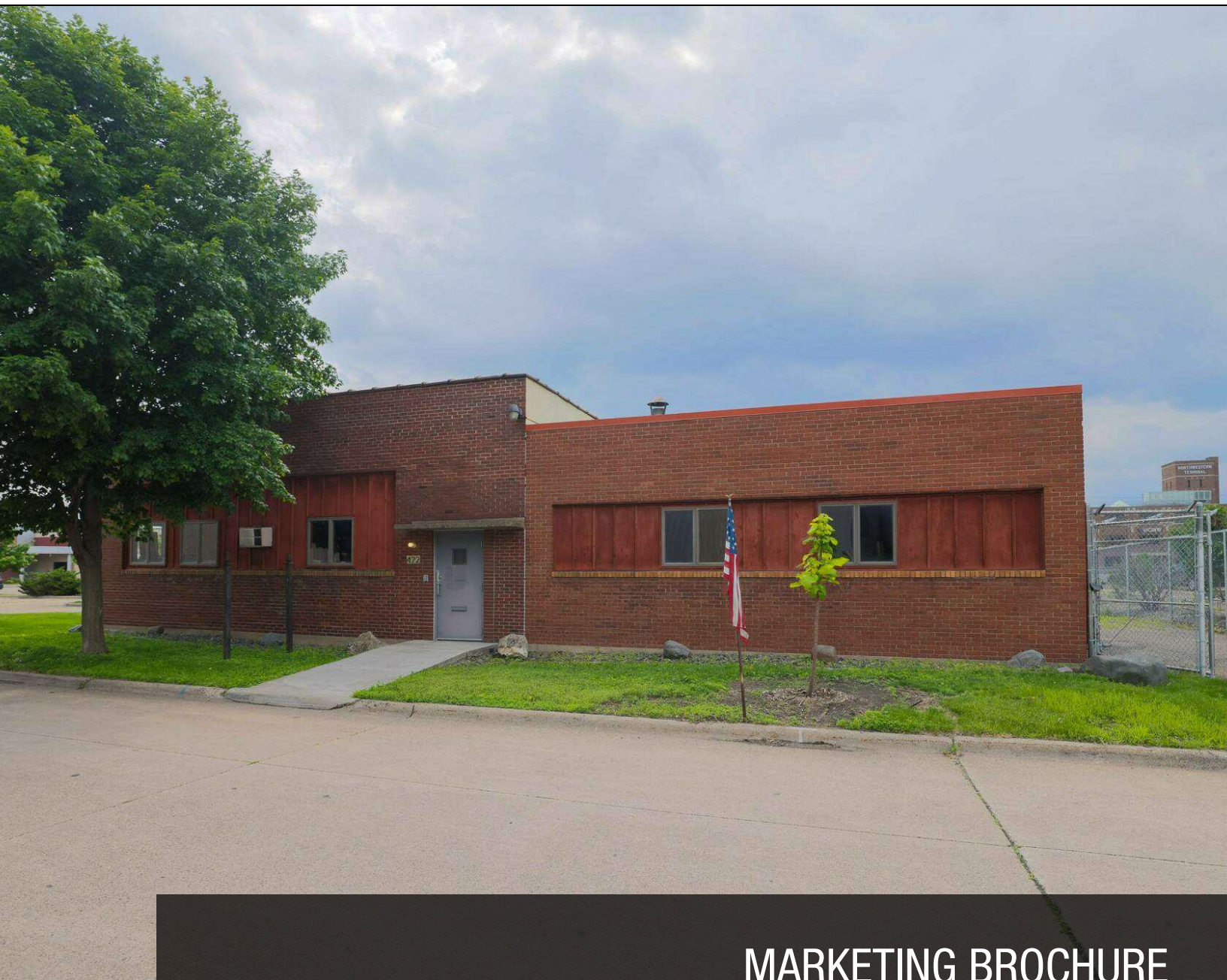


Office-Warehouse-Flex Space For Lease (Outdoor Storage)

422 ROOSEVELT STREET NE, MINNEAPOLIS, MN 55413



MARKETING BROCHURE

KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

PRESENTED BY:

CHAD HEER
CCIM | Managing Director & Broker
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Property Summary



VIDEO

PROPERTY DESCRIPTION

Unlock the potential of this ideally located 4,859 SF Flex & Office-Warehouse building, constructed in 1947 and zoned PR2, as you explore a prime leasing opportunity in NE Minneapolis.

