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COMMERCIAL



# CROWN ROLLER MILL

## OFFICE SPACE FOR LEASE Now Available - 1st, 4th, 6th, 7th floors!

105 S. 5th Avenue, Minneapolis, MN 55401

### DETAILS

#### AVAILABILITY

Available July 1, 2023:  
4th Floor: 1,548 RSF  
Available on January 1, 2024:  
1st Floor: 2,781 RSF SPEC SUITE  
4th Floor: 3,994 RSF  
Available NOW:  
6th-7th Floors: 1,500-27,583 contiguous RSF

#### NET RENT RATES

\$18.00 - \$25.00 PSF

#### 2023 TAX/OPS

\$13.56 PSF

#### BUILDING SIZE

98,334 RSF

#### FLOORS

7

### AMENITIES

Updated common areas, expansive outdoor deck

Great views of the Mississippi River, CBD, and Mill District

Located in the historic Whitney Mill Corridor

Close proximity to Minneapolis CBD, Mill Ruins Park, Stone Arch Bridge, Gold Medal Park, \*new\* Waterworks Park, several award-winning restaurants (including Owamni by the Sioux Chef, Kindee Thai, Smith & Porter, Sawatdee) and the renowned Guthrie Theater

On-site property management

On site and underground parking, adjacent access to multiple municipal ramps



#### Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



#### Independent Advantage

We provide personalized service and take the time to fully invest in our clients.



#### Full-Service

From start to finish: we're directly involved every step of the way.

## CONTACT US

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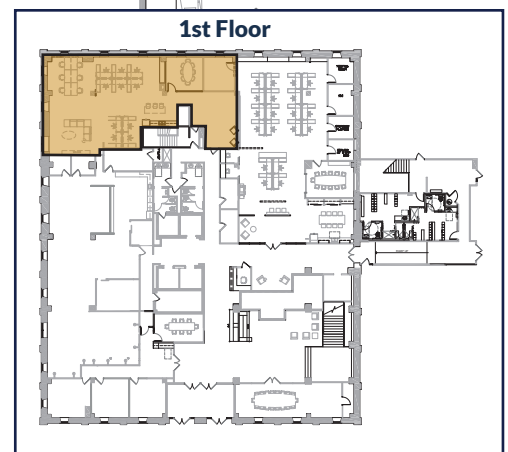
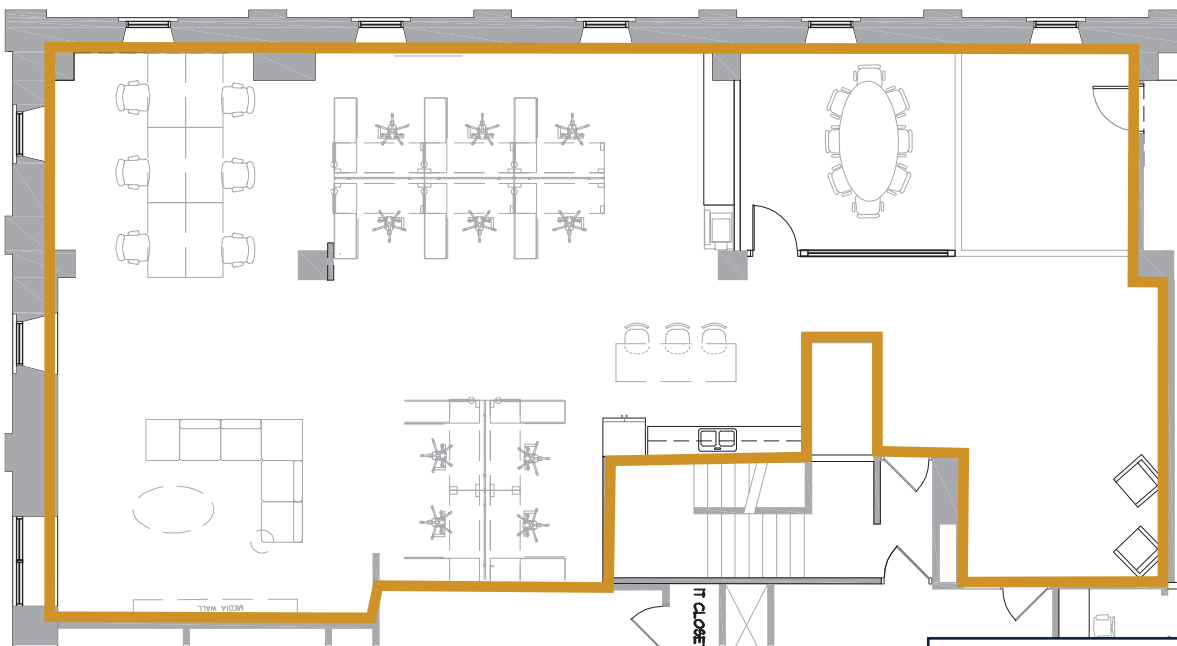
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### First Floor Spec Suite

