



KENWOOD
COMMERCIAL



CROWN ROLLER MILL

OFFICE SPACE FOR LEASE

105 S. 5th Avenue, Minneapolis, MN 55401

DETAILS

AVAILABILITY

Available July 1, 2025: 4th Floor: 3,994 RSF

Available NOW:

1st Floor: 2,781 RSF SPEC SUITE

3rd Floor: 4,698 RSF

4th Floor: 1,548 RSF

6th-7th Floors: 27,583 contiguous RSF

NET RENT RATES

\$18.00 - \$25.00 PSF

2024 TAX/OPS

\$15.64 PSF

BUILDING SIZE

98,334 RSF

FLOORS

7

YEAR BUILT

1890

AMENITIES

Updated common areas, expansive outdoor deck

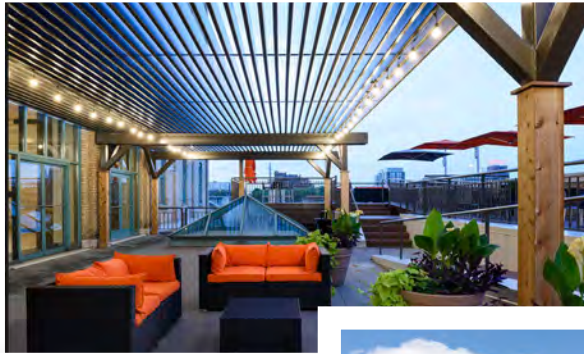
Great views of the Mississippi River, CBD, and Mill District

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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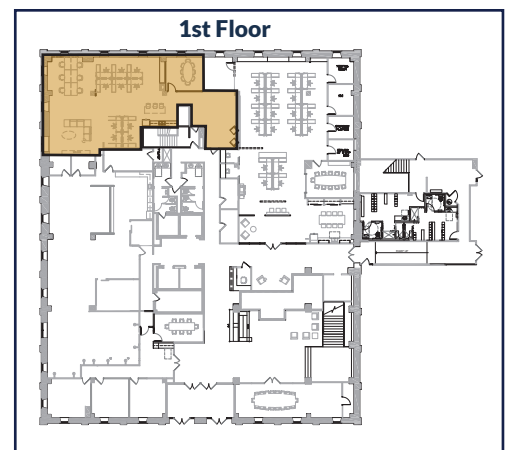
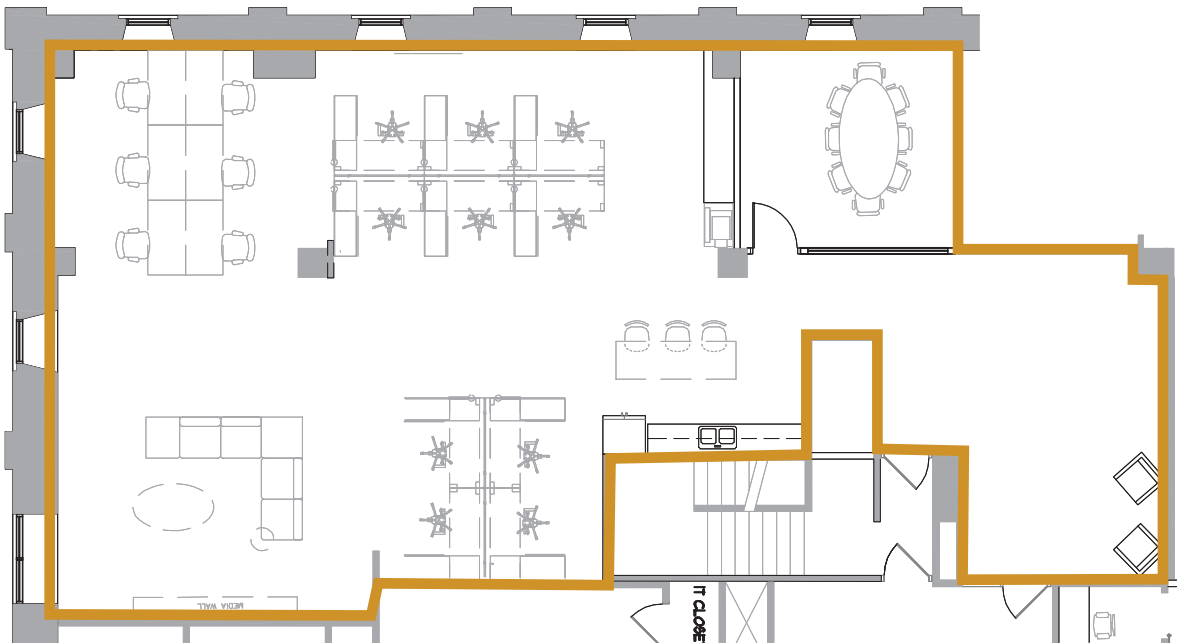
Michael Doyle

