

ASSEMBLY

Development • Brokerage • Consulting

326 Central Ave SE **Northeast Minneapolis**

For Lease

1,200 - 3,851 SF

Retail - Lifestyle - Office



326 Central Ave SE: Mpls

Available Spaces:

- 2,897 SF First Floor (demisable)
- 954 SF Second Floor
 - 2,480 SF useable lower level included

Uses: Retail, Services, Hospitality, Lifestyle, Design

Lease Rate:

- First Floor: \$20.00 Per Square Foot NNN
- Second Floor: \$18 Per Square Foot NNN

Tax: \$8.11 Per Square Foot (estimated)

Highlights:

Built: 1901 | **Parking:** 16 Off Street Spaces

Attributes: Located in historic NE MPLS, large billboard, recently renovated, abundant natural light, two ADA restrooms, flexible layout, walkable, strong neighborhood demographics

Nearby: Lunds, Chuck & Dons, Aveda Institute, Surdyk's



SPACE: 3,851 SF TOTAL



PARKING: 16 SPACES



2,897 SF FIRST FLOOR

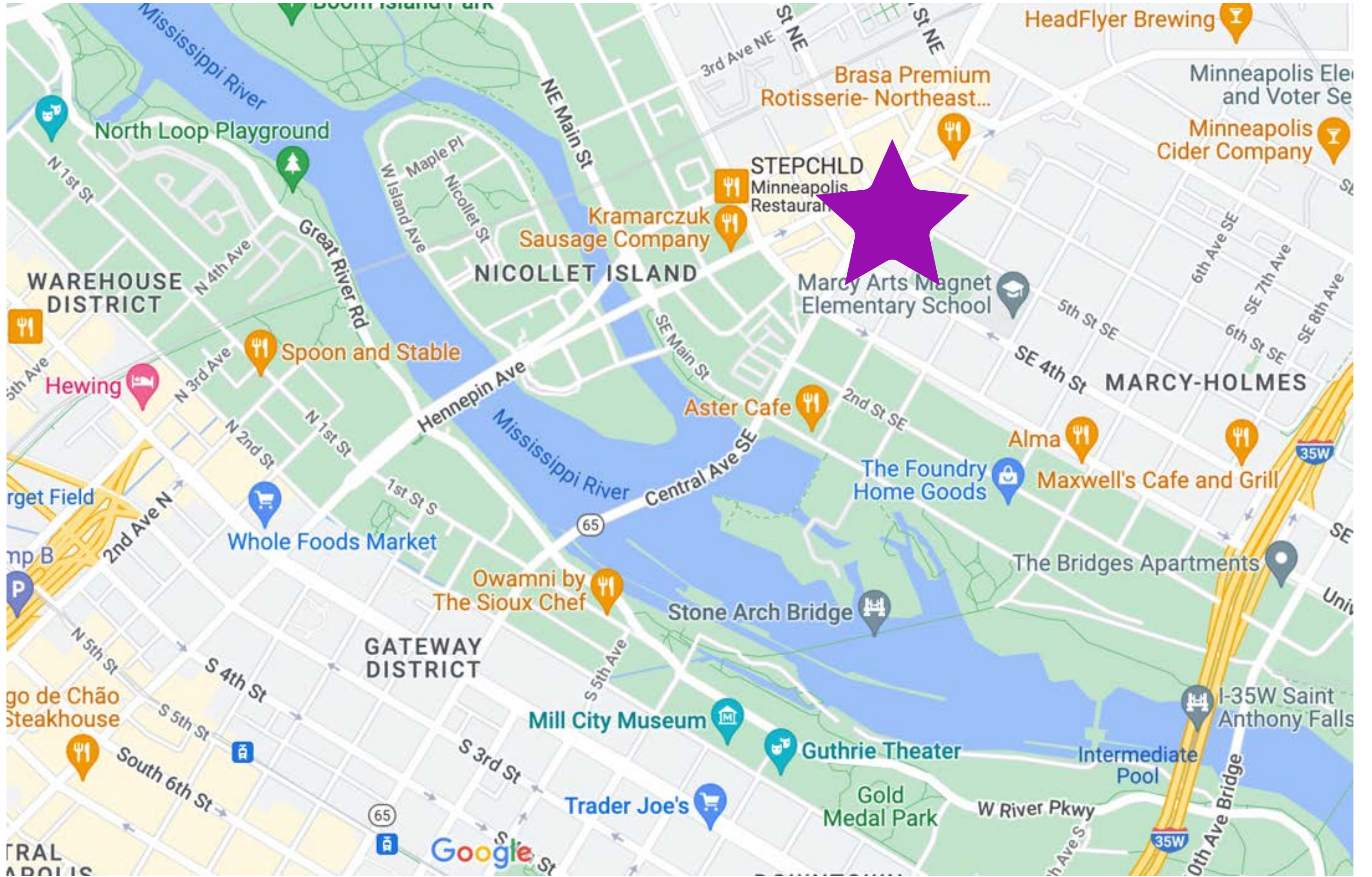




954 SF SECOND FLOOR



Location:



Contact

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