

Office/Industrial/Storage Space For Lease

401 Royalston Avenue North

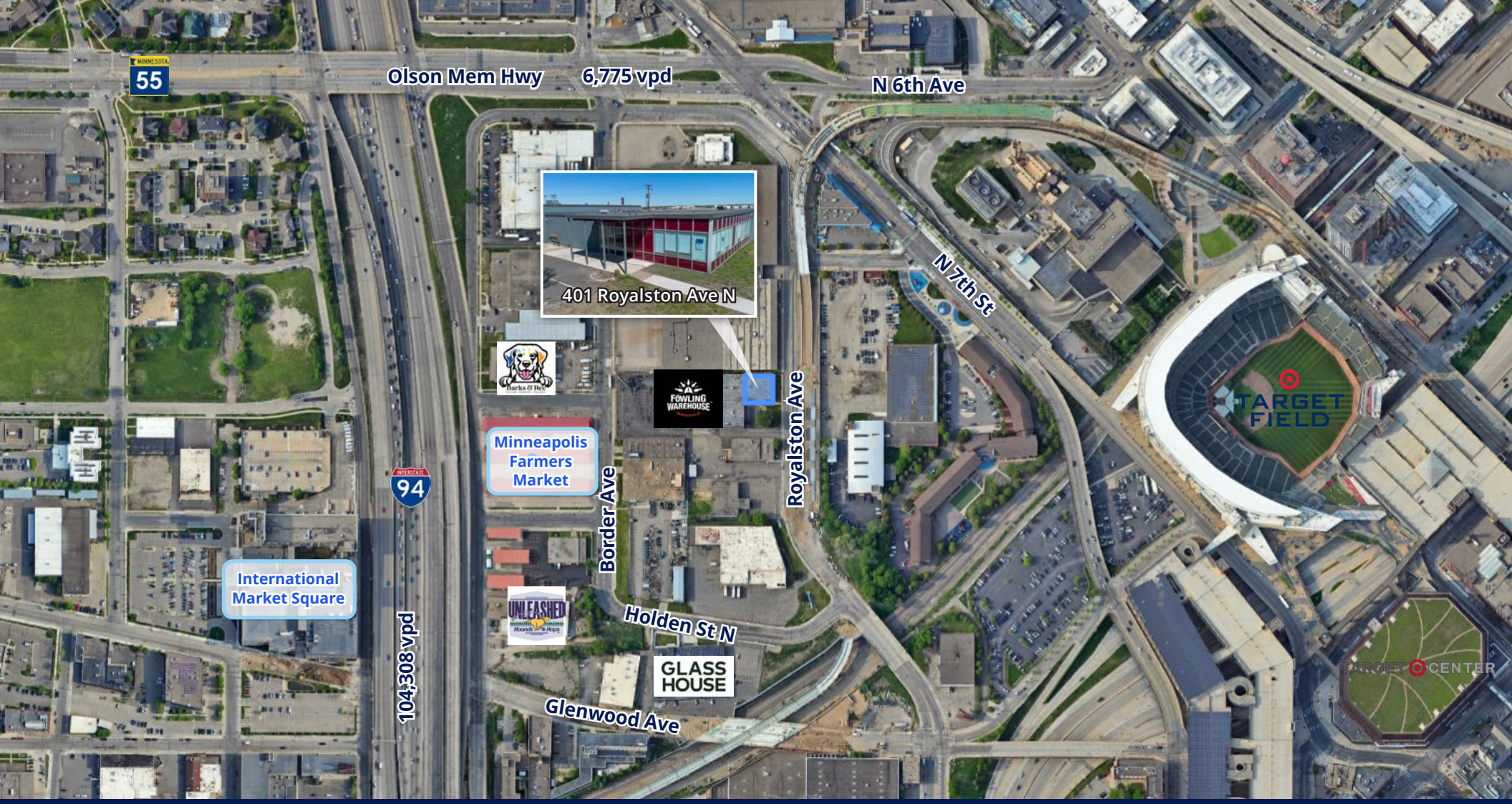
Minneapolis, MN

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5,914 SF Flexible Office/ Industrial Suite with Parking

