



# BROADWAY CAMPUS

1300 Godward St. NE  
3433 Broadway St. NE  
Minneapolis, MN 55413





# CENTRAL TO EVERYTHING

The Broadway Campus consists of two stately buildings that emerge from the hillside off of Highway 35W. The striking building designs catch the eye of onlookers, with its location at the heart of the bustling Northeast Minneapolis neighborhood located between Minneapolis and St. Paul.

The buildings boast an abundance of free client and employee parking, on-site food, and fitness options. The grounds are also close to several area amenities, with convenient highway access. Under new ownership, the campus has undergone interior and exterior upgrades to refresh and update its exemplary features. Both of the Broadway buildings offer a competitive edge that ensures all businesses within them will thrive.



OUTDOOR PATIO



NATURAL LIGHT

## ABUNDANT EMPLOYEE AMENITIES

Broadway's two-building office campus contains amenities that contemporary employees are looking for. The campus offers potential tenants flexible floorplates that can expand as your business needs grow and evolve.



LANDSCAPING



AMPLE PARKING



Ample free parking



Fitness center equipped with locker rooms and showers



Great highway visibility with views of downtown Minneapolis



Multiple conference and training room options



Outdoor balconies and patios



Options for flexible spaces and expansion



Abundance of natural light



Recycling programs



Grab-and-go food options



Professional on-site management



Foodsby delivery



FITNESS CENTER



DINING OPTIONS



# BUILDING SPECIFICATIONS

**TOTAL SQUARE FEET:** 137,424

**YEAR BUILT:** 1988

**ACREAGE:** 5.45 acres

**CEILING HEIGHT:** 8' 6" to ceiling grid

**FLOOR PLATE:** 20,000–26,000 RSF

**HOURS OF OPERATION:**

Doors & General HVAC schedule:

Mon-Fri	6:30am-7pm
Sat	9am-2pm
Sun	Locked

**ELEVATORS:**

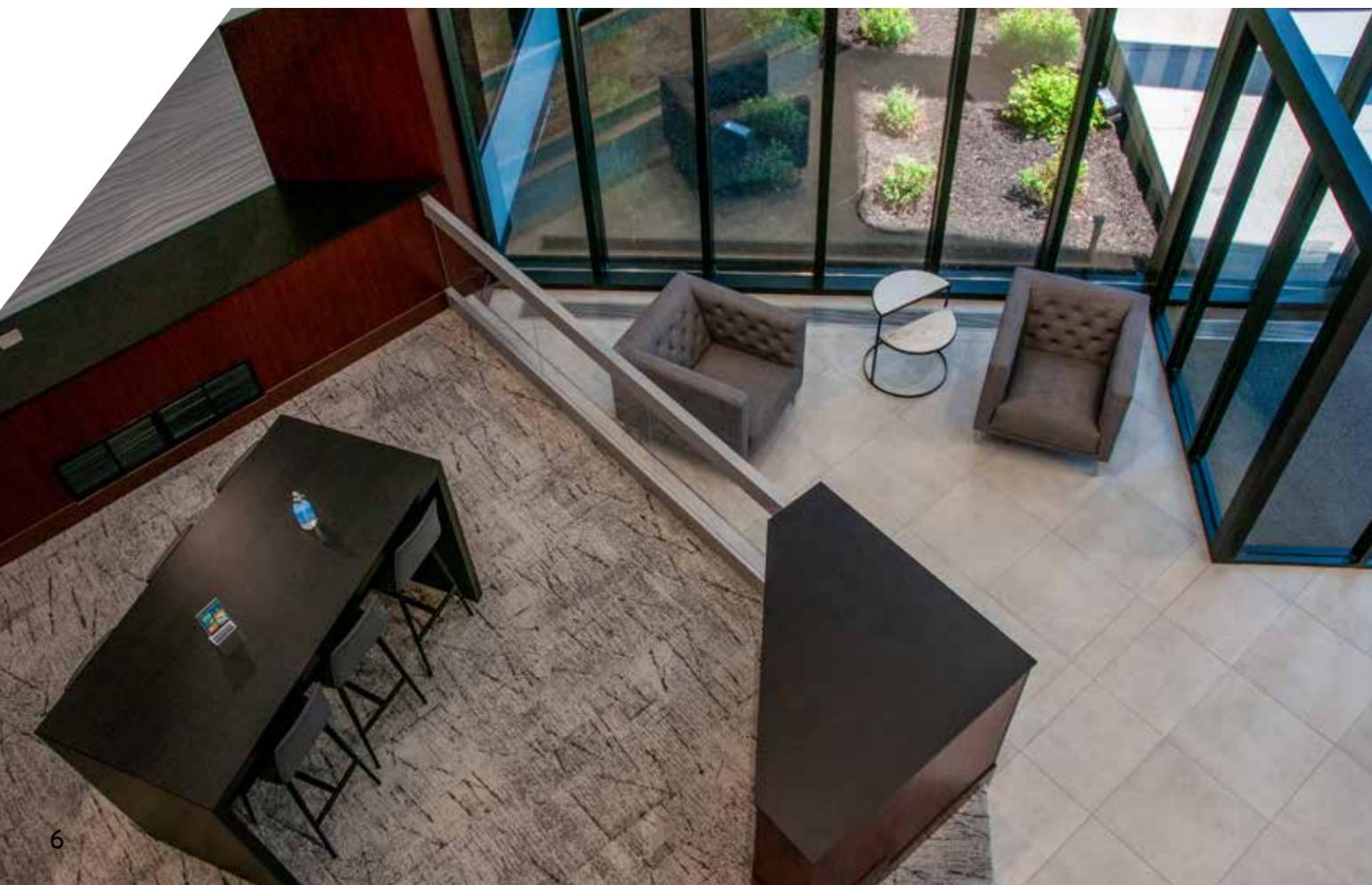
Two (2) 2,500 lb passenger elevators  
One (1) 3,500 lb passenger elevator is utilized for freight; all modernized in 2016  
Three (3) stairwells in case of emergency