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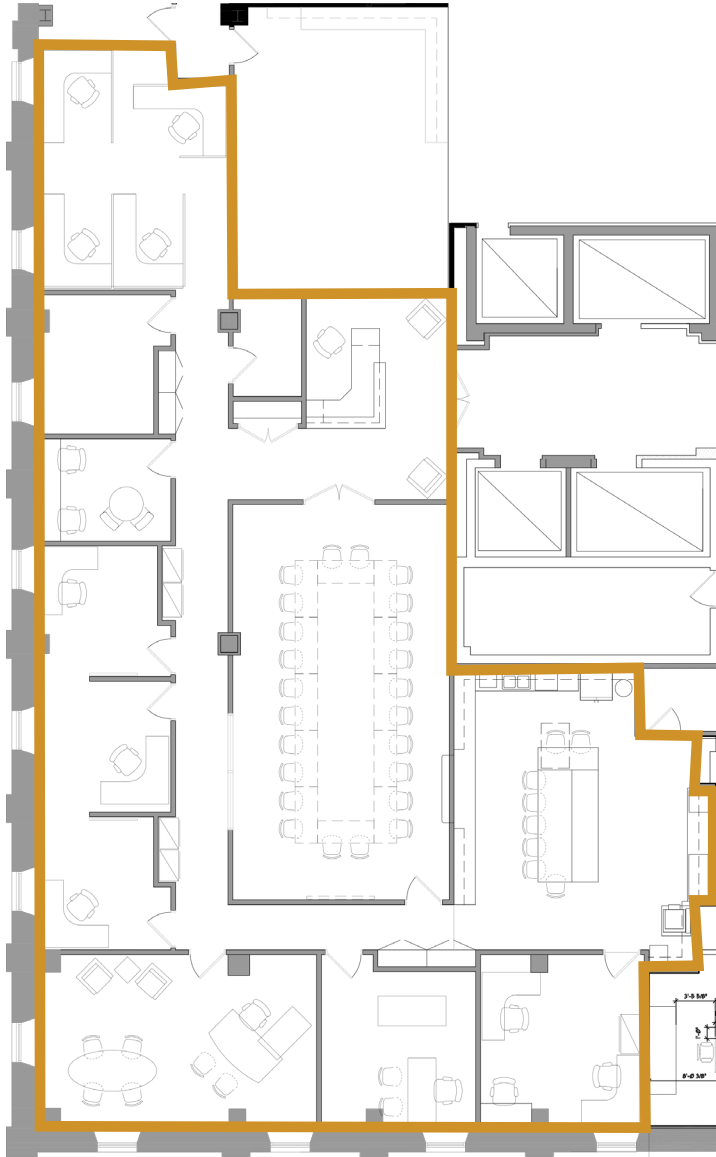
First Floor Spec Suite

