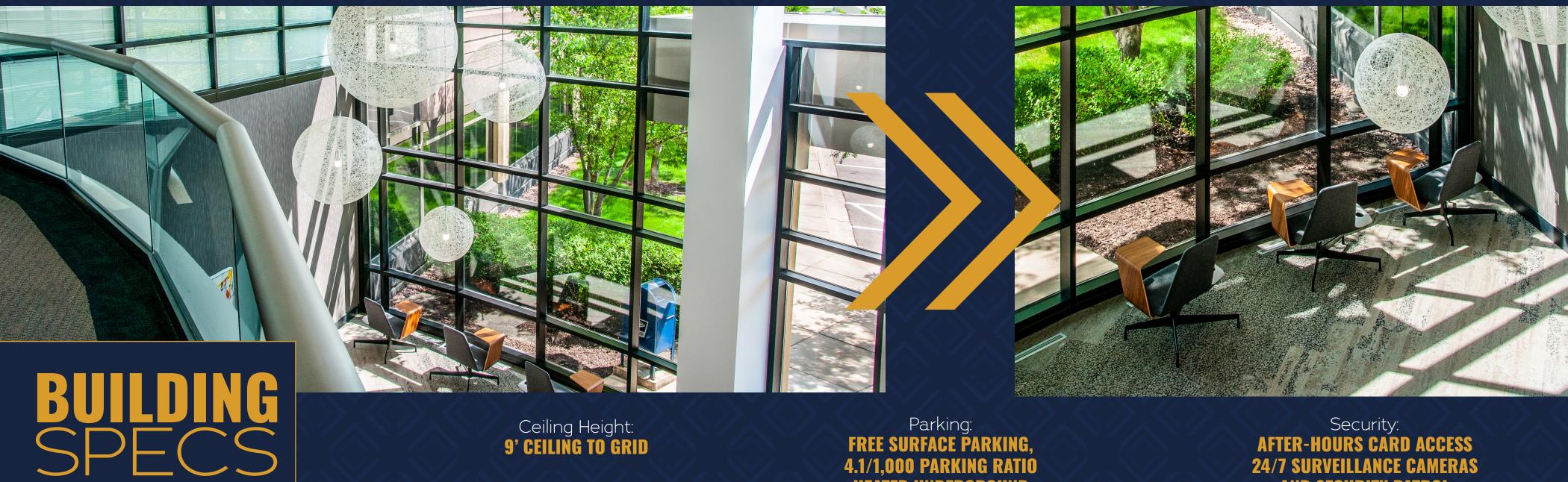


Building: **CLASS A OFFICE**

Square Feet: TOTAL - 187,903 SF FLOOR PLATE - 34,000 SF Year Built: 2000

Acerage: 8.4 ACRES



Ceiling Height:
9' CEILING TO GRID

Parking: FREE SURFACE PARKING, **4.1/1,000 PARKING RATIO HEATED UNDERGROUND**

Security: AFTER-HOURS CARD ACCESS 24/7 SURVEILLANCE CAMERAS **AND SECURITY PATROL**

Broadway Ridge is the ideal place for businesses in need of an elevated work environment minutes to Downtown Minneapolis. As a Class A office building, Broadway Ridge offers amenities designed for talent attraction and retention including coveted outdoor space, an on-site restaurant and café, and a fitness center with locker rooms.

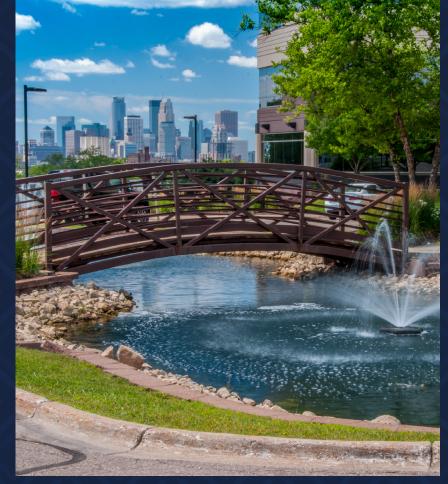
- New lobby with lounge area
- Outdoor patio
- On-site restaurant & café
- Dedicated Foodsby delivery area

- Fitness center & locker rooms
- Multiple conference facilities
- Expansive views of Downtown Minneapolis