2,781 RSF Available January 1, 2024





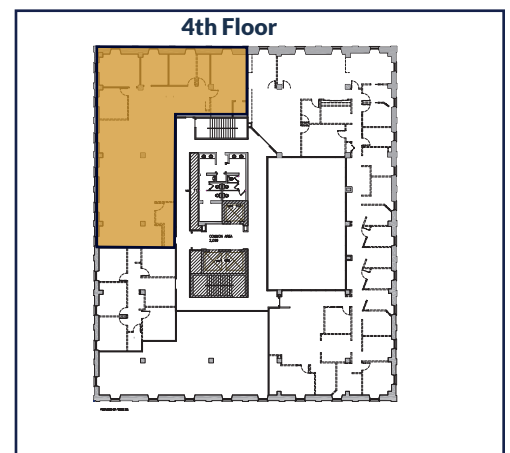
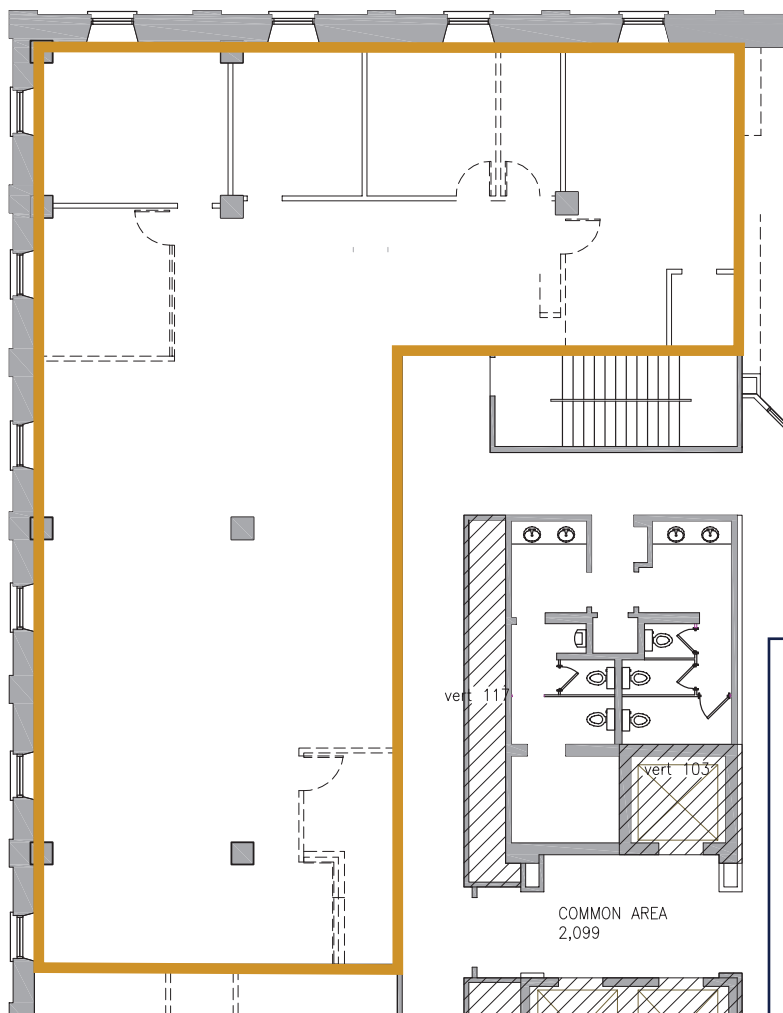
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### Fourth Floor

