



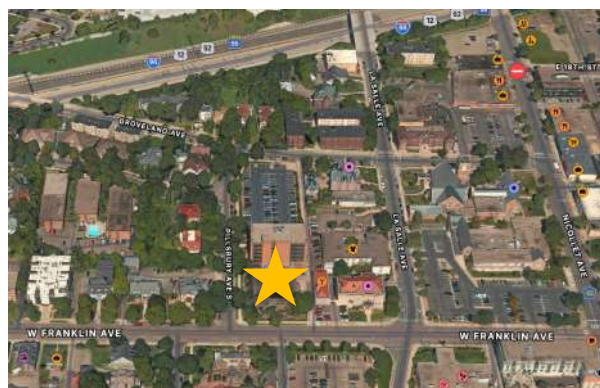
Minneapolis, MN 55404

## Office Space For Lease



### Highlights and Features:

- Free parking on surface 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 218: 1,430 sf
- Suite 508: 1,988 sf
- Suite 510: 1,948 sf
- Suite 508 and 510: 3,936 sf contiguous
- Gross Rate: \$29.50 psf



**Christianson & Company**  
COMMERCIAL REAL ESTATE SERVICES

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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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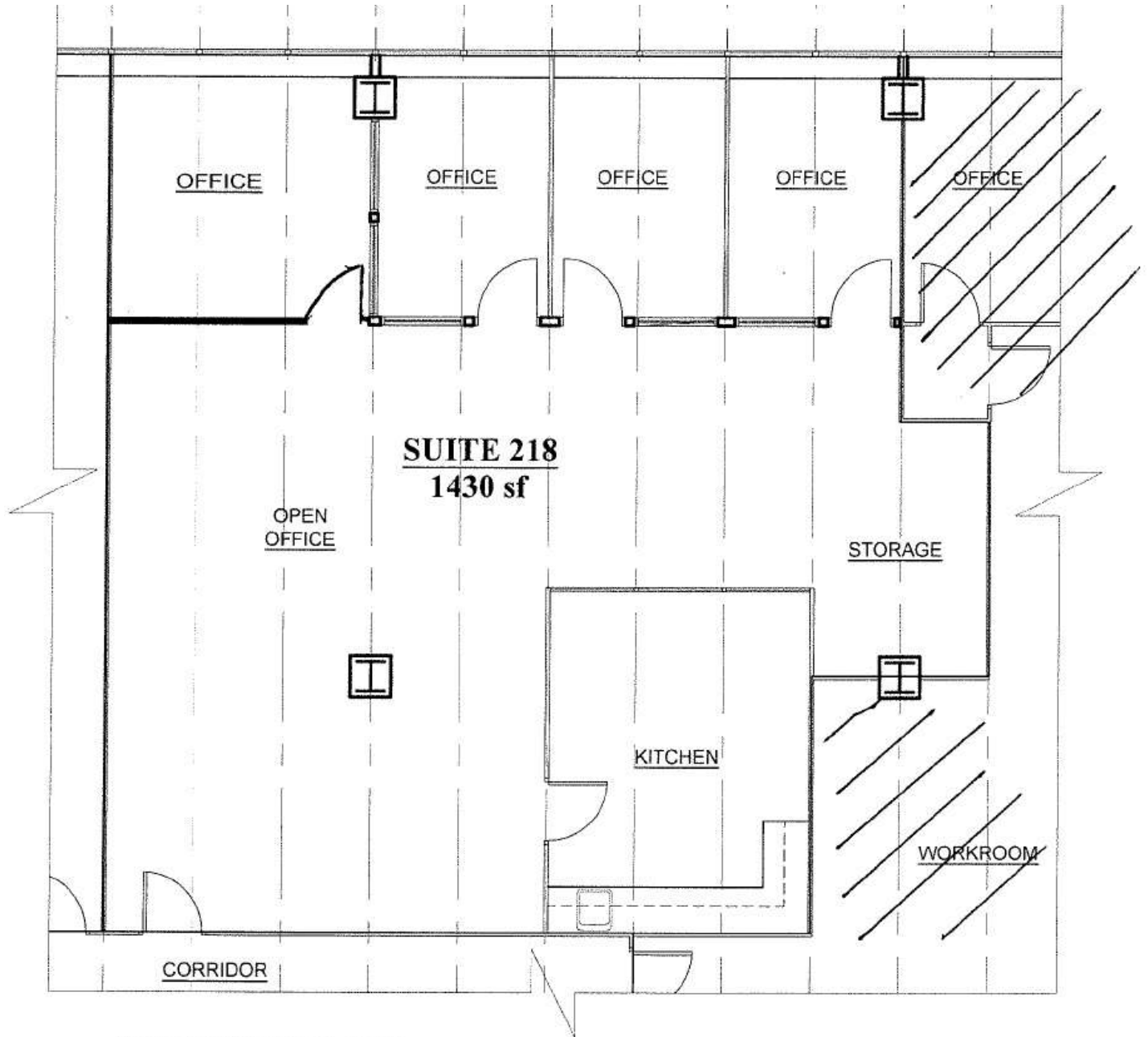


