

BROADWAY EAST

3433 Broadway Street NE, Minneapolis, MN 55413



Net Rent: Negotiable



2023 Taxes/OpEx: \$11.15/RSF



Square Feet:

Total - 108,397

Floor Plate - 20,000-26,000 RSF



Available SF:

Suite 160 - 1,390 SF

Suite 210 - 8,767 SF

Suite 455 - 5,238 SF

Suite 470 - 1,216 SF

Suite 510 - 9,217 SF

***Spec suite**



Internet Services: Comcast and TW

Telecom fiber optic installed, CenturyLink also available



Parking: Free surface parking

Heated underground - \$100/month + Tax



Security: After-hours card access, 24/7

surveillance cameras, and Security Patrol



Storage: Tenant storage available:

100 to 1,405 SF at \$12.00 per SF gross



BUILDING AMENITIES



Outdoor Patio



MTC Bus Route



Grab-n-go Market
Foodby Delivery
Dining Seating / Lounge Space



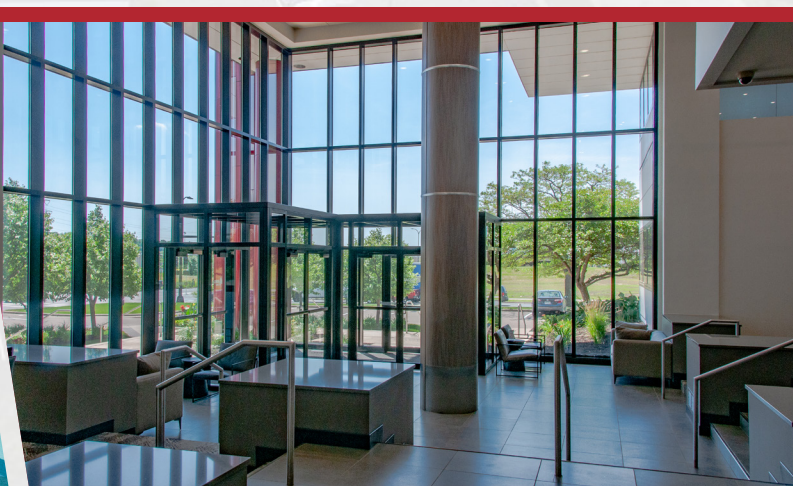
Fitness Center & Locker Rooms



Close to Dining & Entertainment



Conference Facilities





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Total Square Feet: 108,397

Year Built: 1985

Acreage: 4.358 acres

Ceiling Height: 8'6" to ceiling grid

Floor Plate: 20,000–26,000 RSF

Hours of Operation:

Doors & General HVAC schedule:

Monday-Friday	6:30am-7pm
Saturday	7am-5pm
Sunday	Locked

Suite Lighting Available 24/7

Common Area Lighting Schedule:

Monday-Saturday	5:45am-11pm
Sunday	Off

Elevators:

Three (3) 2,500 lb passenger elevators

One (1) is utilized for freight, all replace in 2010

Three (3) stairwells in case of emergency

Delivery Access: Covered loading/delivery area in parking ramp on west side of property



BUILDING SPECIFICATIONS

Electrical: 3,000 amp, 277/480 volt emergency exit lights powered by battery pack; back-up generator is 100 KW natural gas

Mechanical: HVAC provided by heat pumps; four (4) high efficiency boilers (installed in 2007) provide heat; two (2) EVAPCO closed loop cooling towers provides cooling for core loop

Lighting: Recessed and mounted fluorescent and LED fixtures

Hot Water Heater: One (1) 100-gallon gas hot water heater

Sprinkler System: 100% fire sprinklered via overhead wet system

Fire Alarm Panel: Notifier fire alarm system

Roofing: Build-up roof, asphalt adhered four (4) ply fiberglass felt built-up roof with rock blast (replaced in 2012); covered by warranty through 10/16/32

Structure: Interior framing consists of spread concrete footings with poured-in-lace basement foundation walls. Exterior walls consist of steel framing with insulated metal panels. Windows are reflective glass ribbon windows.

Zoning: | 1 – Light industrial

Parking Ratio: 3.4 / 1,000 (surface parking); 26 indoor parking stalls