

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 3850 - 5,285 SF Suite 3950 - 5,821 SF Suite 6250 - 1,643 SF Suite 6650 - 1,635 SF

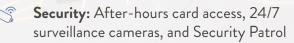
*Spec suite



Internet Services: Comcast and TW Telecom fiber optic installed, CenturyLink also available



Parking: Free surface parking Heated underground - \$100/month + Tax





Storage: Tenant storage available for a monthly fee



BUILDING AMENITIES



Fitness Center & Locker Rooms





Close to Dining & Entertainment



Grab-n-go Market Foodsby Delivery



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	Of

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