2,781 RSF



Third Floor

4,698 RSF

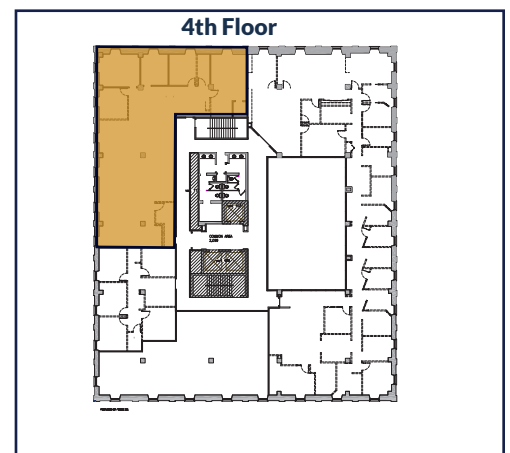
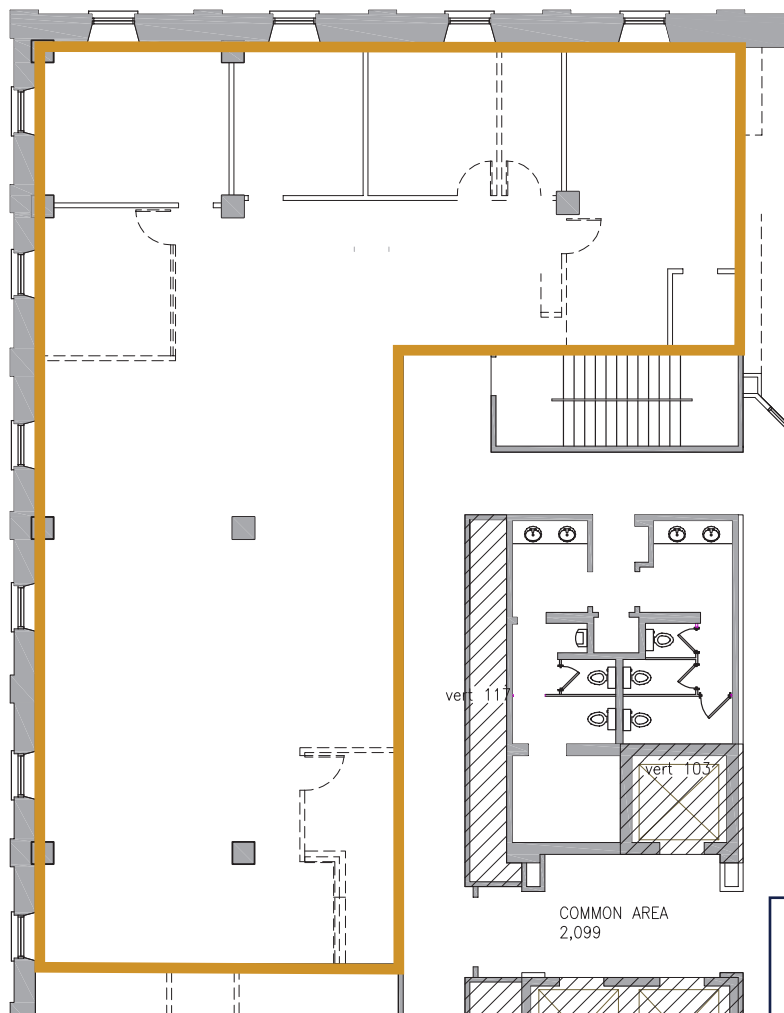


