BROADWAY WEST

1300 Godward Street NE, Minneapolis, MN 55413

Net Rent: $16.50/RSF NNN

Square Feet:
Total - 137,424
Floor Plate - 20,000-26,000 RSF

Available SF:
Suite 1950 - 2,575 SF
Suite 2400 - 3,283 SF
Suite 2650 - 2,395 SF
Suite 3850 - 5,285 SF
Suite 6250 - 1,643 SF
Suite 6650 - 1,635 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 for a

BUILDING AMENITIES

Outdoor Patio & Rooftop Balconies

MTC Bus Route

Grab-n-go Market Foodsby Delivery

Fitness Center & Locker Rooms

Close to Dining & Entertainment

Conference & Training 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