



OFFICE SPACE FOR LEASE

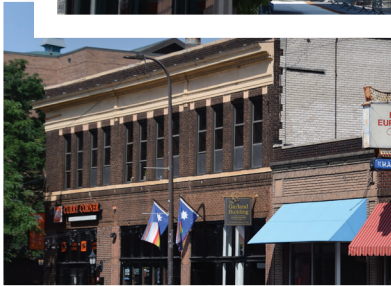
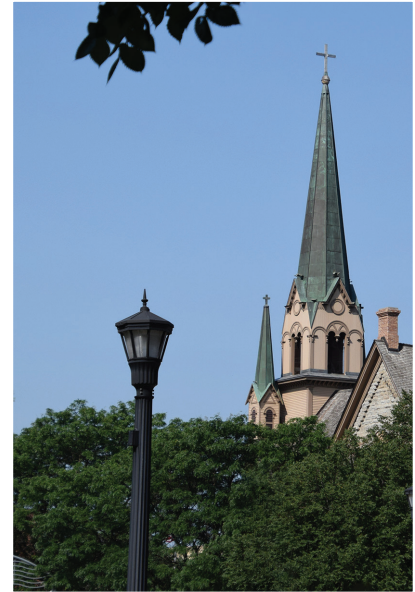
312 Central Avenue SE | Minneapolis, MN 55414

DETAILS

AVAILABLE	Suites from 719 RSF to 2,990 RSF
RENT RATES	Negotiable
2025 TAX/OPS	\$13.53/RSF
YEAR BUILT	1974
PARKING	Ample parking in dedicated surface lot, with ratio of 1.35/1,000 SF

AMENITIES

Home of Union Bank & Trust just off Central Avenue SE
Great window lines and natural light
Large conference room available for tenants (fee for use)
Easy access to I-35W via SE 4th Street and University Avenue SE
Within walking distance of art, dining, and entertainment, off Central Ave as well as on the Riverfront: Lunds Market, Caribou Coffee, Chipotle, Aster Cafe, Jefe Urban Cocina, Restaurant Alma, Surdyk's, Kramarczuk's, Nicollet Island Inn, and more
Multiple walking paths, biking paths on the water



Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



Independent Advantage

We provide personalized service and take the time to fully invest in our clients.



Full-Service

From start to finish: we're directly involved every step of the way.