3,994 RSF Available January 1, 2024





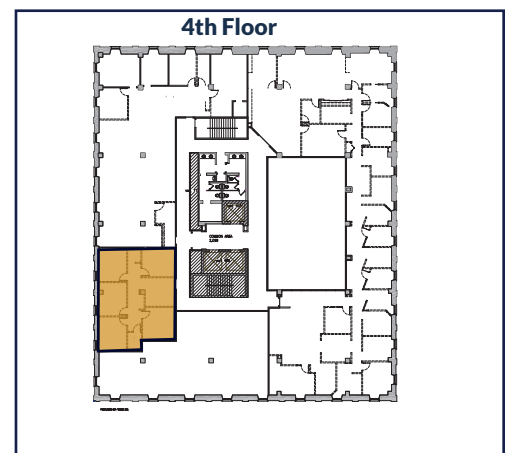
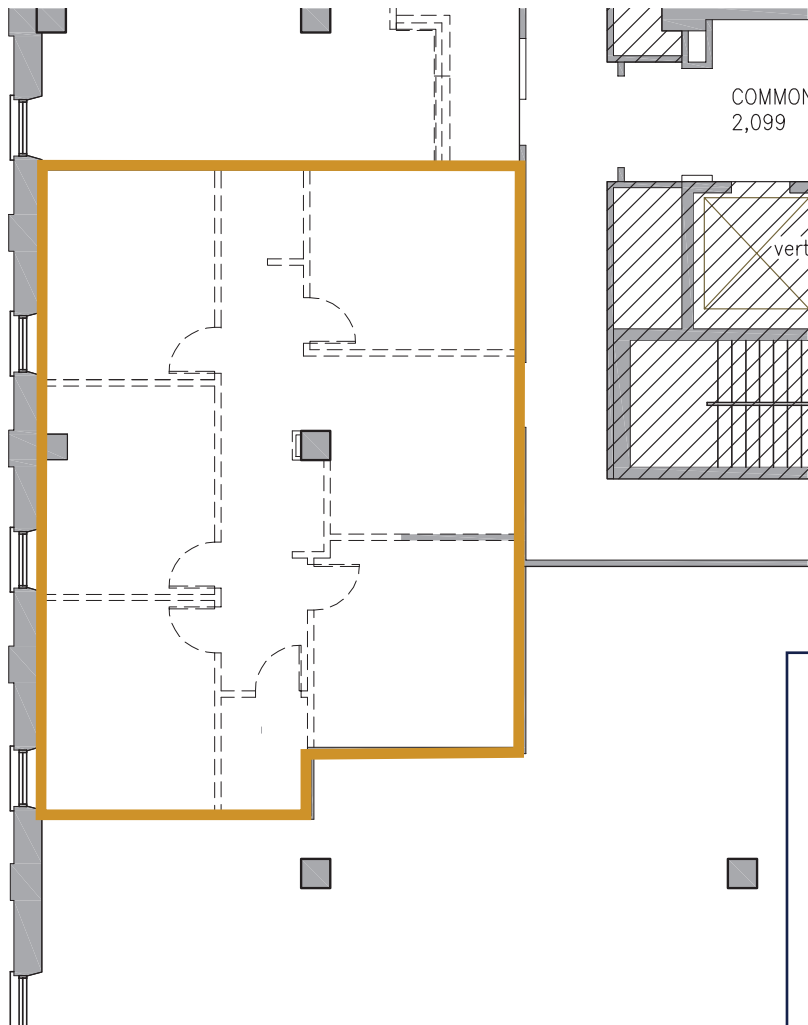
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### Fourth Floor