## Interior Photos - Lobby, Cafeteria, Assembly Rooms, Board Room, Conference Room



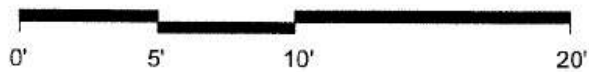
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## Floor Plan - Suite 218



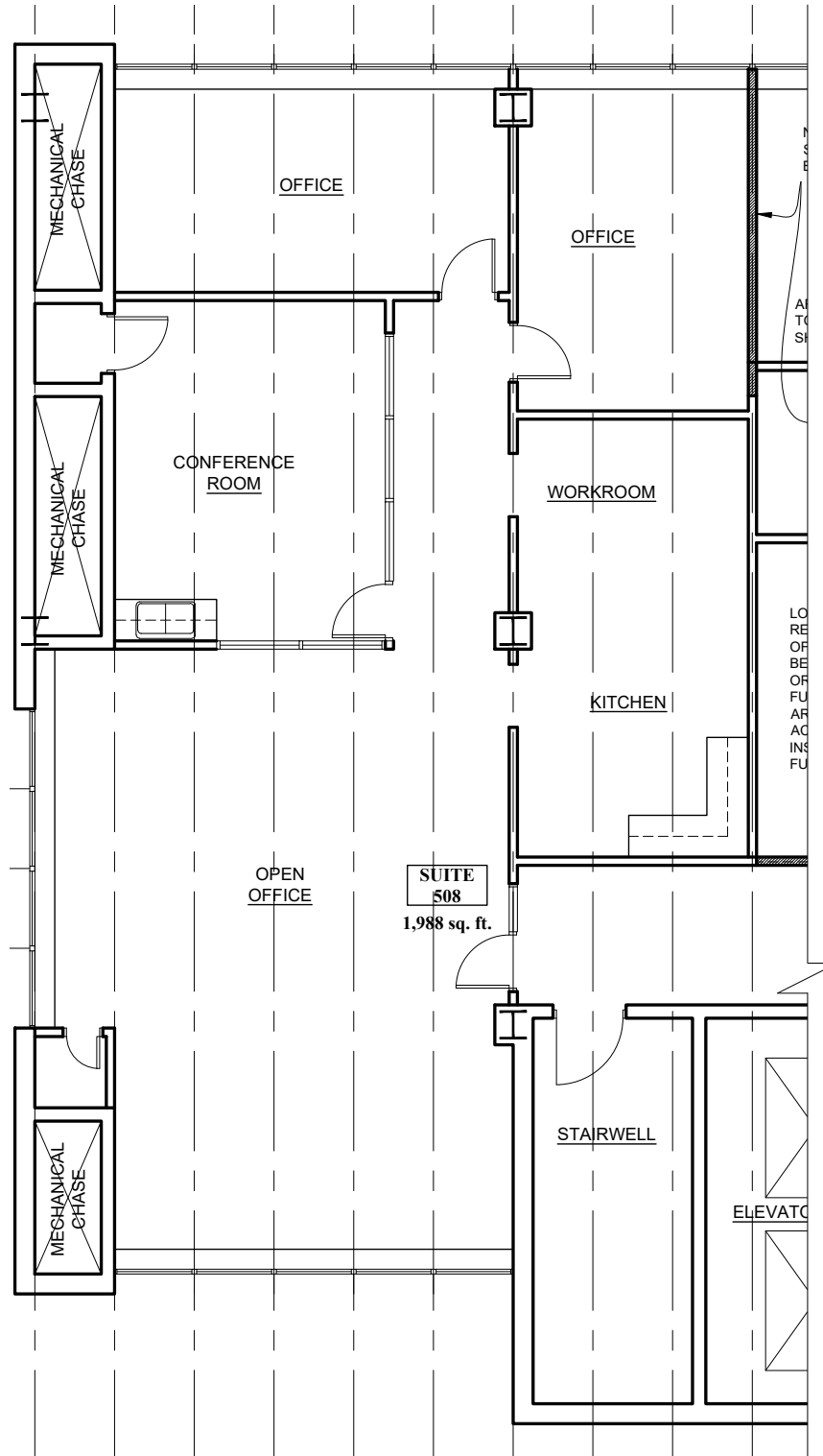
### MCC SUITE 218

SCALE 1/8" = 1'-0"



TOTAL FLOOR AREA OF SUITE 218 = 1430 SF

## Floor Plan - Suite 508



### MCC PARTIAL 5TH FLOOR PLAN - SUITE 508

SCALE 1/8" = 1'-0"