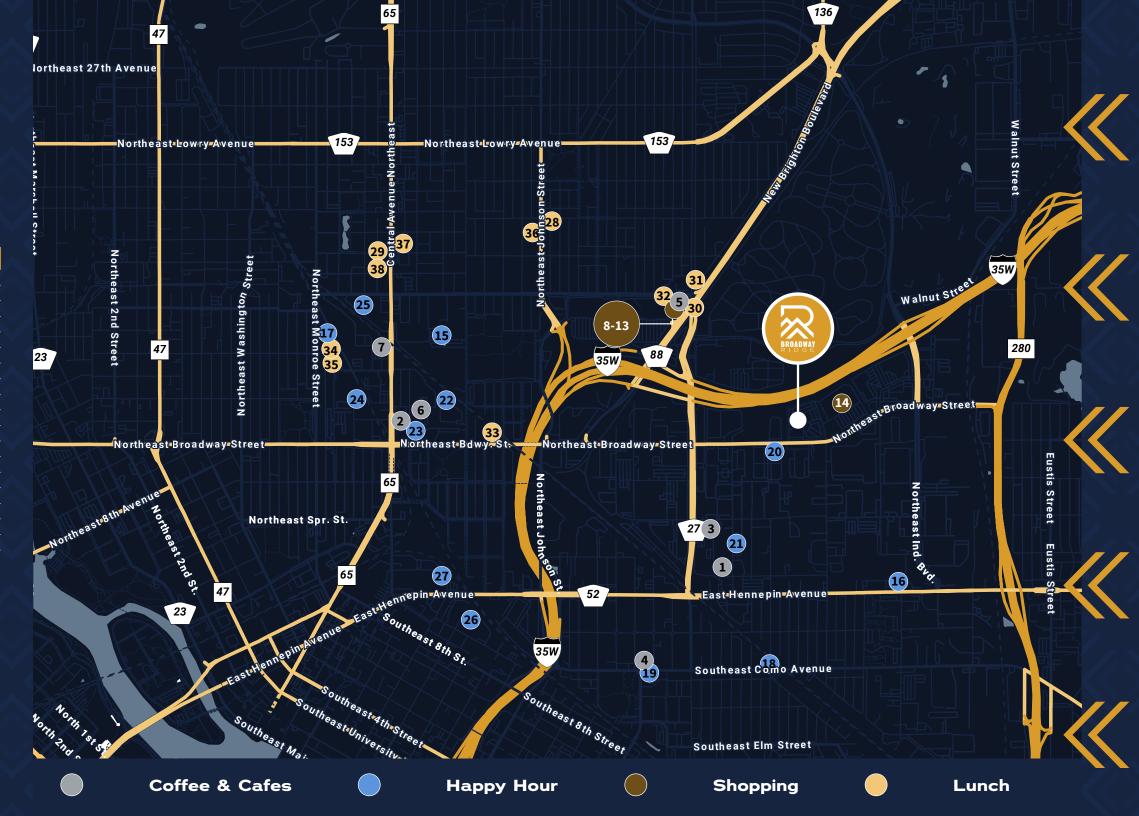


Uniquely positioned along I-35W, Broadway Ridge offers immediate access to and visibility from the freeway. Located just outside of Downtown Minneapolis, the property is surrounded by a variety of convenient retail and restaurant options.

#	Name
1	Up Café & Up Roasters
2	Spyhouse Coffee
3	Honour Coffee & Raw Juice
4	Black Coffee and Waffle Bar
5	Caribou Coffee
6	Dogwood Coffee - Northeast
7	Ideal Diner
8	The Home Depot
9	Target
10	Cub Foods
11	Michaels
12	The UPS Store
13	Stinson Wine, Beer, and Spirits
14	Costco
15	Sociable Cider Werks
16	Insight Brewery & Taproom
17	Indeed Brewing Company and Taproom
18	Como Tap
10	Blue Door Pub University

->>	
#	Name
20	Falling Knife Brewing Company
21	Norseman Distillery
22	Bauhaus Brew Labs
23	612Brew
24	Earl Giles Restaurant and Distillery
25	Tattersall Distilling & Events Center
26	Minneapolis Cider Company
27	HeadFlyer Brewing
28	Que Viet Village House
29	MOMO Sushi
30	Leeann Chin
31	Listo! Fresh Mexican Grill
32	Lien Son Restaurant
33	Vivir
34	Centro
35	Marino's Deli
36	Half Fancy
37	Maya Cuisine

BUILDING



10 MINUTE

Drive to
Downtown Minneapolis

10 MINUTE

Drive to Surly Brewing, The Market at Malcolm Yards, O'Shaughnessy Distilling Co.

8 MINUTE

Drive to Rosedale Shopping Center

20 MINUTE

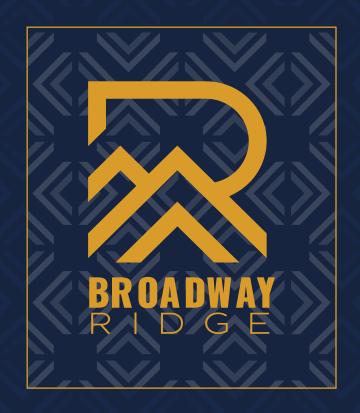
Drive to MSP Airport

12 MINUTE

Drive to
Downtown St. Paul



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