1,548 RSF Available July 1, 2023

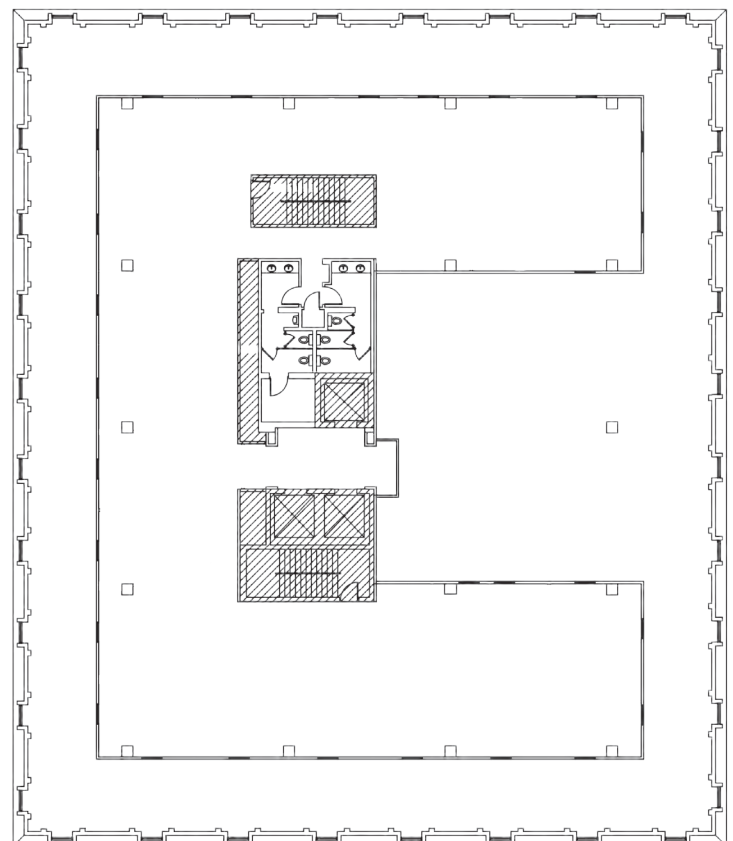
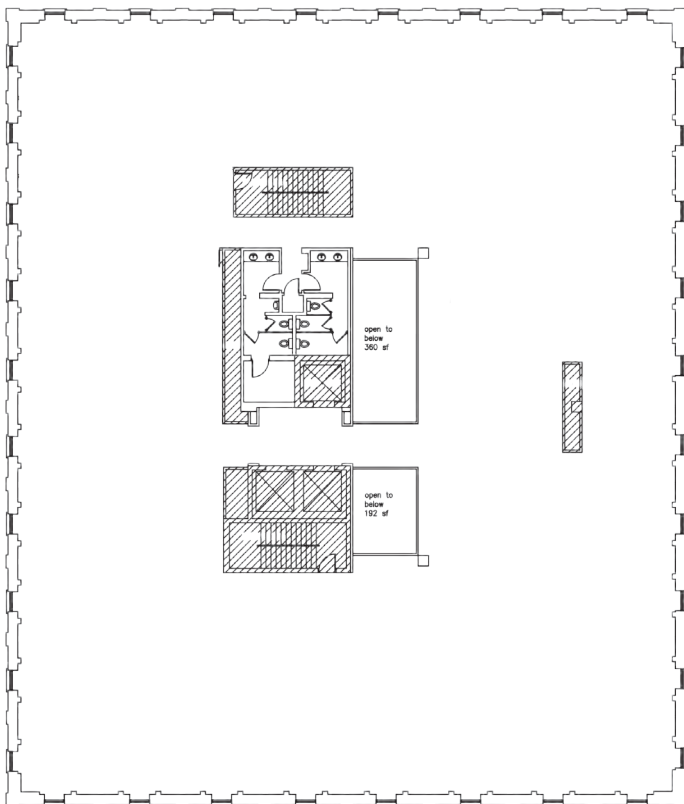
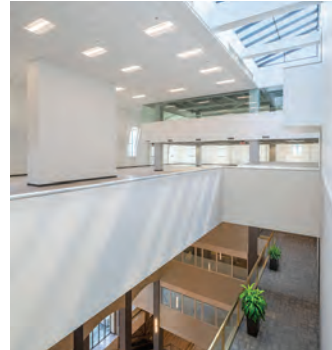




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**Sixth & Seventh Floor** 27, 583 RSF Available Now!