Located in the Heart of Minneapolis

Great Access to Downtown, I-94 & I-394

Adjacent to Future Green Line Light Rail Station

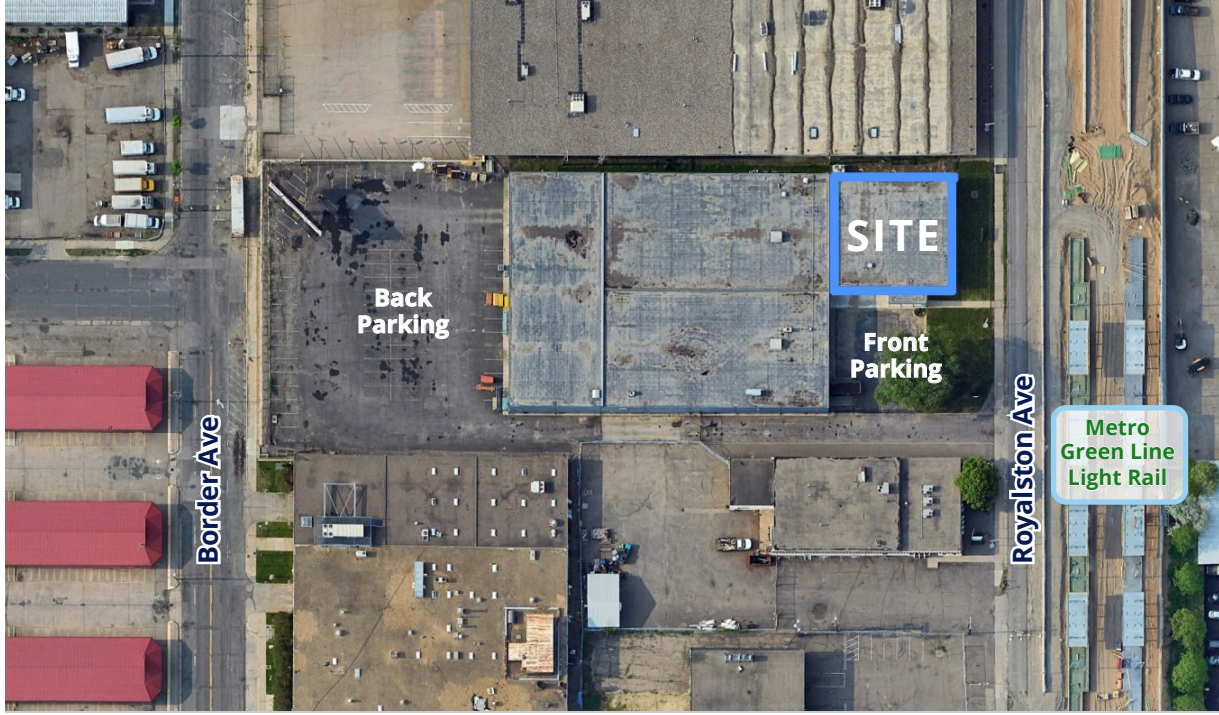
Skyline Views of Downtown & Target Field