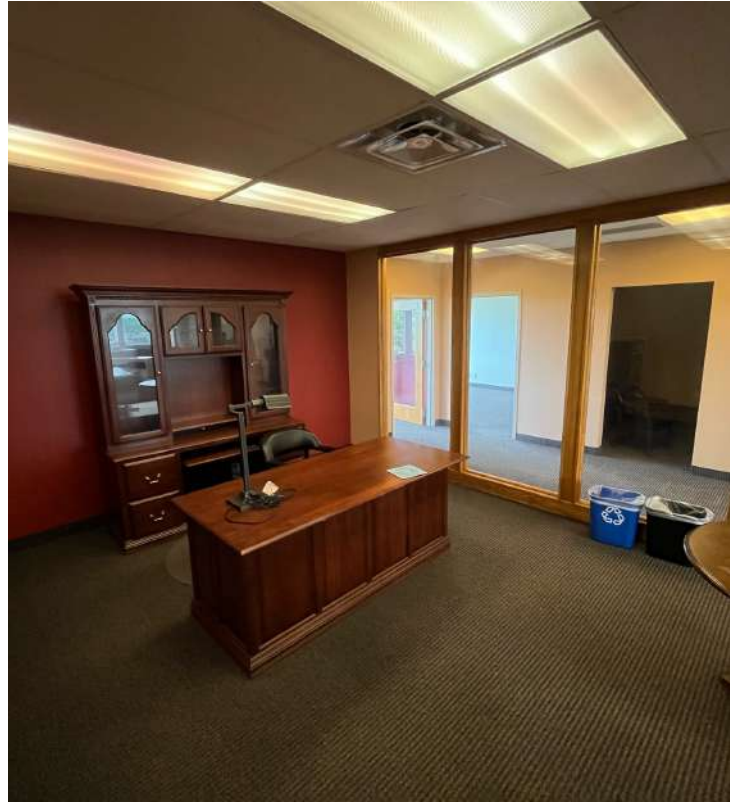
JULY 7, 2023



TOTAL FLOOR AREA OF SUITE = 1988SF

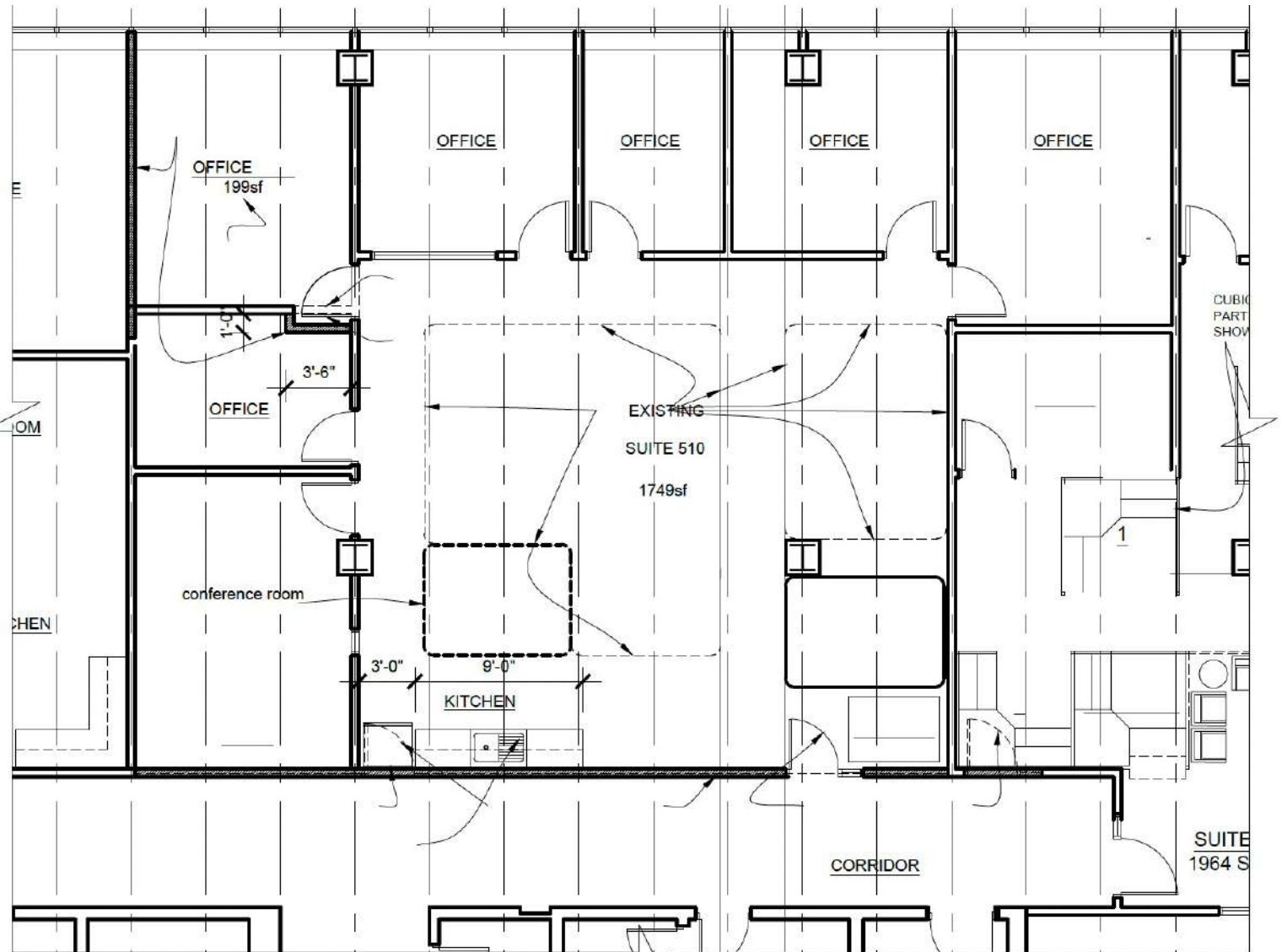


## Interior Photos - Suite 508



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## Floor Plan - Suite 510



### MCC PARTIAL 5TH FLOOR PLAN - SUITE 510 / WELLSHARE ADDITION

SCALE 1/8" = 1'-0"

SW \* JANUARY 25, 2023



TOTAL SUITE 510 FLOOR AREA WITH ADDITION = 1948 SF