CONTACT US

Nils Snyder

612.240.7927

nsnyder@kenwoodcommercial.com

Holly Becker

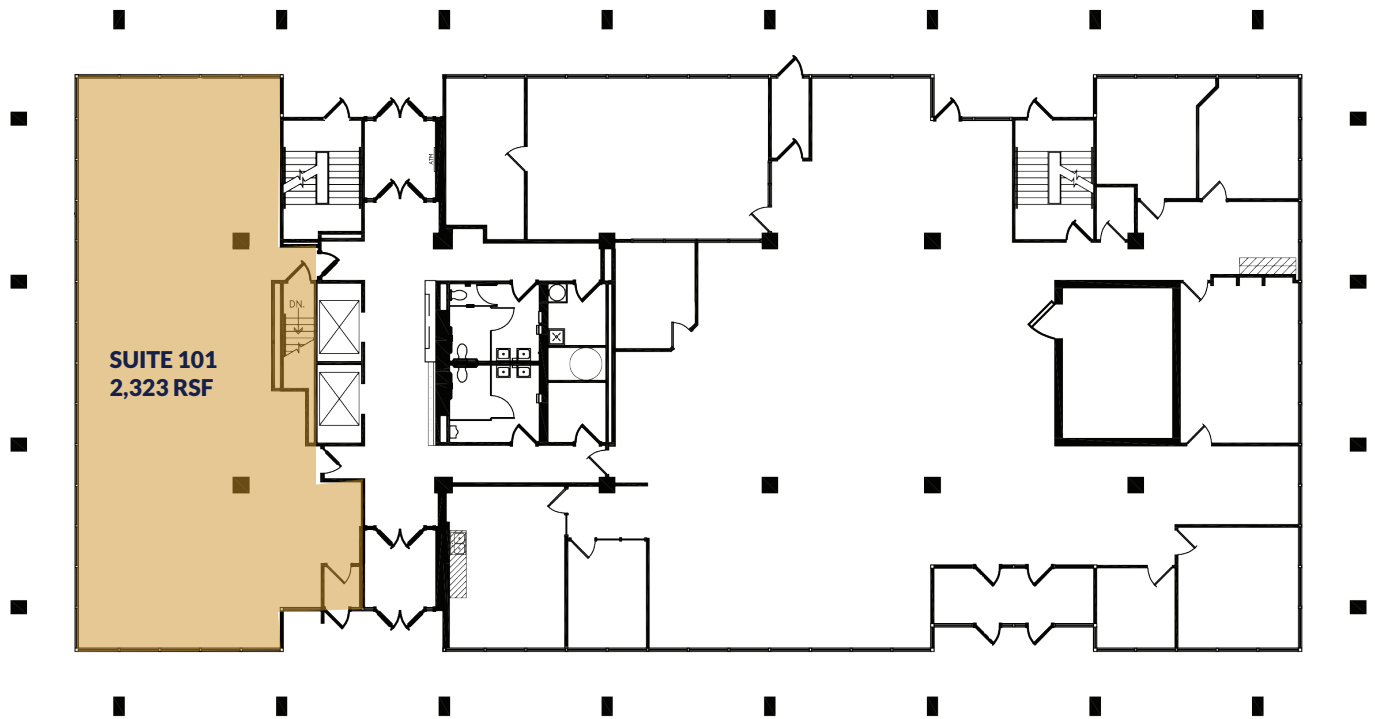
651.666.8516

hbecker@kenwoodcommercial.com

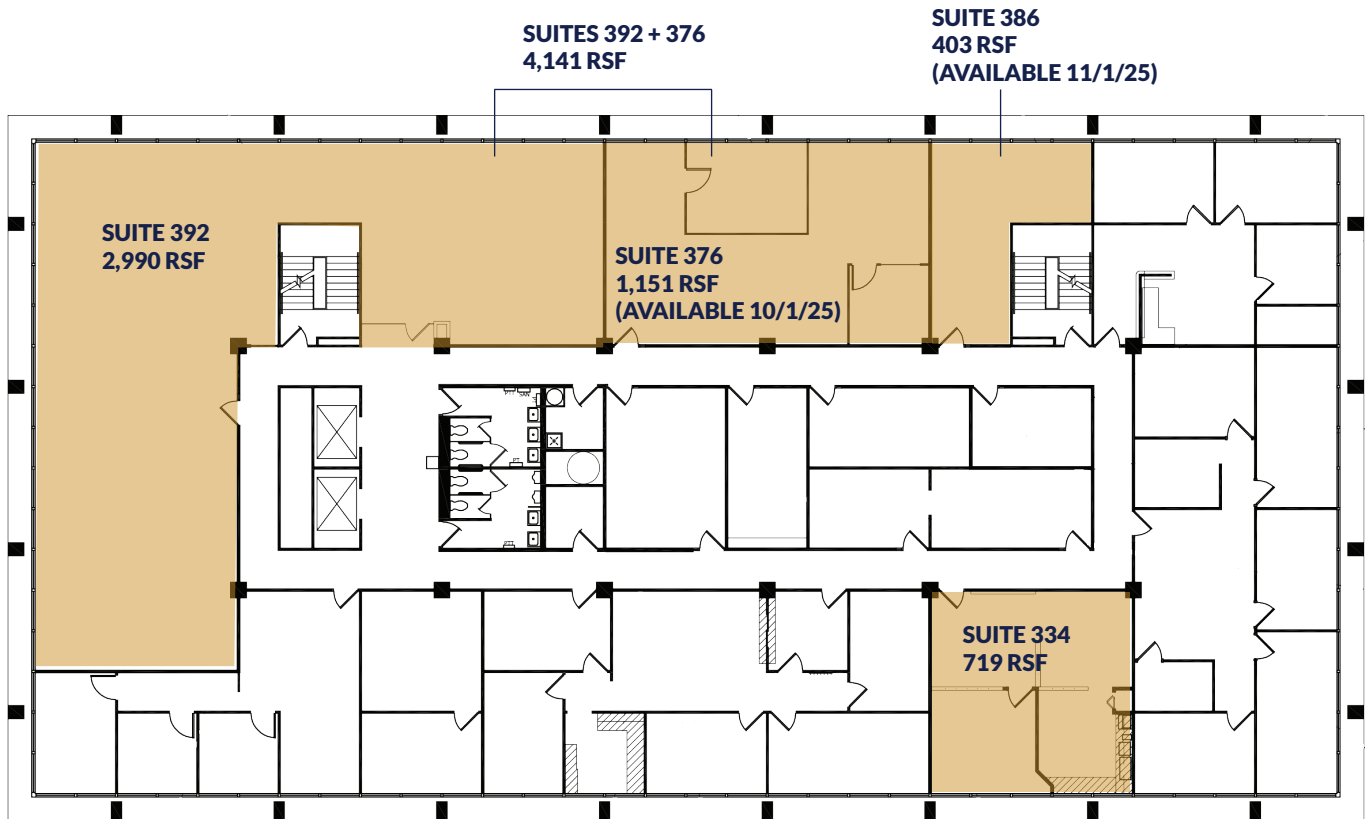
AERIAL MAP



FIRST FLOOR



THIRD FLOOR



FIFTH FLOOR