401 Royalston Avenue North | For Lease

Property Profile

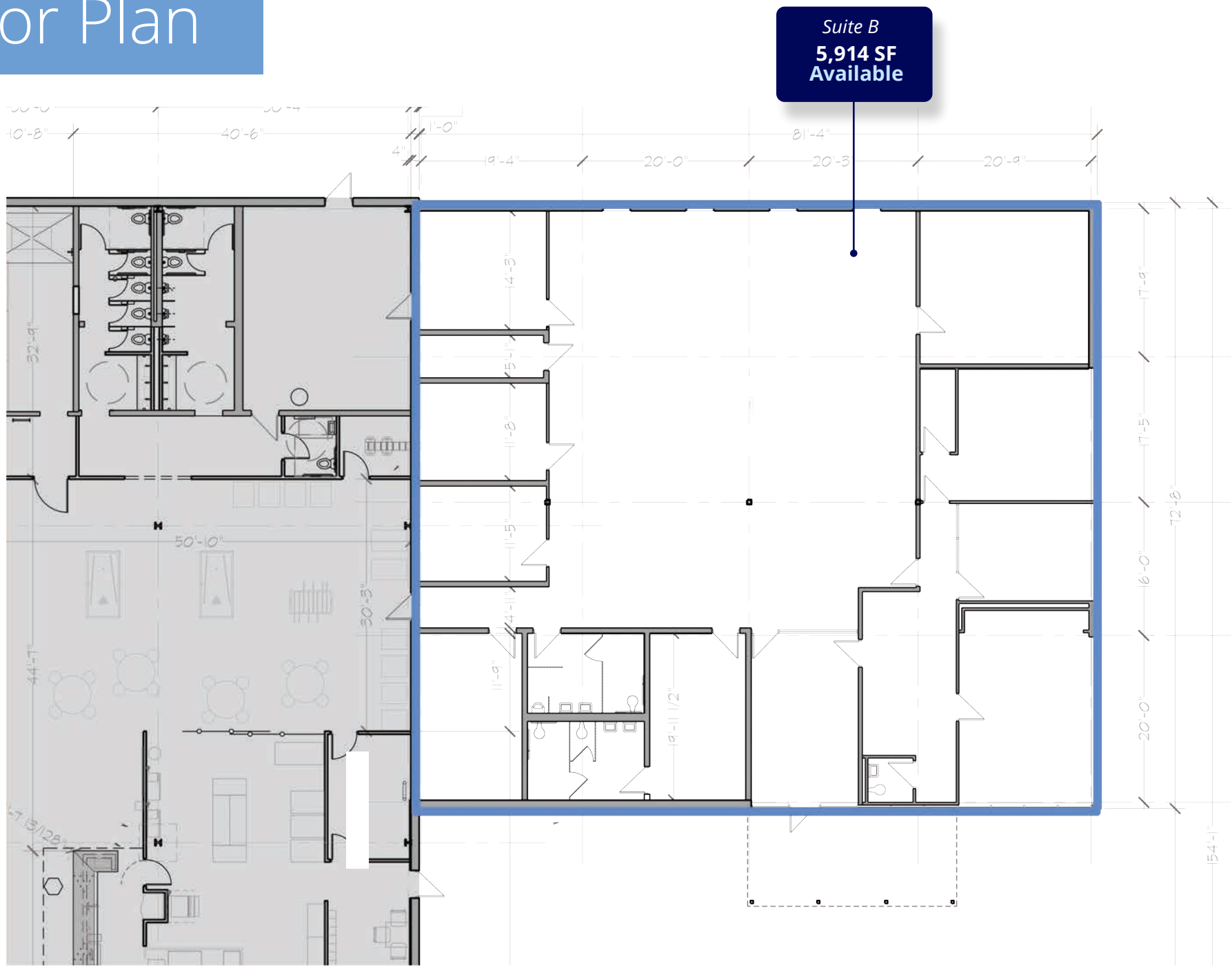
Property Overview

Location	401 Royalston Avenue North Minneapolis, MN 55405
PID	22-029-24-32-0008
Building Size	38,695 SF
Space Available	Suite B: 5,914 SF
Year Built	1961
Clear Height	13’
Restrooms	Male & Female
Parking	65 Stalls
Zoning	DT1: Downtown Center District
Term	Short or Long Term Lease
2026 Tax/CAM	TBD
Lease Rate	Negotiable

