



For Lease



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Bolger Building I

1050 33rd Avenue SE, Minneapolis, Minnesota 55414

32,212 total square foot multi-tenant office/warehouse/production building located off Highway 280 and Como Avenue in Minneapolis.

Current Availability

- 3,594 RSF | Production Warehouse Space
- 3,471 RSF | Creative Office Space

**can be combined for 7,065 total RSF*

Building Amenities

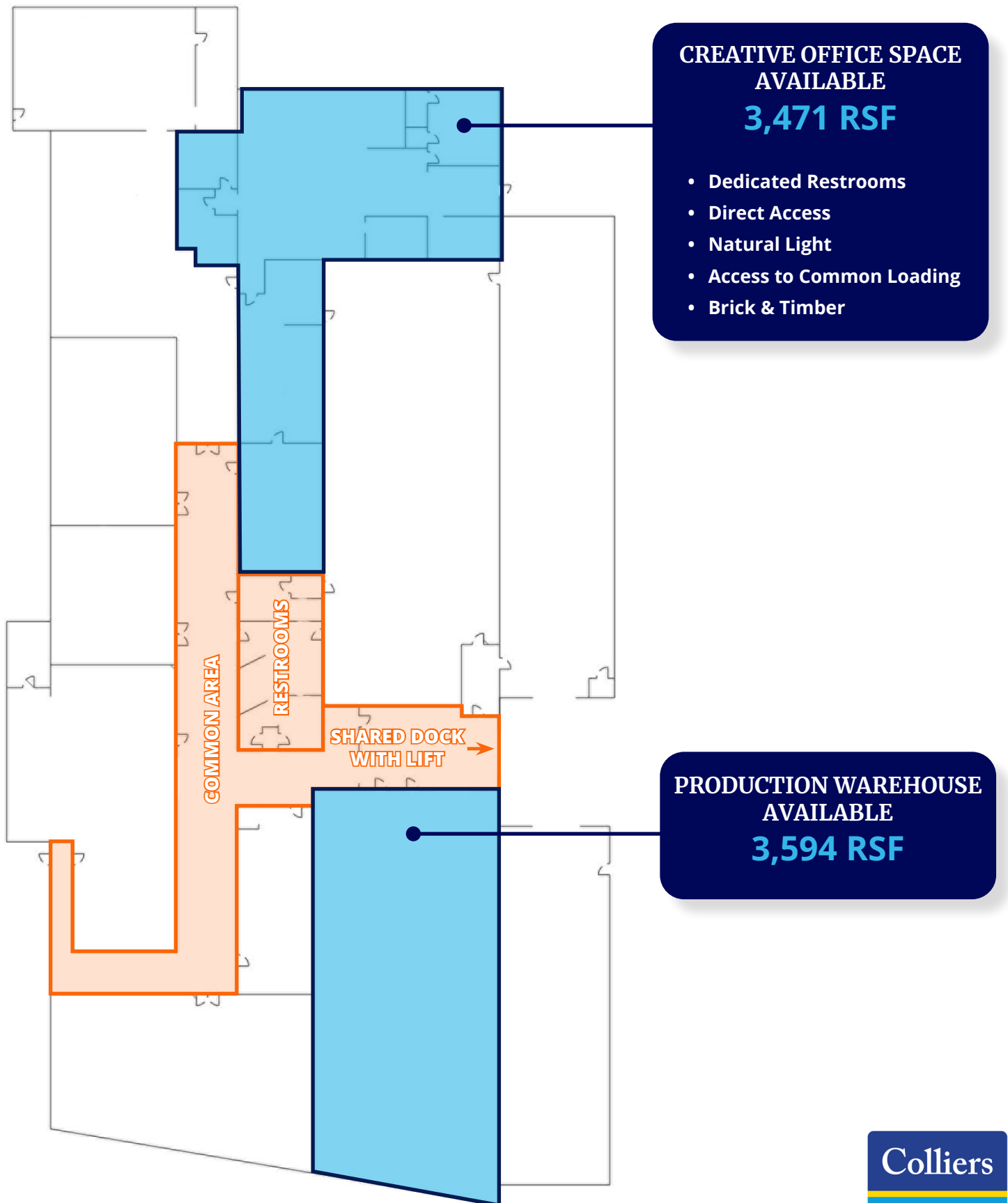
- Easy access to I-94, Highway 280 and I-35W
- 100% air-conditioned
- Heavy power, bus duct
- Epoxy floors, nicely finished spaces
- Building signage available
- Bus access via Como Avenue
- Locally owned and building management on site

