

LEASE

Creative Office Space in the Heart of Uptown

2917 BRYANT AVENUE SOUTH

Minneapolis, MN 55408

PRESENTED BY:

EDWARD RUPP

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	
YEAR BUILT:	1921
MARKET:	Minneapolis
SUBMARKET:	Uptown
APN:	3302924440128
PROPERTY WEBSITE:	northco.com

PROPERTY OVERVIEW

SVN | Northco is pleased to present for lease 2917 Bryant Avenue South, Minneapolis, MN 55408 ("Property"). The Property was built as the Fifth Precinct Police Station in 1921, and has since been converted to a popular event center and multi-suite office building. The character of the building is evident throughout all of the common areas and suites. Currently for lease are two suites: Suite 1 totals ±1,314 SF, and Suite 2 totals ±375 SF. Both suites can be combined to form a total of ±1,689 SF.

PROPERTY HIGHLIGHTS

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

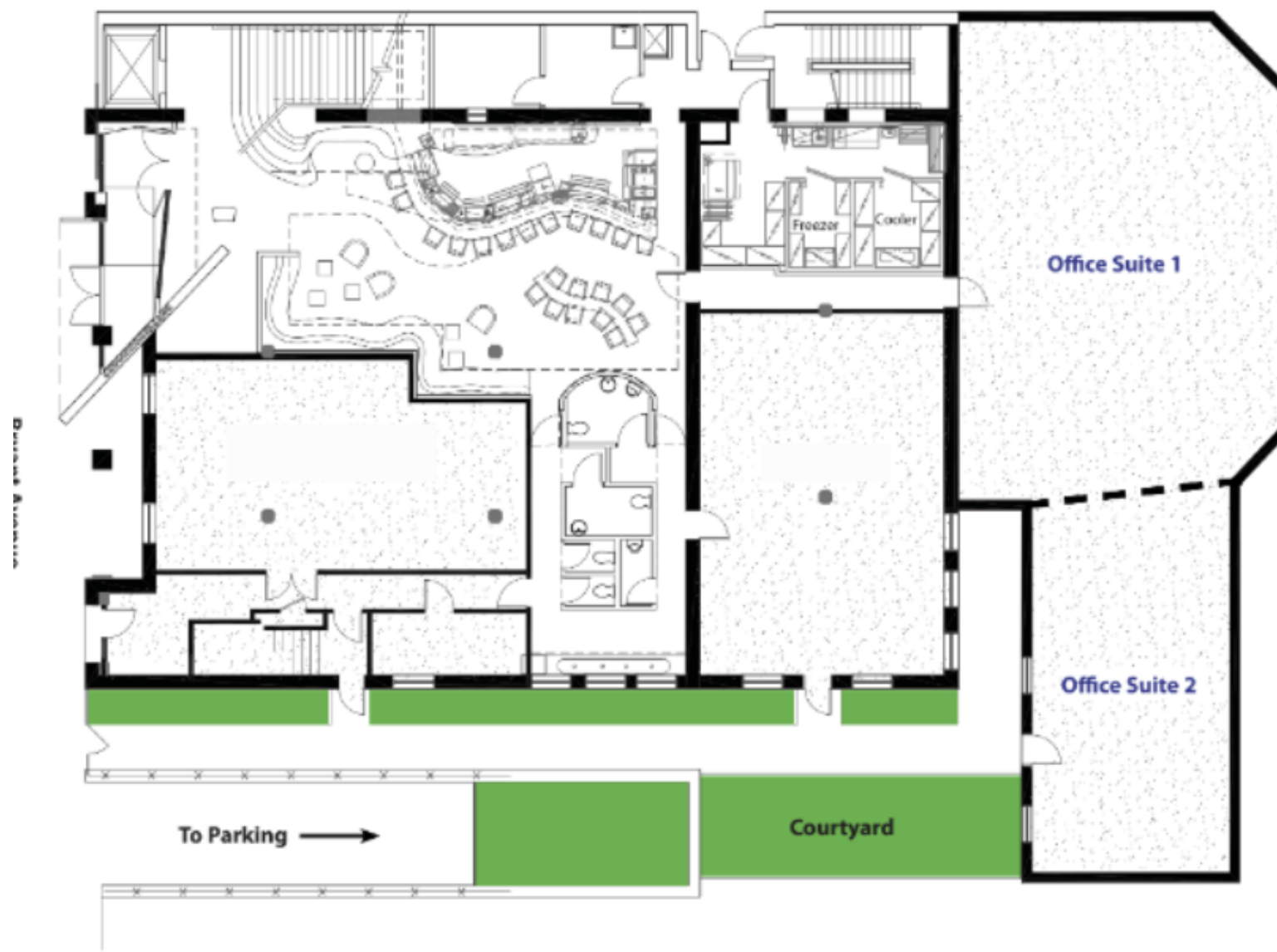


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FLOORPLAN



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RETAILER MAP



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AERIAL PHOTO

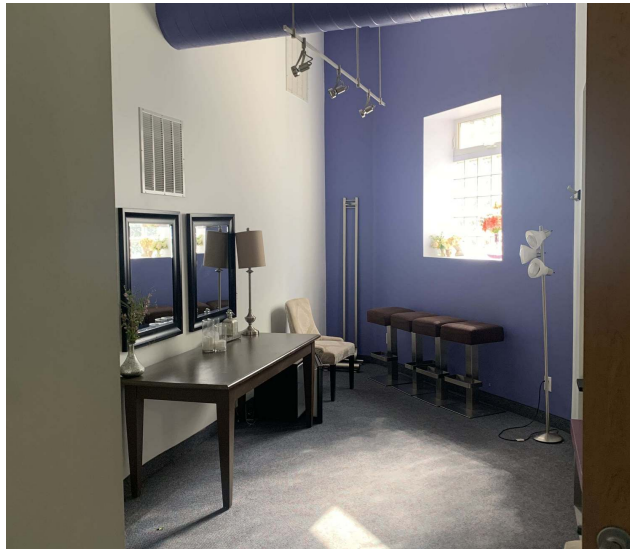


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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	38,499	207,673	458,148
AVERAGE AGE	30.8	33.7	34.7
AVERAGE AGE (MALE)	31.4	33.6	34.2
AVERAGE AGE (FEMALE)	31.1	33.8	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	21,681	102,120	210,435
# OF PERSONS PER HH	1.8	2.0	2.2
AVERAGE HH INCOME	\$76,913	\$89,226	\$94,288
AVERAGE HOUSE VALUE	\$342,399	\$332,449	\$314,471

* Demographic data derived from 2020 ACS - US Census



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