Boasting a coveted location in a vibrant neighborhood, and a hard to find small bay space with Drive-In door and outdoor storage.

A variety of uses are possible with this space as you have an office, showroom or work space in front of building, along with ample delivery and work space in rear of building.

This property offers a common front entrance, shared restroom and outdoor storage space, with the owner-user occupying the remaining space.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Available SF:	1,700 SF
Modified Gross Lease Rate:	\$20.00 / SF
Additional Tenant Costs	Utilities & Other
Ceiling Clear Height	~ 11.5 Feet

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,842	74,552	191,793
Total Population	15,652	166,553	445,478
Average HH Income	\$70,228	\$93,307	\$95,215



Property Details

Lease Rate

\$20.00 SF/YR

LOCATION INFORMATION

Street Address	422 Roosevelt St NE
City, State, Zip	Minneapolis, MN 55413
County	Hennepin

BUILDING INFORMATION

Building Size	4,859 SF
Number of Floors	1
Year Built	1947
Outdoor Storage	Available (Share with the Owner-User)
Drive-In Door	One with access directly to tenant space

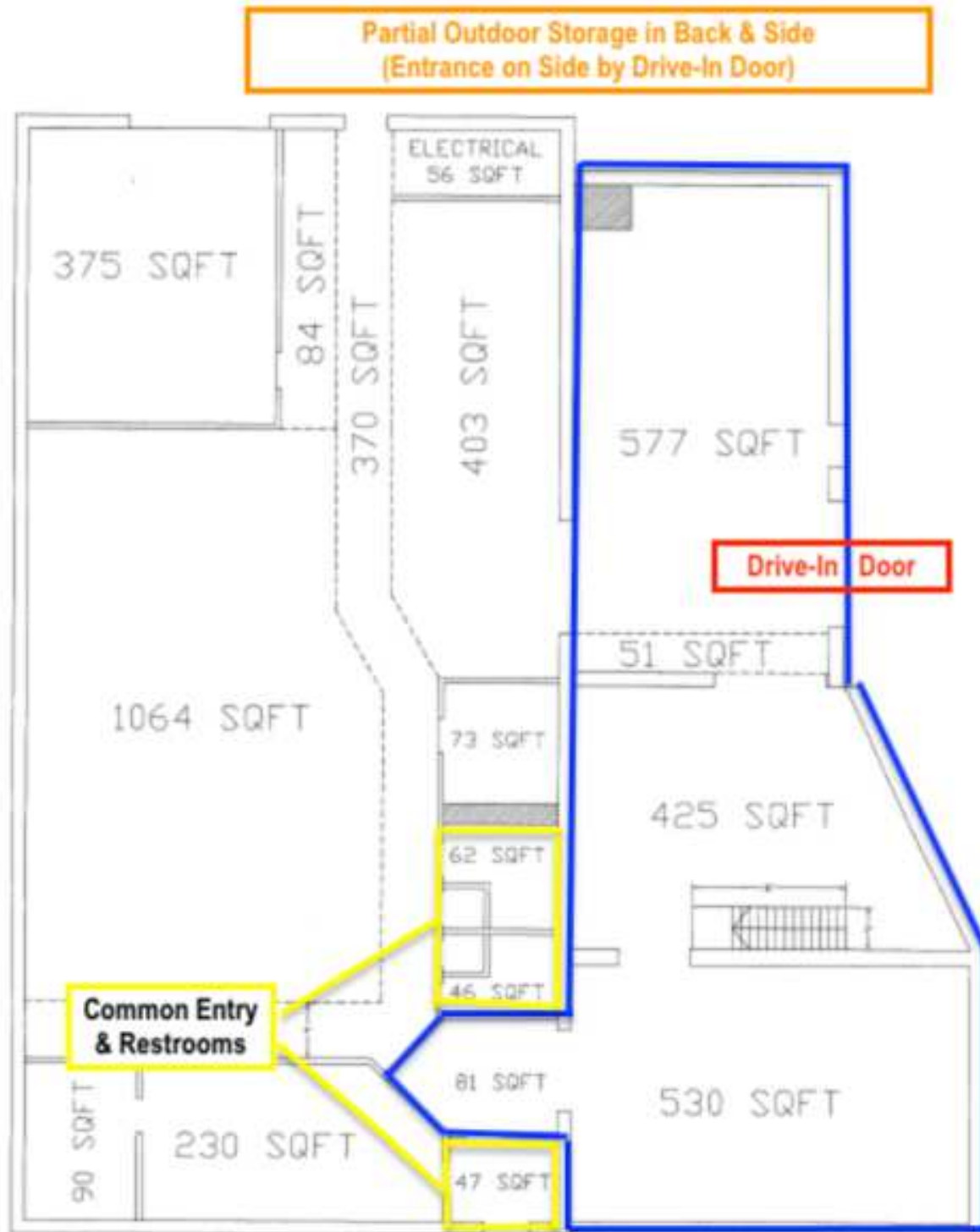
PROPERTY INFORMATION

Property Type	Flex, Office-Warehouse & Outdoor Storage
Property Subtype	Office
Zoning	PR2
Lot Size	13,040 SF
APN #	1802923330006
Lot Depth	1,295 ft
Zoning	PR2

