



122 W FRANKLIN AVENUE

Minneapolis, MN 55404

Office Space For Lease



Highlights and Features:

- Free parking on surfaced lot
- Staffed front desk
- Conference rooms available at no charge
- Security cameras
- Ideal for non-profits/religious based tenants
- In the Whittier neighborhood
- Views of Minneapolis
- 1.5 miles to DT Minneapolis
- Easy access to I-94, I-35W, I-394

Demographics and Traffic Counts:

- Average Household Population: 1 mile - 30,552, 3 miles - 163, 524, and 5 miles - 322,677
- Average Household Income: 1 mile - \$45,699, 3 miles - \$54,625, and 5 miles - \$62,467
- Franklin Avenue - 15,000 vpd



Space Available

- Suite 323: 2,152 sf
- Suite 508: 1,988 sf
- Suite 610: 746 sf
- Gross Rate: \$29.50 psf



Christianson & Company
 COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com



MARILYN FRITZE

612.804.4364

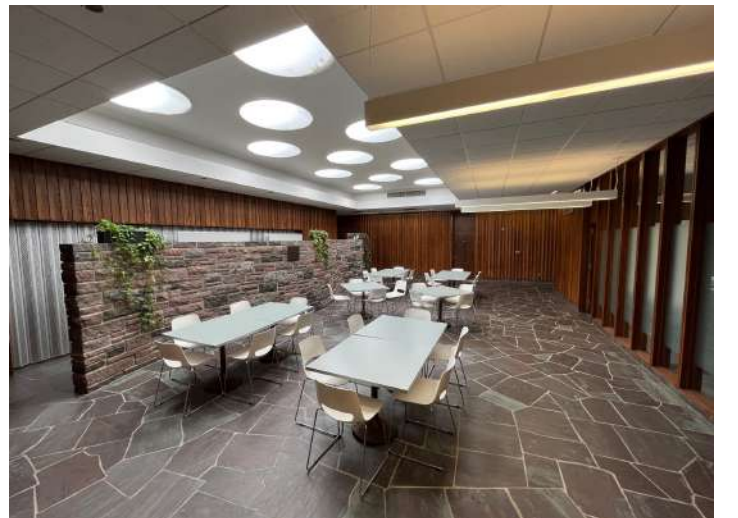
marilyn@christiansonandco.com

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

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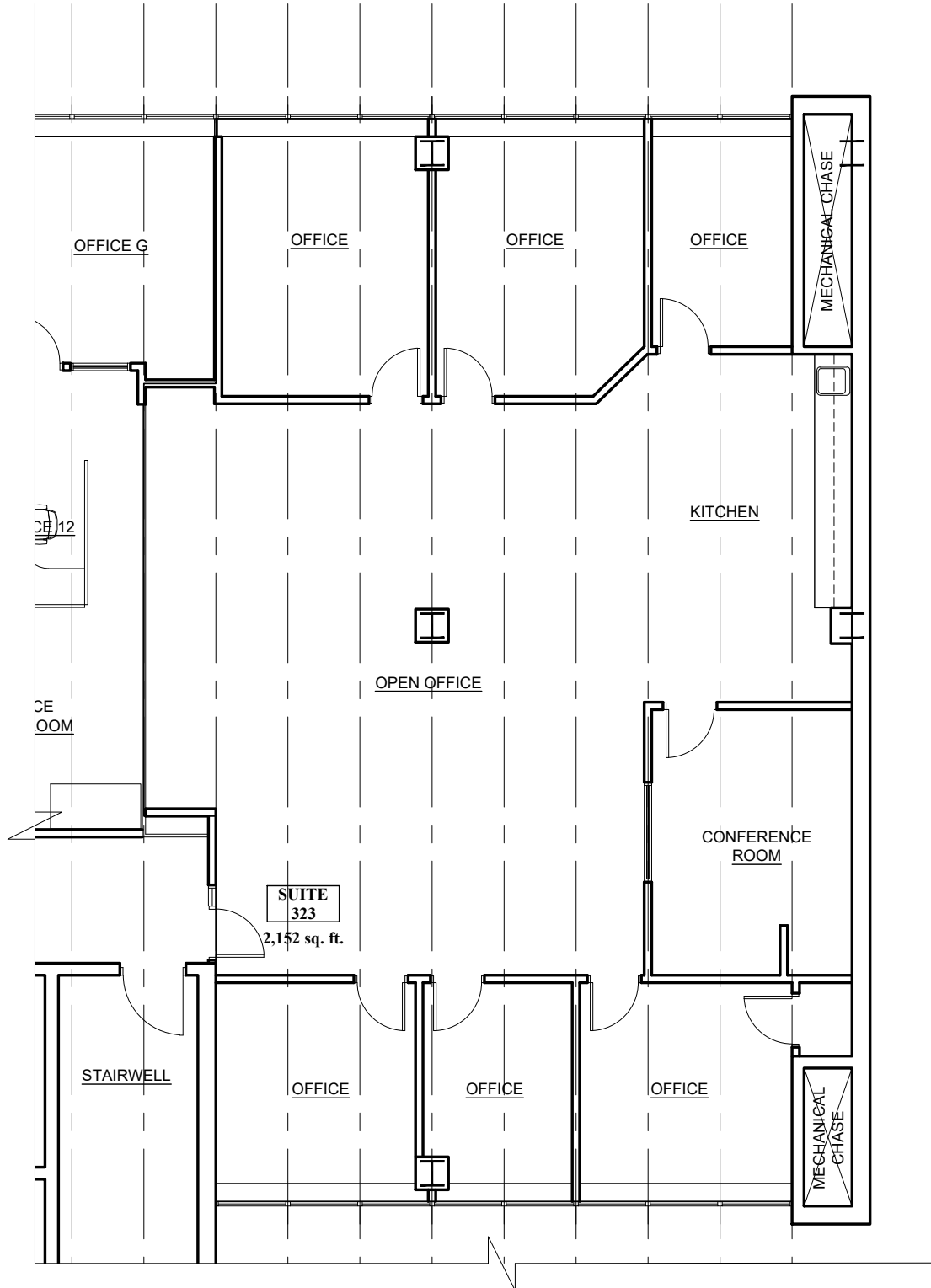
info@SpaceAvailableMN.com | 952.921.5844