**PARKING:**

Free surface parking  
Heated underground - \$100/month + Tax

**PARKING RATIO:**

4.1/1,000 (surface parking);  
40 indoor parking stalls



# BUILDING SPECIFICATIONS



**TOTAL SQUARE FEET:** 108,397

**YEAR BUILT:** 1985

**ACREAGE:** 4.358 acres

**CEILING HEIGHT:** 8' 6" to ceiling grid

**FLOOR PLATE:** 20,000–26,000 RSF

**HOURS OF OPERATION:**

Doors & General HVAC schedule:

Mon-Fri	6:30am-7pm
Sat	7am-5pm
Sun	Locked

**ELEVATORS:**

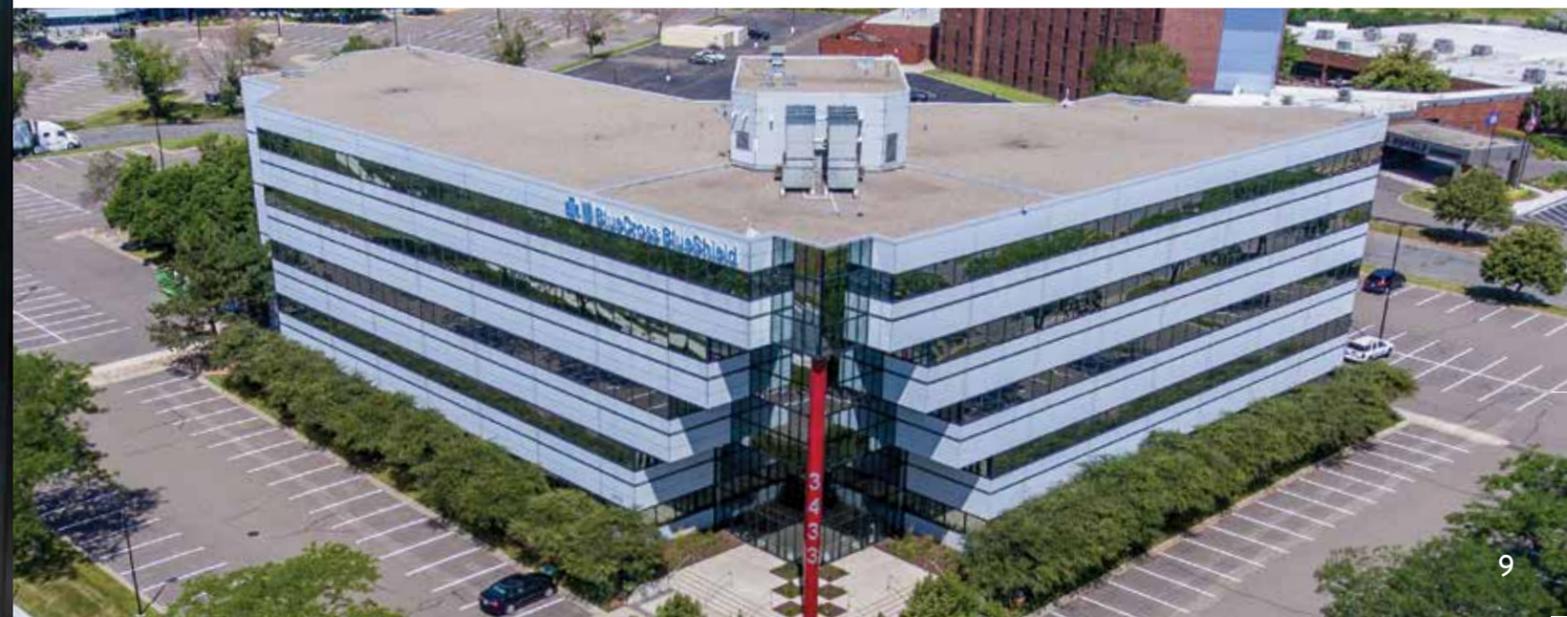
Three (3) 2,500 lb passenger elevators  
One (1) is utilized for freight, all replaced in 2010  
Three (3) stairwells in case of emergency