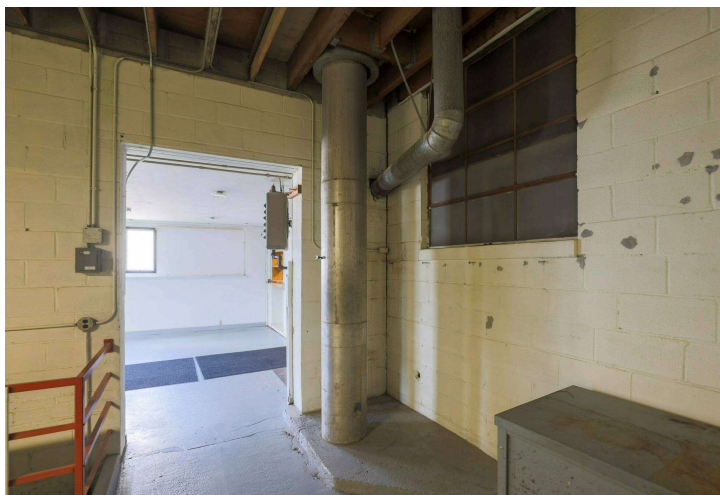
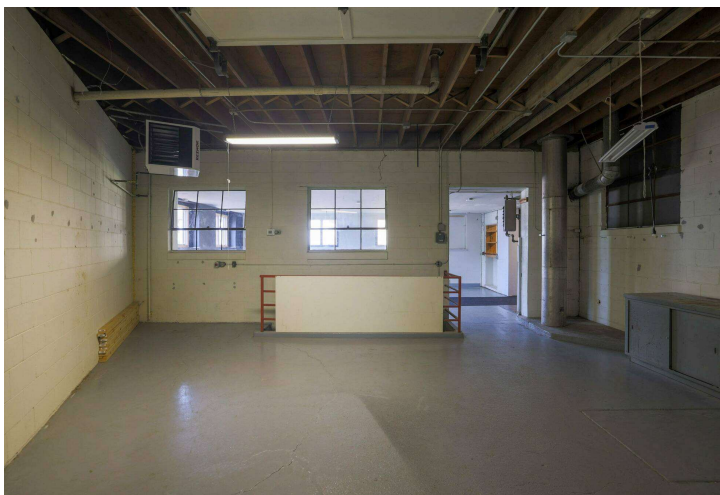
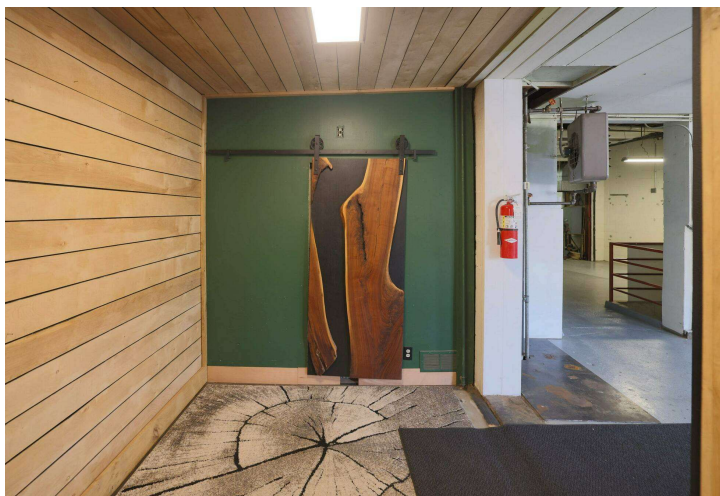
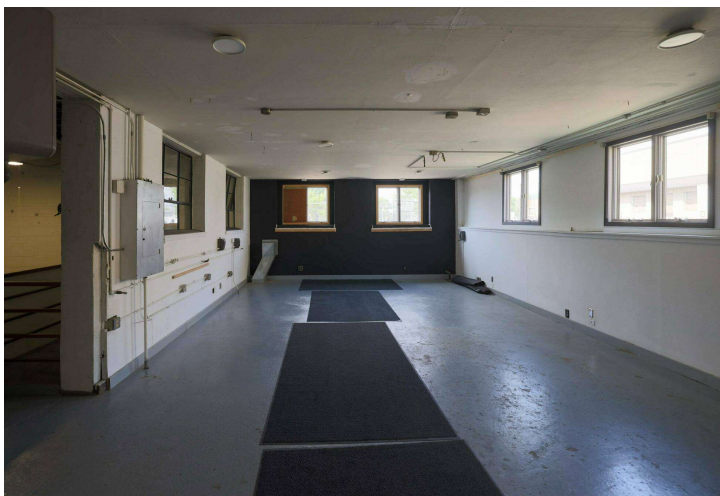
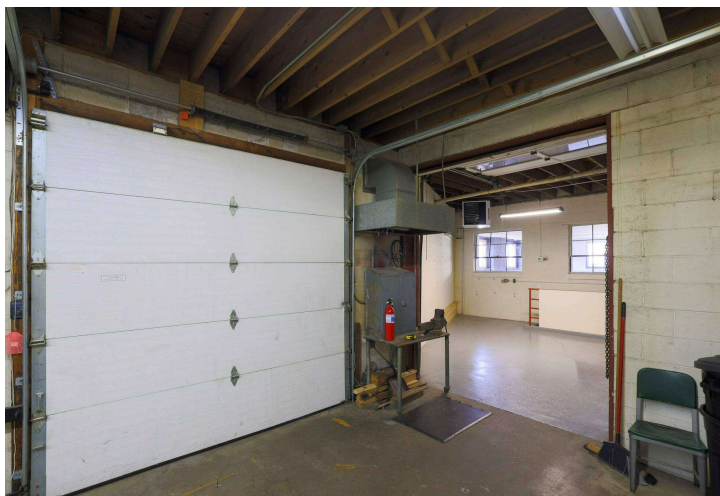
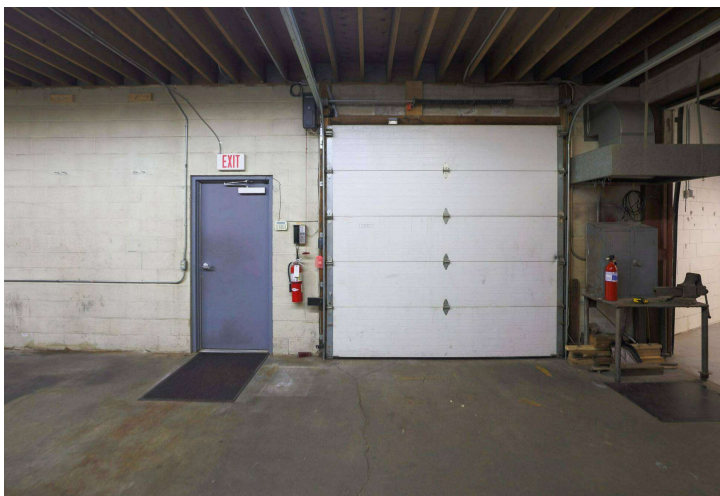
* PR2 Zoning is part of the broader "Production and Production Mixed Use" category. Aims to integrate both residential & production or industrial activities in specific areas of the Minneapolis / Hennepin county area.