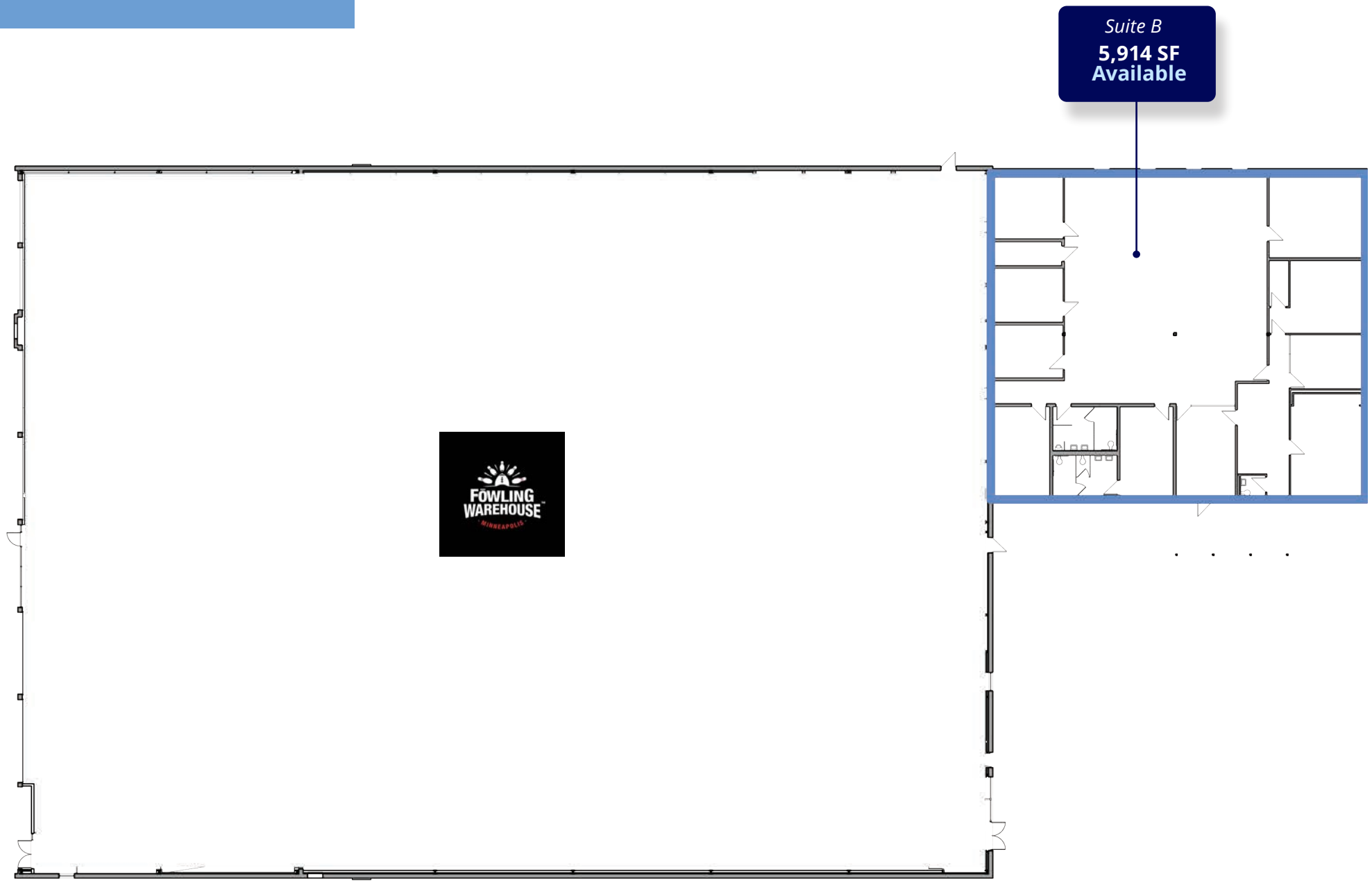




Floor Plan



Floor Plan




International Market Square
MINNEAPOLIS FARMERS MARKET
94

Site Plan

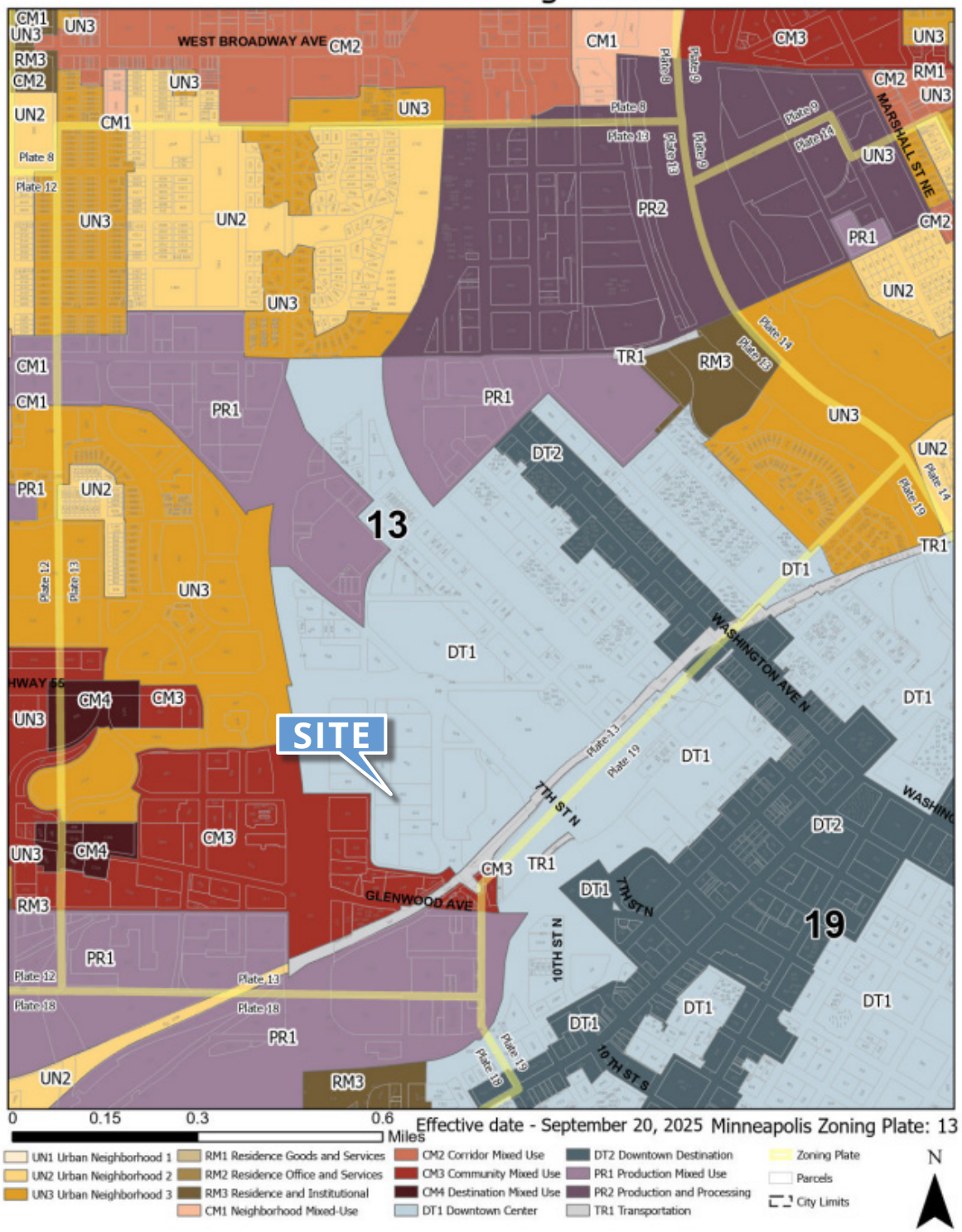

EXISTING
BILLBOARD
BUILDING SQUARE FOOTAGE
38,690sf
SUITE 'B'
5,578sf
SUITE 'A'
FOWLING WAREHOUSE
32,782sf
(21 LANES)
70 TOTAL PARKING
STALLS
CESAR CHAVEZ DR.
BORDER AVE.
ROYALSTON AVE.
MINNEAPOLIS
LIGHT RAIL
2027
MINNEAPOLIS
FARMER'S MARKET
FUTURE STAIRS DOWN
T ORDER AVE. /
F ERS MARKET
RAFFIC ENGINEERING BUILDING

