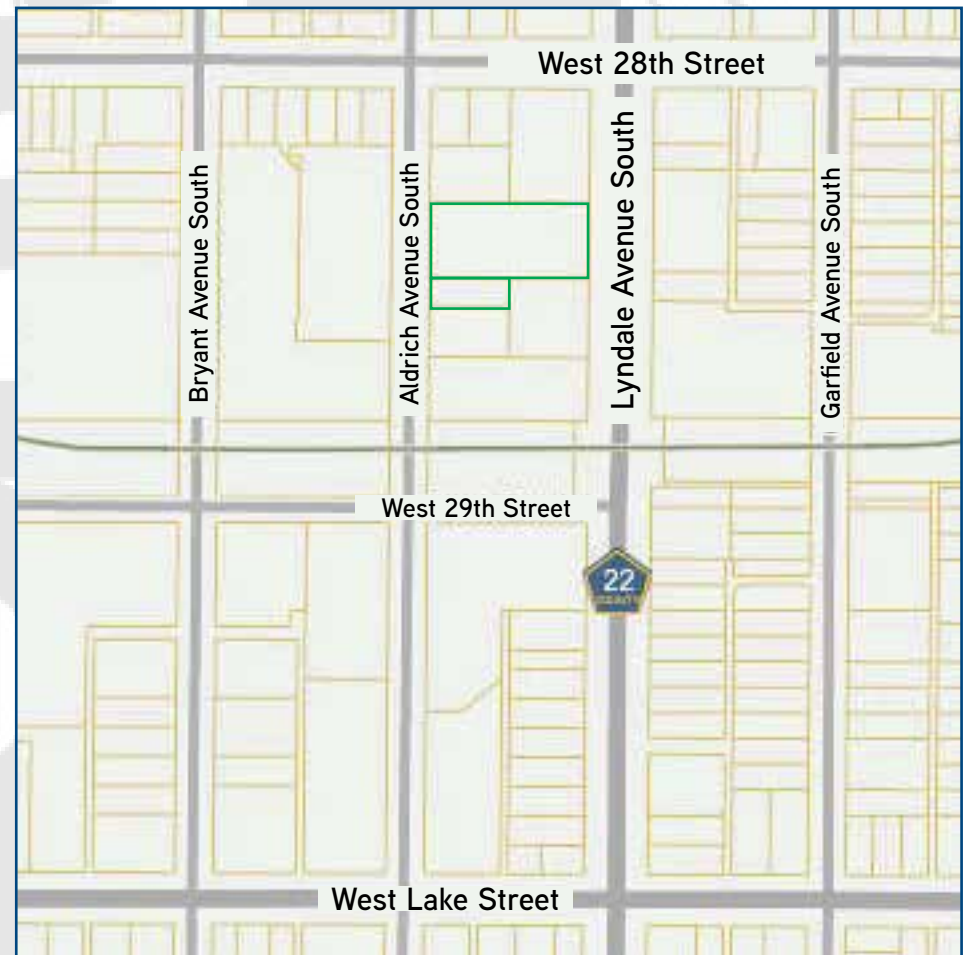
Current ownership is willing to deliver the building 100% vacant.

UPTOWN NEIGHBORHOOD LOCATION

The building is located in the Uptown Neighborhood submarket. This submarket is in high demand, very desirable among creative office users, with rising market rates and increasing occupancy, and a steady positive trend overall.

NEARBY AMENITIES

Property amenities include its location on Lyndale Avenue South, with access to all of the exciting features of Uptown and LynLake - close proximity to restaurants, shopping, and immediate access to the Midtown Greenway.