3rd Floor



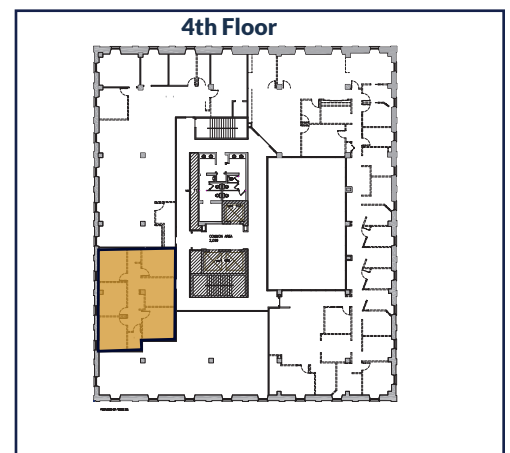
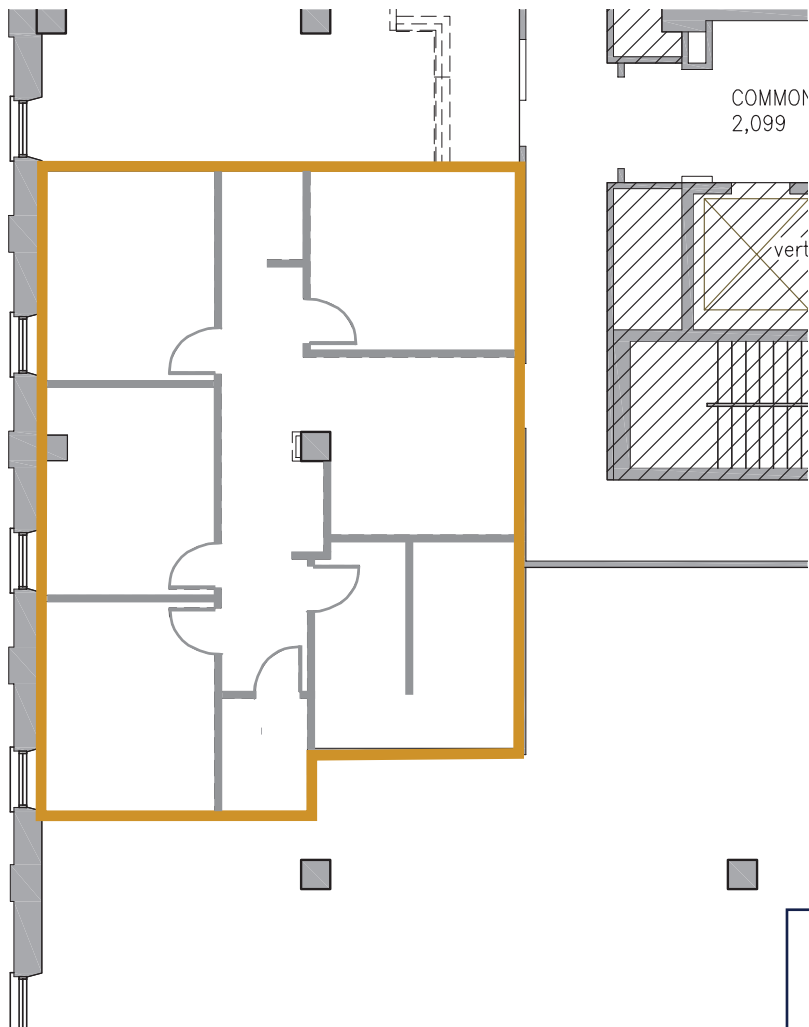
Fourth Floor