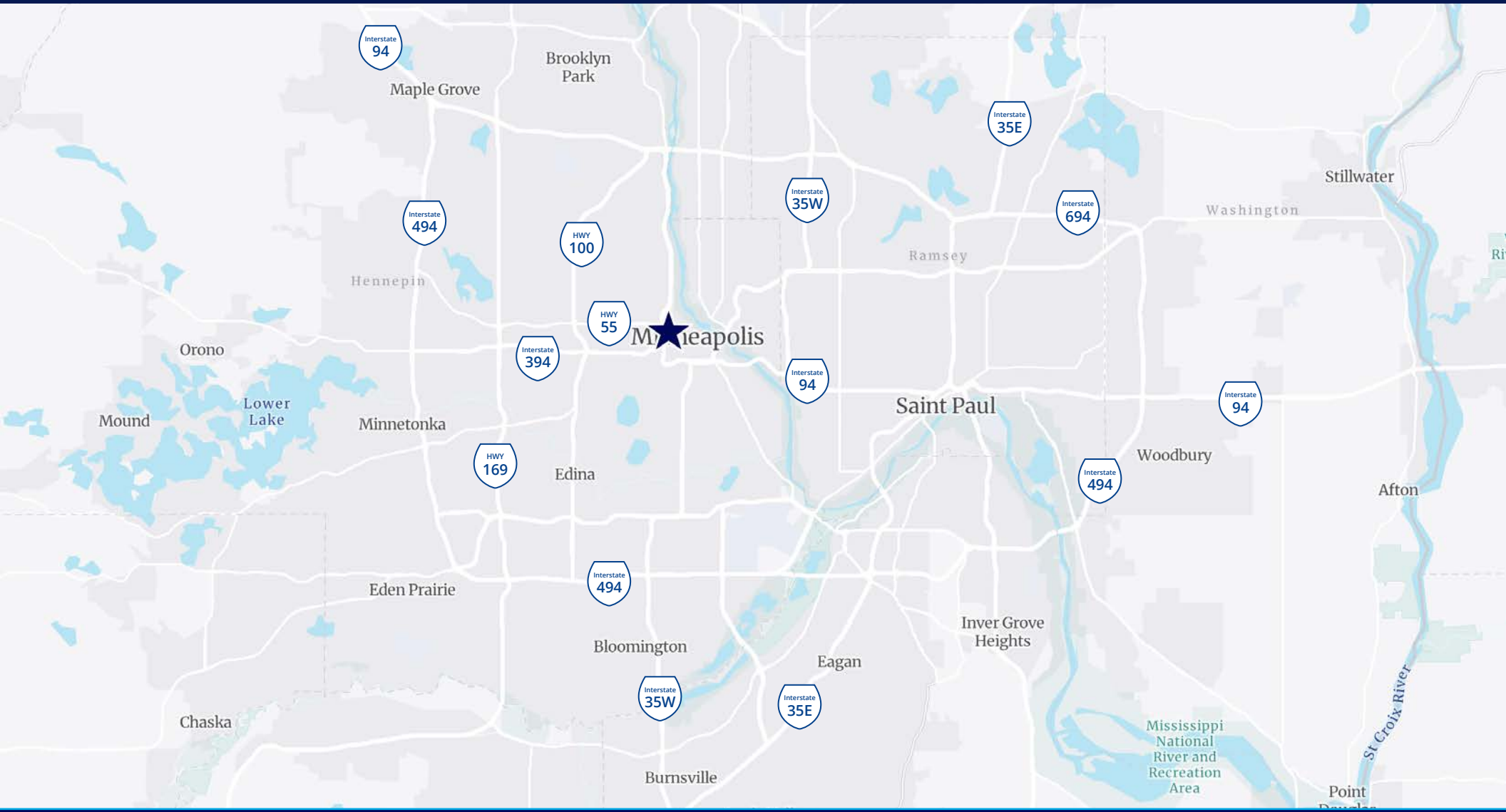
Zoning

CLICK FOR
DT1: DOWNTOWN CENTER
DISTRICT ZONING CODE

CLICK FOR USES ALLOWED

Land Use Zoning Plates





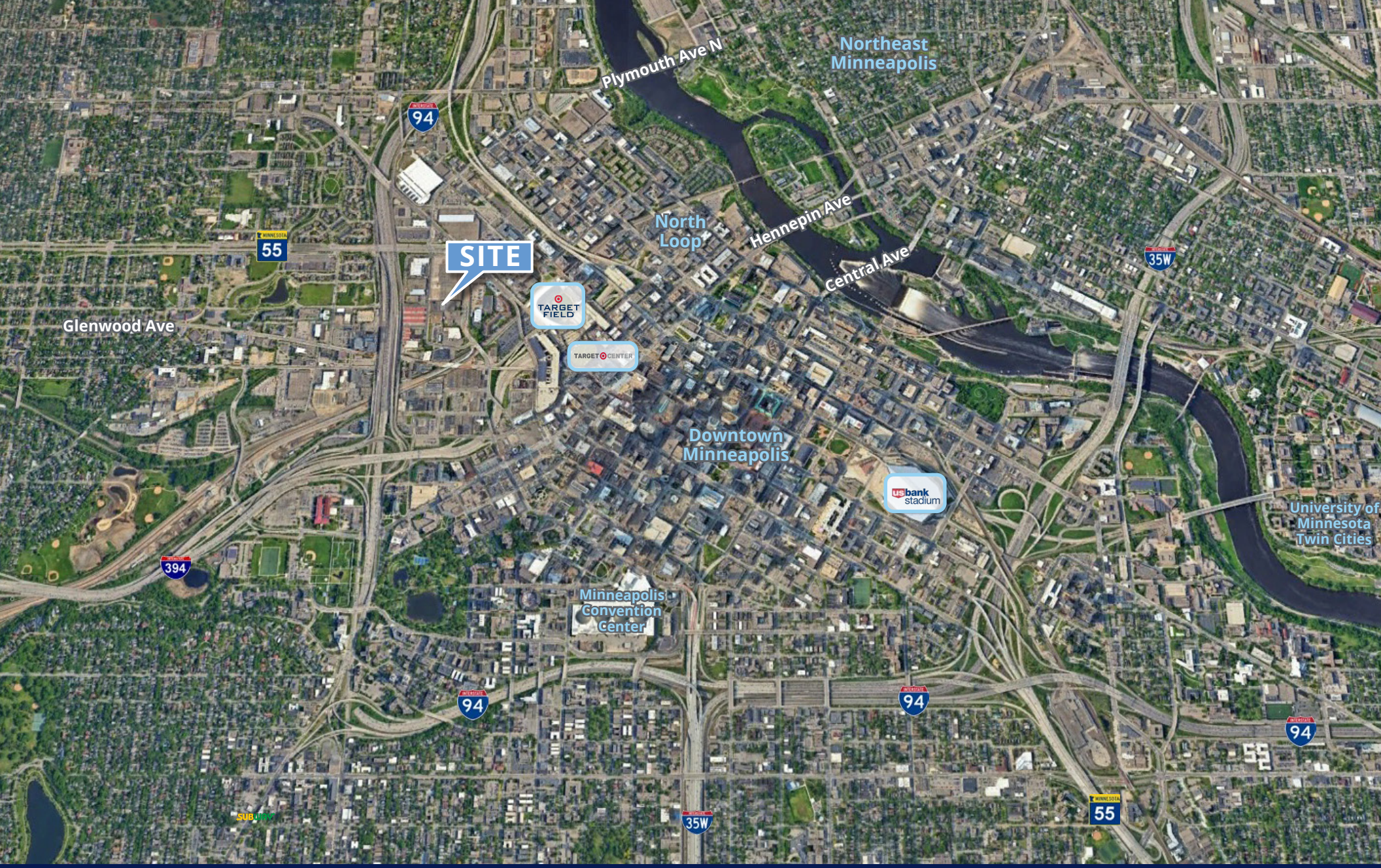
Demographics
(5 mile radius)

2026
Population
496,212

2026 Average
Household Income
$117,070

1 Mile
to Metro Transit
Bus Stop

13.5 Miles
to Minneapolis/St. Paul
International Airport



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