Salient Facts

BUILDING ADDRESS

2822 Lyndale Avenue South
Minneapolis, MN 55408

PID NUMBER

3302924440141
2822 Lyndale

LAND AREA

0.68 Acres (29,526 sq ft)

YEAR CONSTRUCTED

1964

ZONING

C3A – Community Activity Center
District

BUILDING ADDRESS

2831 Aldrich Avenue South
Minneapolis, MN 55408

PID NUMBER

3302924440079
2831 Aldrich

LAND AREA

0.13 Acres (5,591 sq ft)

YEAR CONSTRUCTED

1966

ZONING

R6 – Multiple Family District

MSA

Minneapolis / St. Paul

COUNTY

Hennepin

SUBMARKET

LynLake Neighborhood

ESTIMATED GROSS AREA

35,000 SF

REAL ESTATE TAXES

\$0.00 – Nonprofit organization

PARKING

Large parking lot immediately adjacent to
building

CONSTRUCTION

Reinforced concrete framing
Brick façade curtain walls

ROOF

Flat, ballasted rubber membrane roof
supported by wood frame trusses

WINDOWS

Combination of single pane wood framed
glass, and aluminium framed fixed sash
storefront windows

FLOORING

Mix of unfinished/poured concrete

This brochure contains select information pertaining to the Properties at 2822 Lyndale Avenue South and 2831 Aldrich Avenue South. It has been prepared by Colliers International, and may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this brochure is furnished solely for the purpose of a review by a prospective purchaser of the Property. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers International from sources it deems reliable. Neither the owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this informational brochure or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

The Property is being offered as a development opportunity. This brochure shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the publication date of this brochure.

Finally, while Colliers International will cooperate fully with any purchaser's broker, no co-broker fee will be offered upon completion of a sale transaction.

CONTACT US

Nils Snyder CCIM, SIOR
952 837 3020
nils.snyder@colliers.com

Mike Doyle CCIM, SIOR
952 837 3076
mike.doyle@colliers.com



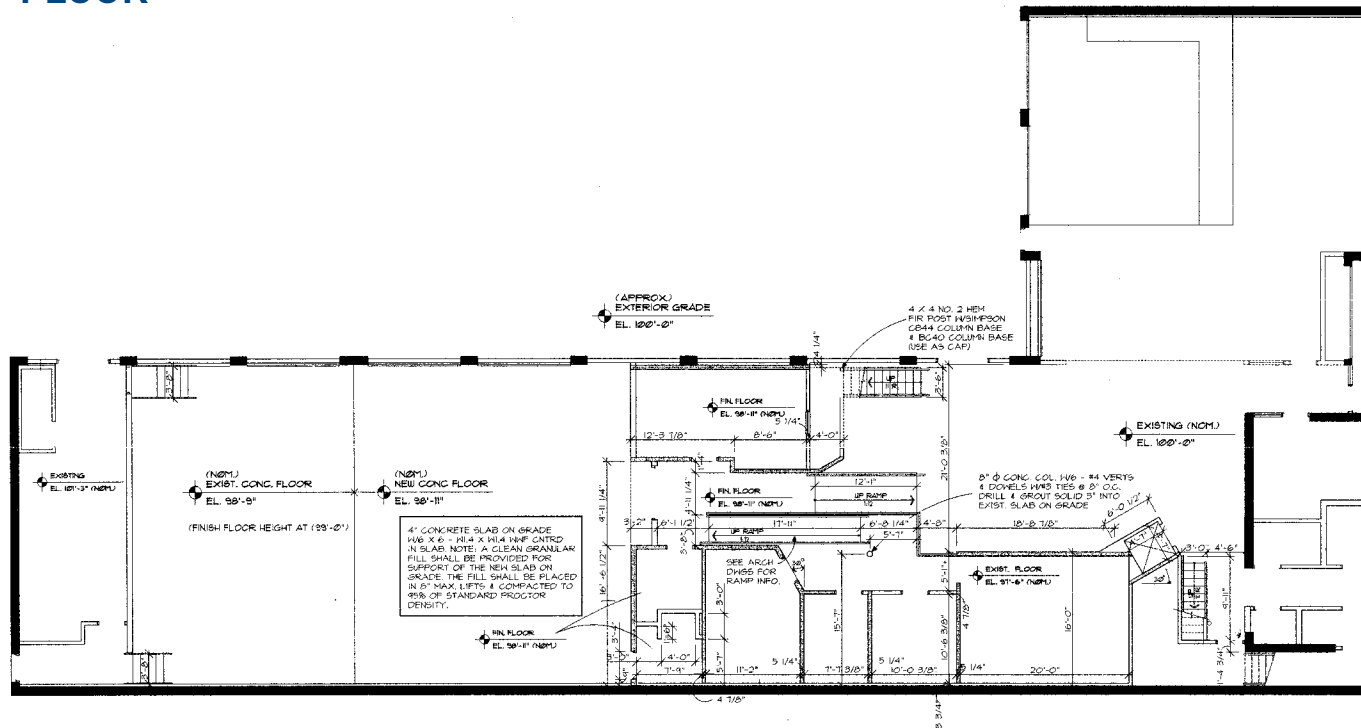
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Intermedia Arts Building > Floor Plan