3,994 RSF **Available July 1, 2025**



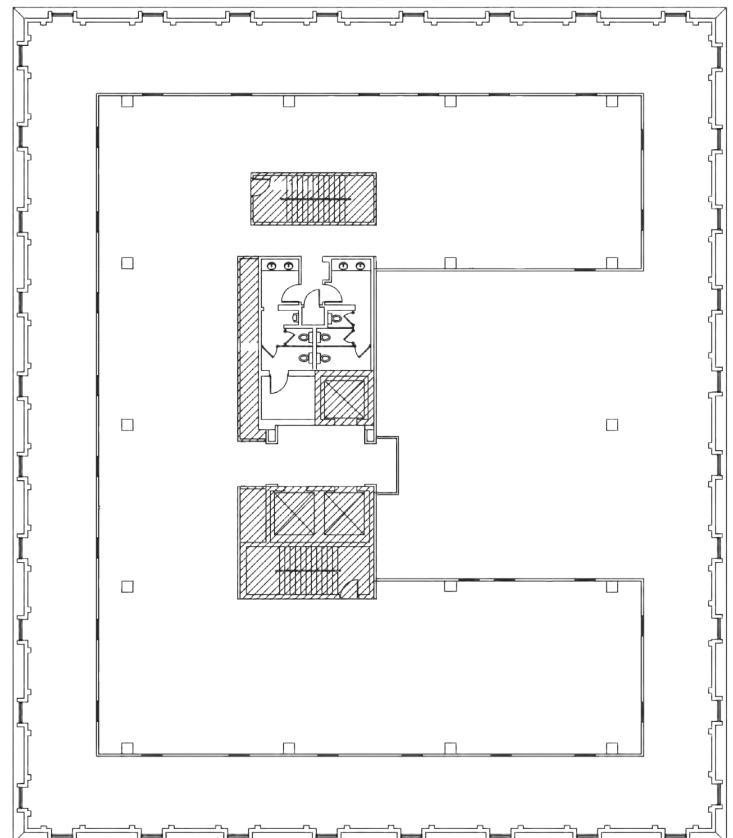
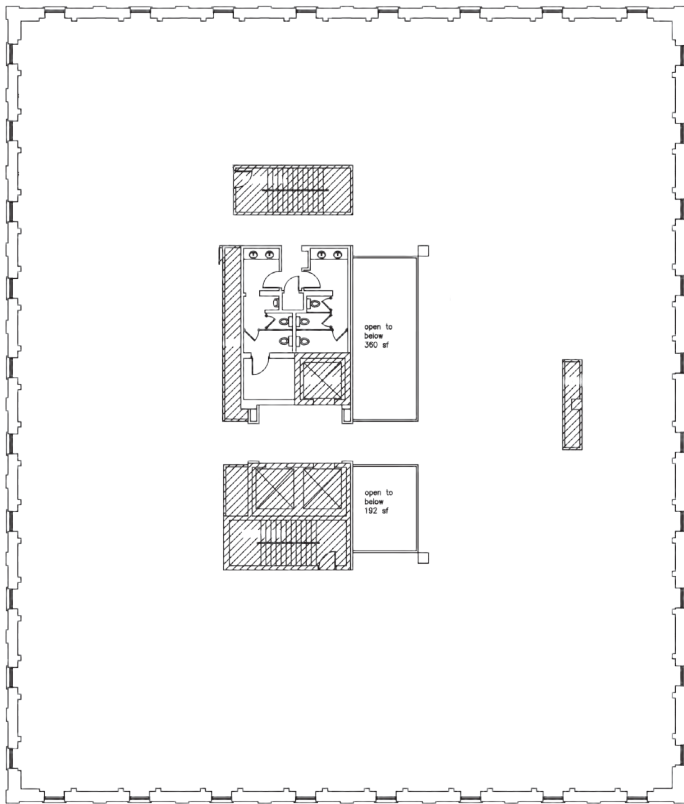
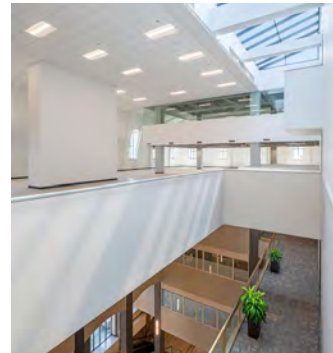
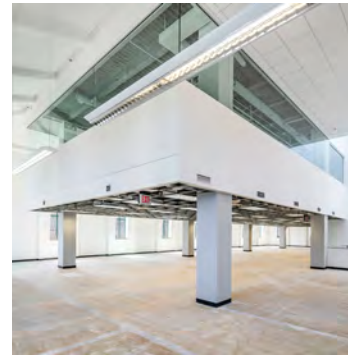
Fourth Floor