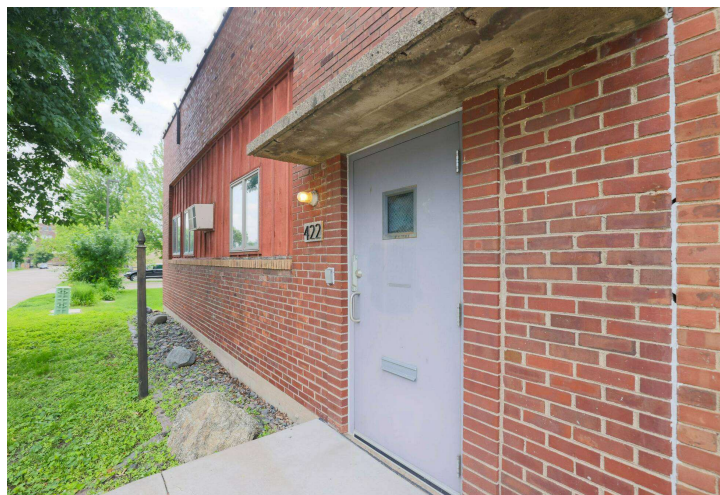
Floor Plan



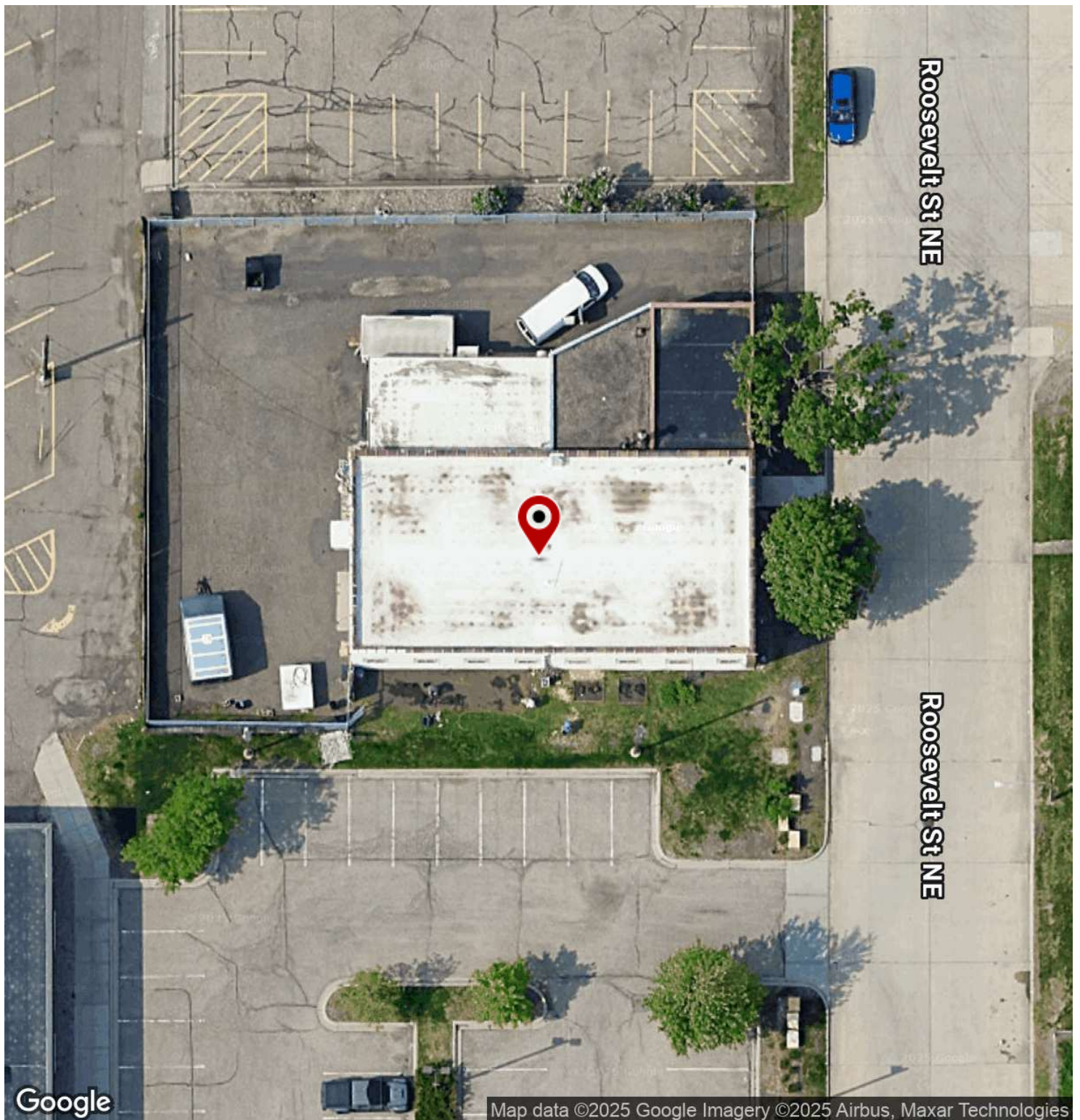
Interior Photos



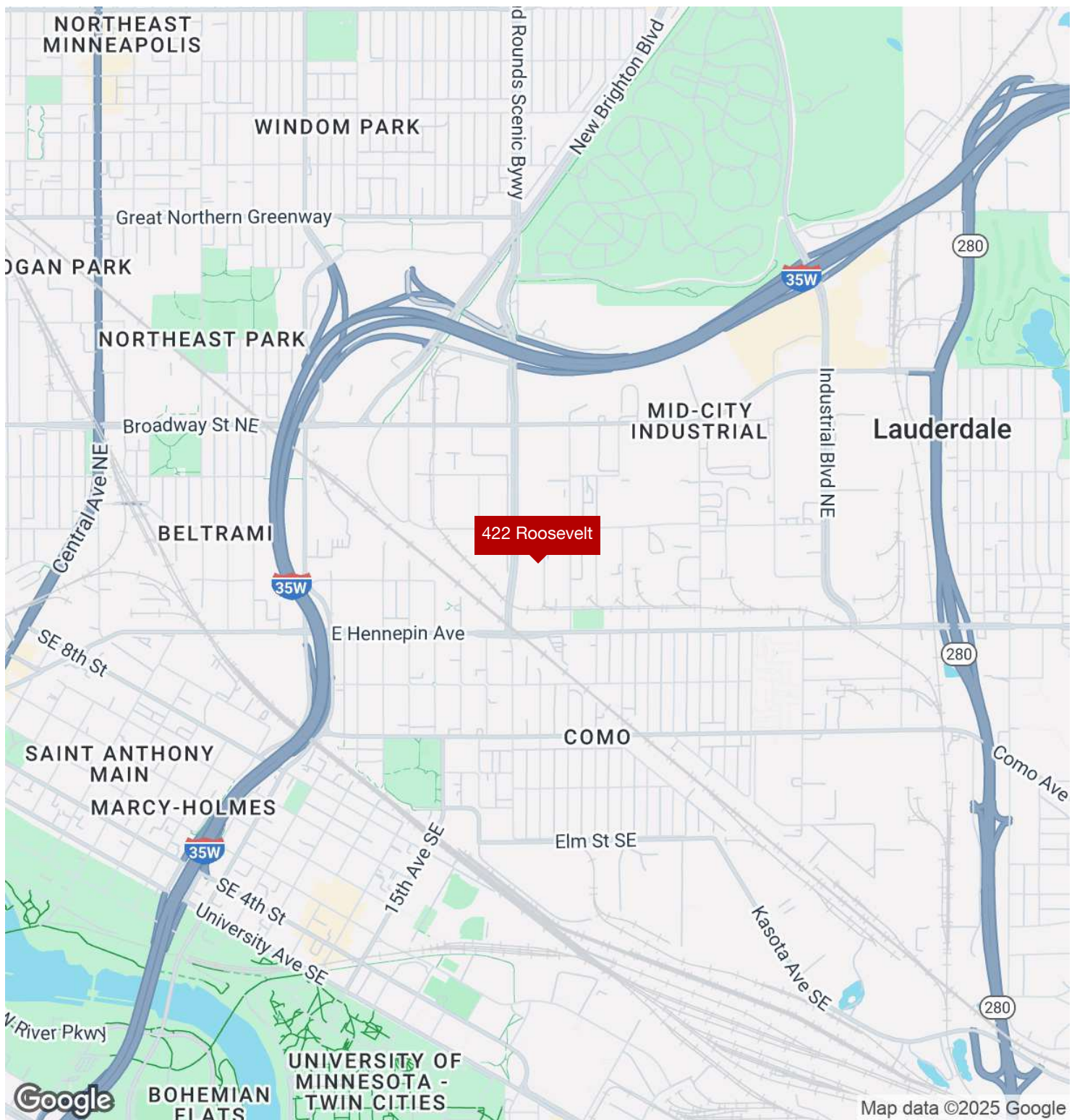
Exterior Photos



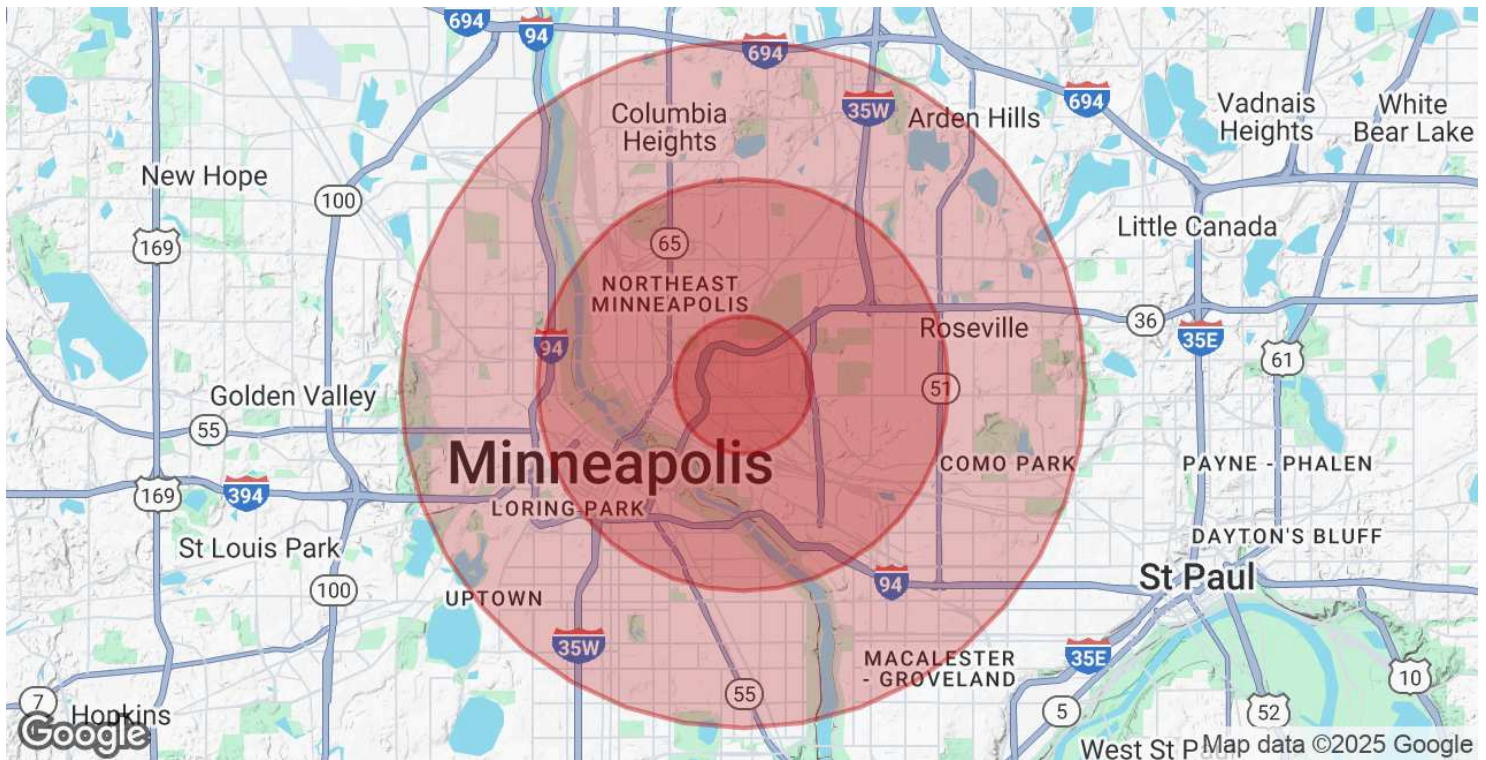
Aerial Map



Regional Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,652	166,553	445,478
Average Age	28	36	37
Average Age (Male)	29	36	36
Average Age (Female)	28	36	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,842	74,552	191,793
# of Persons per HH	2.7	2.2	2.3
Average HH Income	\$70,228	\$93,307	\$95,215
Average House Value	\$402,141	\$417,606	\$388,645

Demographics data derived from AlphaMap