2822-2831 Lyndale Avenue South, Minneapolis, MN 55408

FIRST FLOOR



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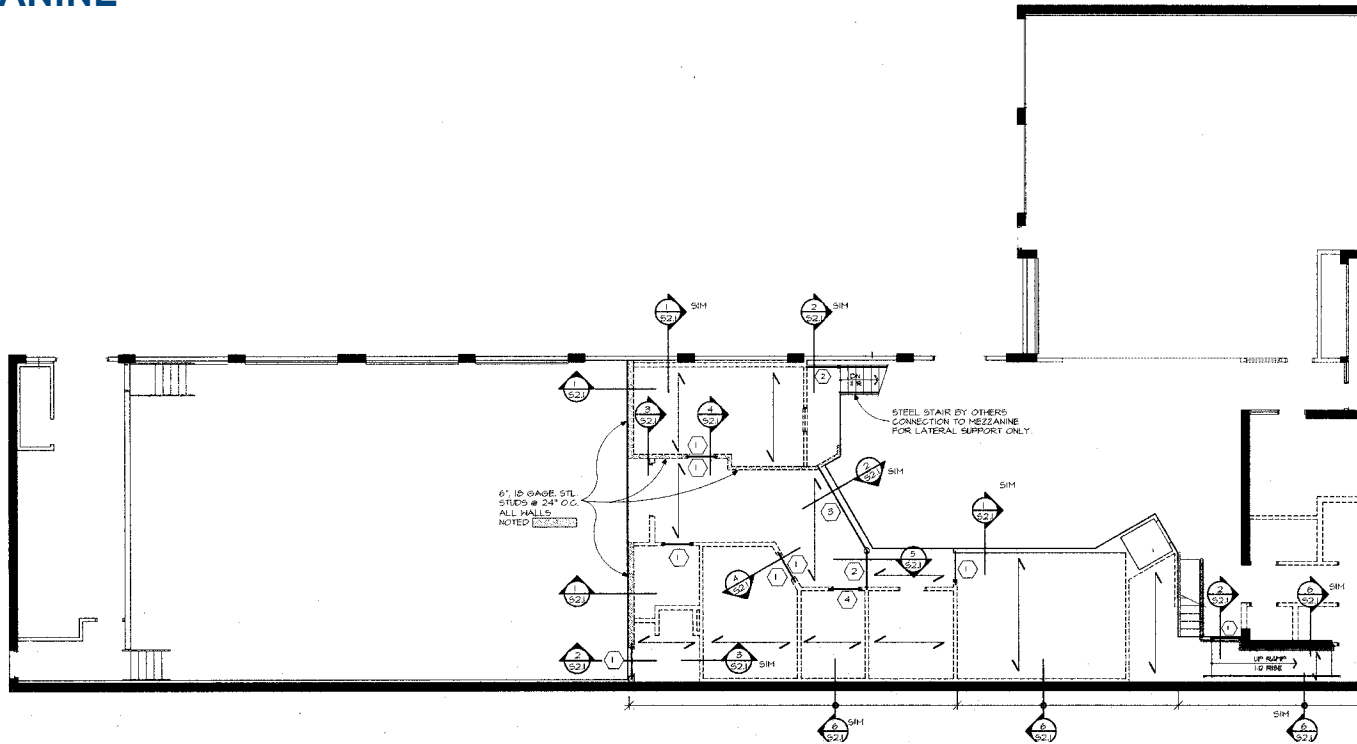
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Intermedia Arts Building > Floor Plan

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MEZZANINE



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mike.doyle@colliers.com



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