1,548 RSF

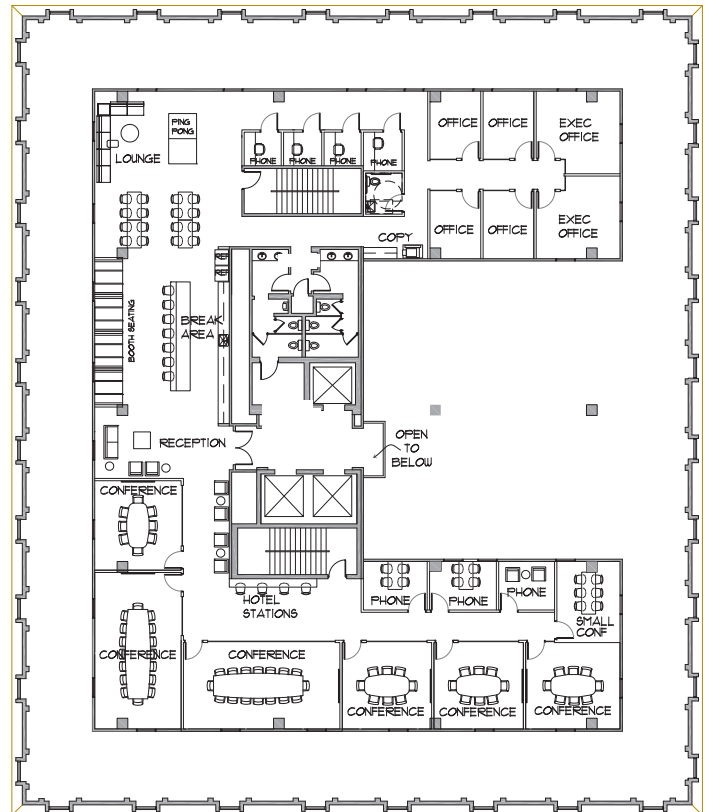
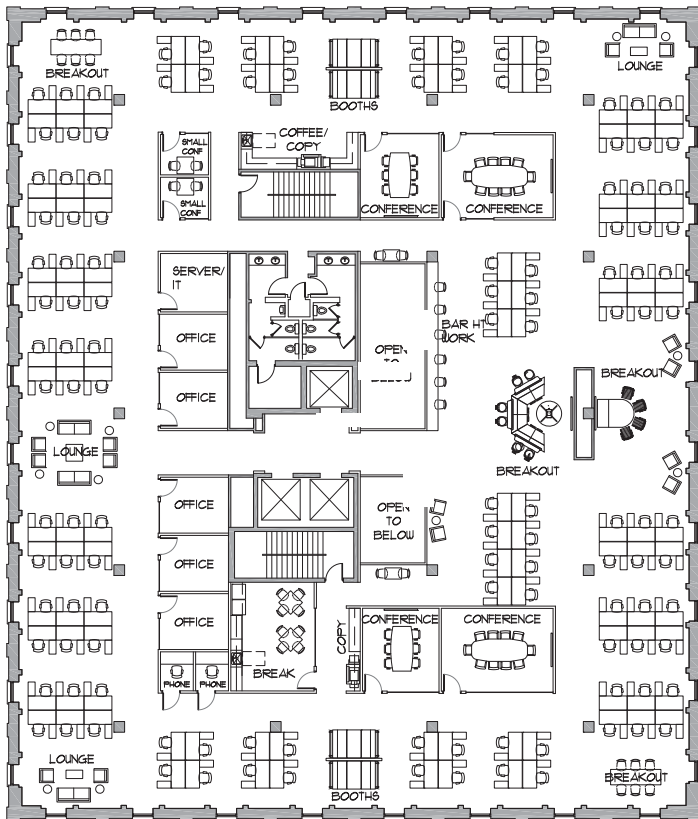


Sixth & Seventh Floor

27, 583 RSF Available Now!

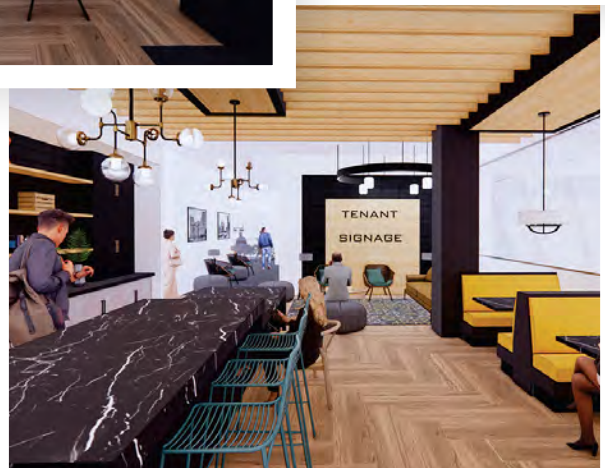
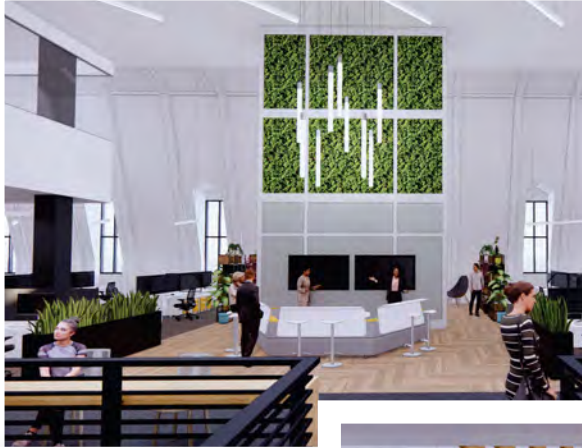


Sixth & Seventh Floor Concept Plans



RENDERINGS

Sixth and Seventh Floor Renovation



PARKING MAP