Interior Photos - Lobby, Cafeteria, Assembly Rooms, Board Room, Conference Room



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Floor Plan - Suite 323



MCC PARTIAL 3RD FLOOR PLAN - SUITE 323

SCALE 1/8" = 1'-0"

SW * JULY 6, 2023



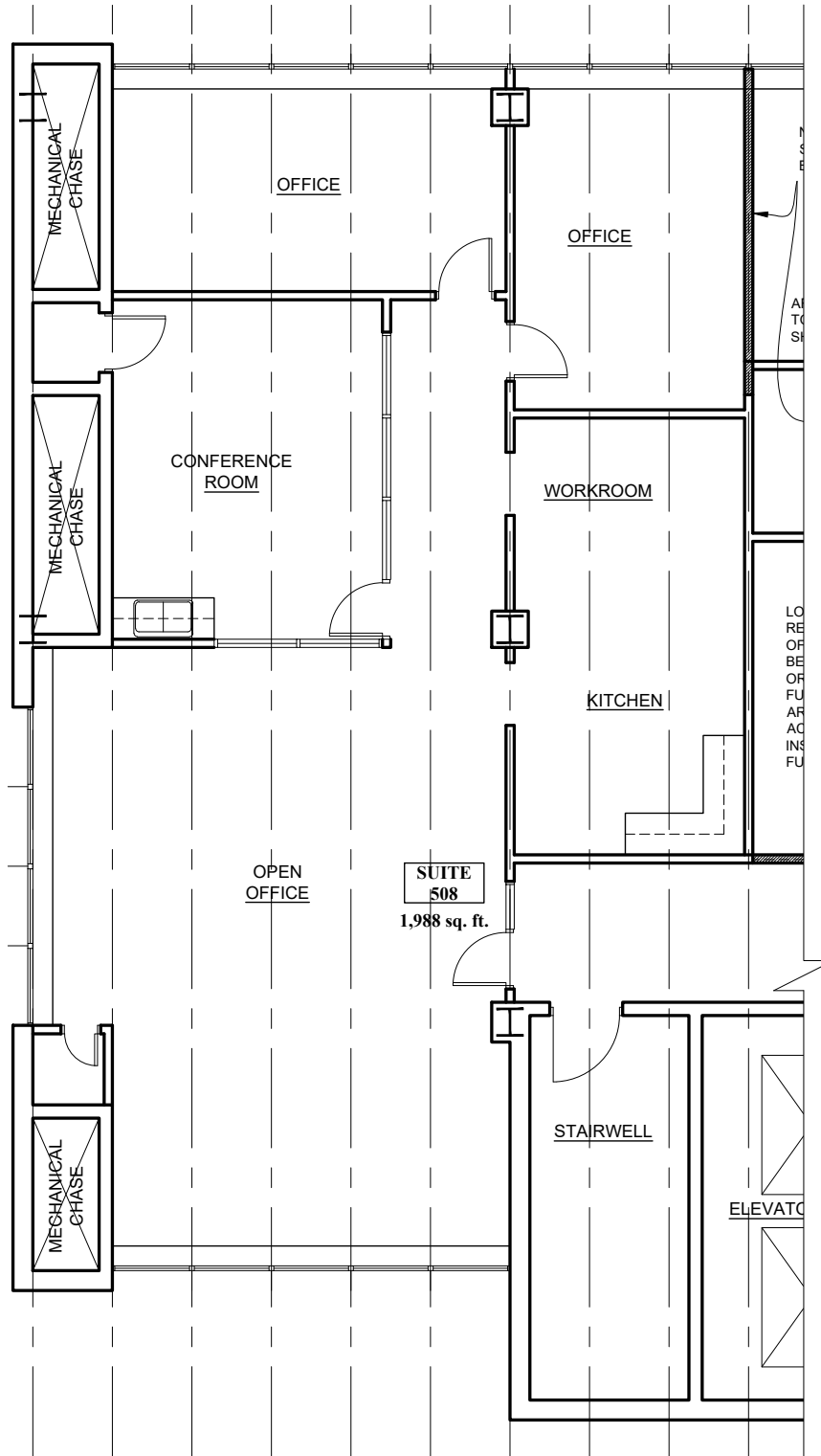
TOTAL FLOOR AREA OF SUITE = 2152 SF

Interior Photos - Suite 323



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Floor Plan - Suite 508



MCC PARTIAL 5TH FLOOR PLAN - SUITE 508

SCALE 1/8" = 1'-0"