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Bolger Building I | Floor Plan

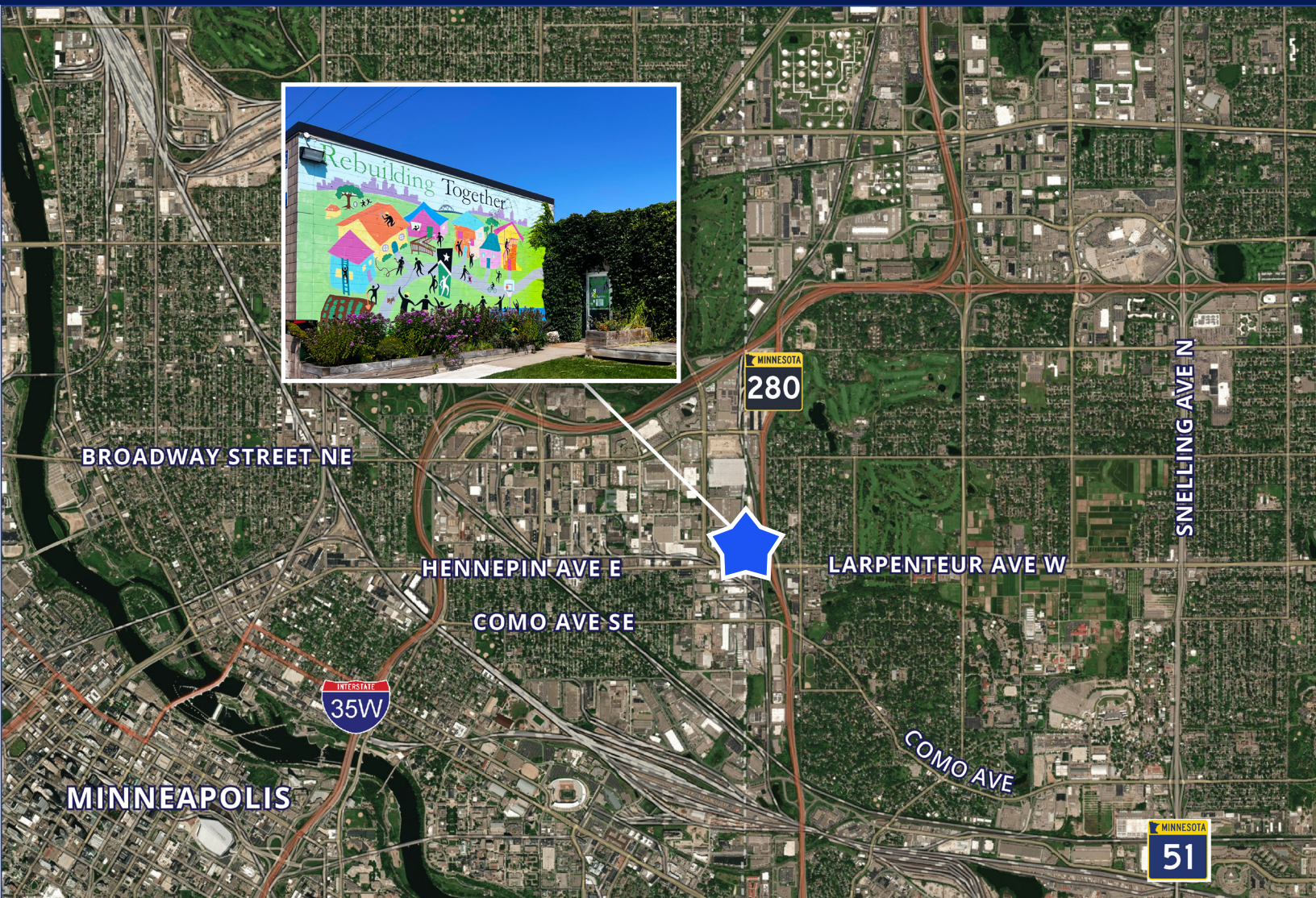
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Bolger Building I | Property Profile

1050 33rd Avenue SE, Minneapolis, Minnesota 55414

Address:	1050 33rd Ave SE, Minneapolis, MN 55108
Year Built:	1926 (newly updated)
Loading:	Access to shared dock high & grade level loading
Zoning:	I-1 Industrial
Gross Rates:	\$14.00–\$18.00 PSF (includes normal utilities)
Clear Height:	11'–12'



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