



1300 Godward Street NE, Minneapolis, MN 55413



Net Rent: Negotiable



2024 Taxes/OpEx: \$11.36/RSF



Square Feet:

Total - 137,424

Floor Plate - 20,000-26,000 RSF



Available SF:

Suite 1200 - 2,840 SF

Suite 2000 - 5,348 SF

Suite 2400 - 3,283 SF

***Spec suite**

Suite 2500 - 2,354 SF

Suite 4500 - 11,763 SF



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 for a monthly fee



BUILDING AMENITIES



Outdoor Patio & Rooftop Balconies



MTC Bus Route



Grab-n-go Market
Foodsby Delivery



Fitness Center & Locker Rooms



Close to Dining & Entertainment



Conference Facilities





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Total Square Feet: 137,424

Year Built: 1988

Acreage: 5.45 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	9am-2pm
Sunday	Locked

Suite Lighting Available 24/7

Common Area Lighting Schedule:

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

Elevators:

Two (2) 2,500 lb passenger elevators

One (1) 3,500 lb passenger elevator is utilized for freight; all modernized in 2016

Three (3) stairwells in case of emergency

Delivery/Dock Access: Covered loading/delivery area on south side of property



BUILDING SPECIFICATIONS

Electrical: 3,000 amp, 277/480 volt 125 KVA diesel generator provides emergency power for emergency exit lighting, fire alarm system, exhaust fans and sump pumps

Mechanical: HVAC provided by heat pumps; Two (2) high efficiency condensing boilers (installed in 2010) provide heating; one (1) closed loop cooling tower (installed in 2019) provides cooling for core loop

Lighting: Recessed and mounted LED fixtures

Hot Water Heater: One (1) 50-gallon high efficiency gas water heater

Sprinkler System: 100% fire sprinklered via overhead wet system

Fire Alarm Panel: ADP and Notifier fire alarm system

Roofing: Asphalt adhered four (4) ply fiberglass felt built-up roof with rock blast

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: 4.1 / 1,000 (surface parking); 40 indoor parking stalls