JULY 7, 2023



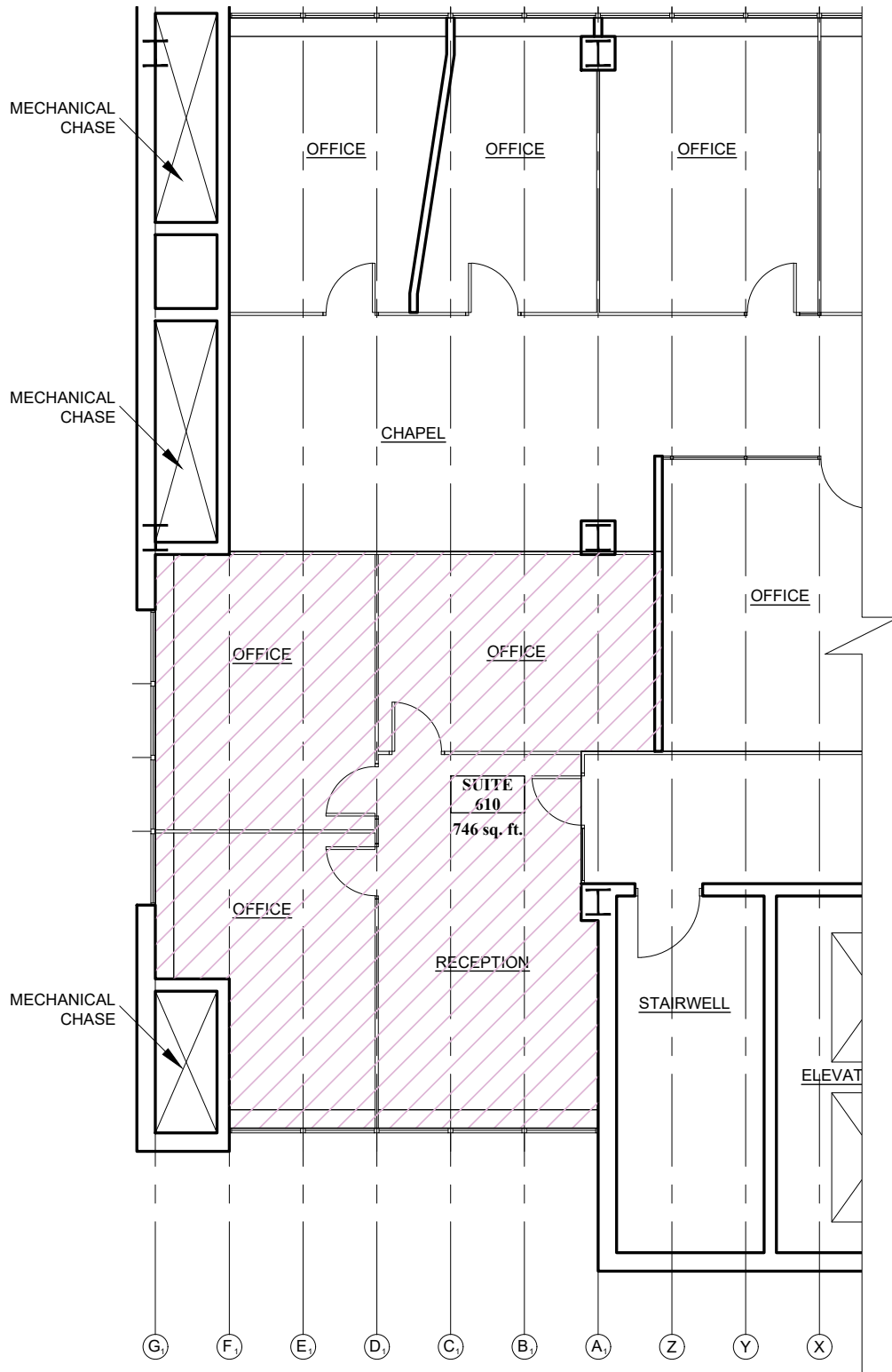
TOTAL FLOOR AREA OF SUITE = 1988SF

Interior Photos - Suite 508



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Floor Plan - Suite 610



MCC SUITE 610 FLOOR PLAN - MARCH 17, 2023

SCALE 1/8" = 1'

SW

Interior Photos - Suite 610



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