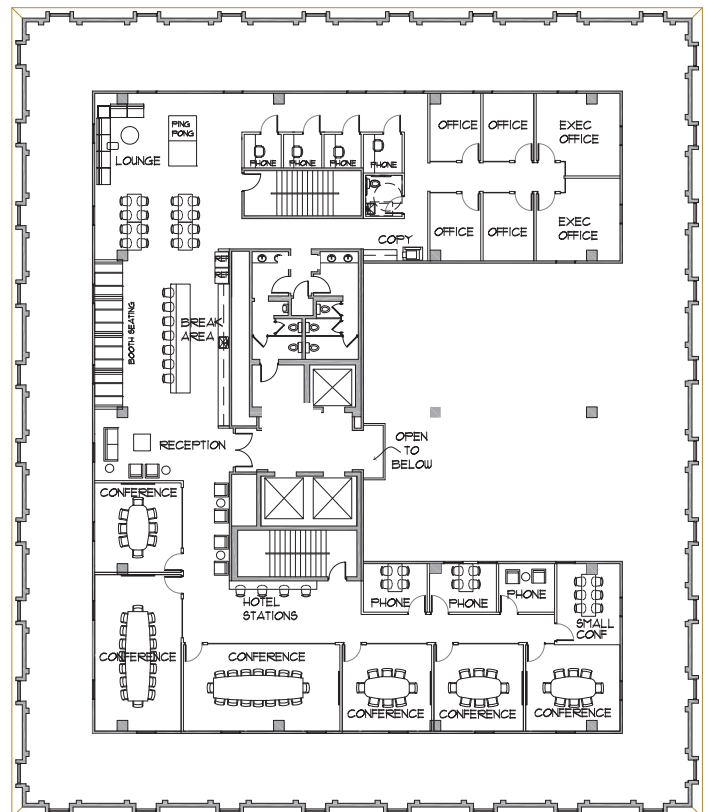
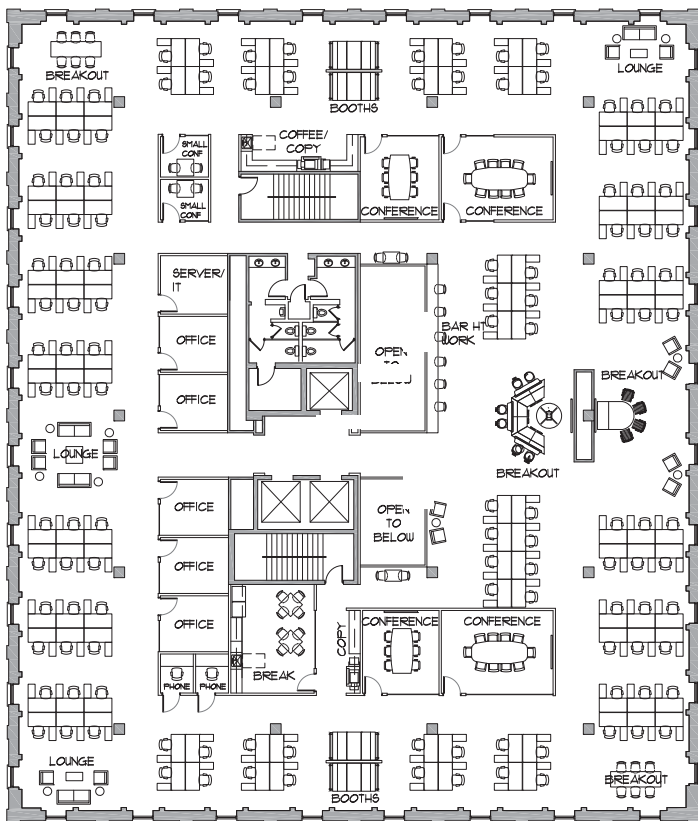


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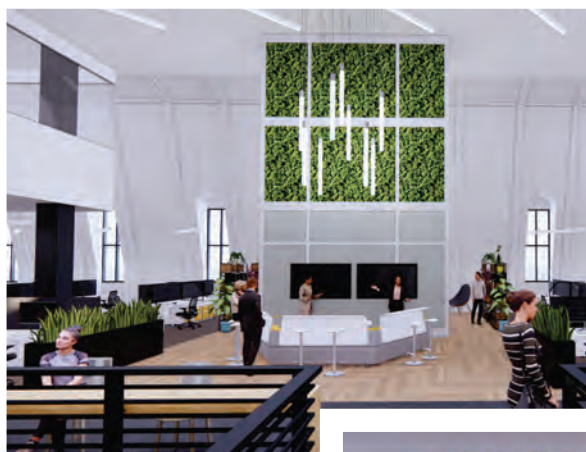
### Sixth & Seventh Floor Concept Plans







## RENDERINGS of Sixth and Seventh Floor Renovation







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## PARKING MAP