**PARKING:**

Free surface parking  
Heated underground - \$100/month + Tax

**PARKING RATIO:**

3.4/1,000 (surface parking);  
26 indoor parking stalls



5  
5  
4  
1  
3

Miles to  
Downtown  
Minneapolis

Minutes to I-94

Miles to TCF  
Stadium and  
University of MN

Minute to bus  
stop, I-35W  
and I-280

Miles to  
Rosedale Center

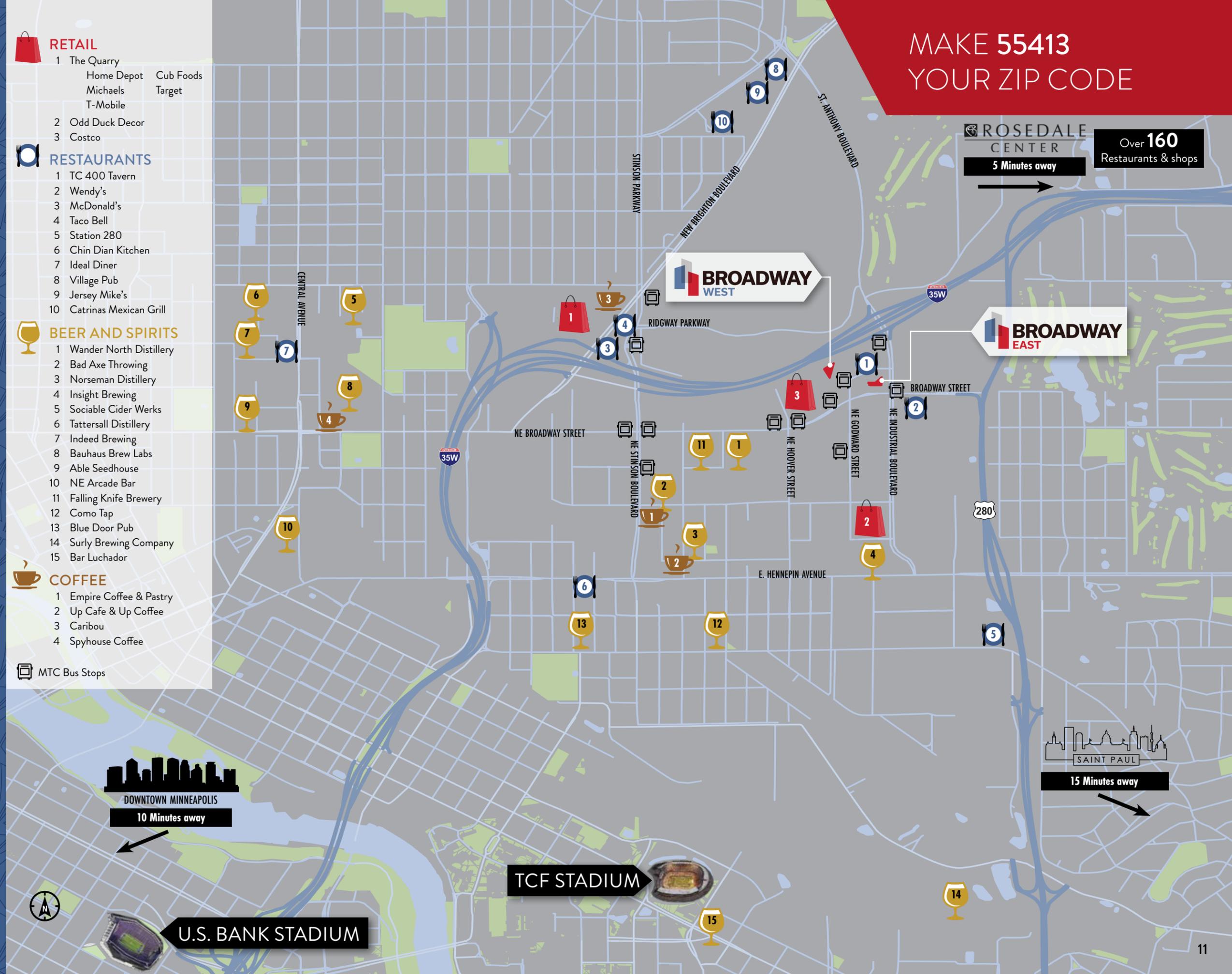
- RETAIL**
- 1 The Quarry
  - Home Depot
  - Michaels
  - T-Mobile
  - Cub Foods
  - Target

- RESTAURANTS**
- 1 TC 400 Tavern
  - 2 Wendy's
  - 3 McDonald's
  - 4 Taco Bell
  - 5 Station 280
  - 6 Chin Dian Kitchen
  - 7 Ideal Diner
  - 8 Village Pub
  - 9 Jersey Mike's
  - 10 Catrinas Mexican Grill

- BEER AND SPIRITS**
- 1 Wander North Distillery
  - 2 Bad Axe Throwing
  - 3 Norseman Distillery
  - 4 Insight Brewing
  - 5 Sociable Cider Werks
  - 6 Tattersall Distillery
  - 7 Indeed Brewing
  - 8 Bauhaus Brew Labs
  - 9 Able Seedhouse
  - 10 NE Arcade Bar
  - 11 Falling Knife Brewery
  - 12 Como Tap
  - 13 Blue Door Pub
  - 14 Surly Brewing Company
  - 15 Bar Luchador

- COFFEE**
- 1 Empire Coffee & Pastry
  - 2 Up Cafe & Up Coffee
  - 3 Caribou
  - 4 Spyhouse Coffee

MTC Bus Stops



MAKE 55413  
YOUR ZIP CODE

ROSEDALE CENTER  
5 Minutes away  
Over 160  
Restaurants & shops

DOWNTOWN MINNEAPOLIS  
10 Minutes away

U.S. BANK STADIUM

TCF STADIUM

SAINT PAUL  
15 Minutes away

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[BroadwayOfficeCampus.com](https://BroadwayOfficeCampus.com)

