



**BROADWAY
RIDGE**

**3001 BROADWAY ST NE,
MINNEAPOLIS, MN 55413**

Building:
CLASS A OFFICE

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

Year Built:
2000

Acerage:
8.4 ACRES



BUILDING
SPECS

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

CLASS A AMENITIES



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 |
| 19 | 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 LOCATION



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

JON DAHL
+1 612 217 5130
Jon.dahl@jll.com



ANDREA LEON
+1 612 217 5142
Andrea.leon@jll.com