

# BROADWAY WEST

1300 Godward Street NE, Minneapolis, MN 55413



**Net Rent:** \$16.00/RSF NNN



**2024 Taxes/OpEx:** \$11.36/RSF



**Square Feet:**

Total - 137,424

Floor Plate - 20,000-26,000 RSF



**Available SF:**

**Suite 2400 - 3,283 SF**

**Suite 2500 - 2,354 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

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 & 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