

# BROADWAY EAST

3433 Broadway Street NE, Minneapolis, MN 55413



**Net Rent:** \$17.00/RSF NNN



**Square Feet:**

Total - 108,397

Floor Plate - 20,000-26,000 RSF



**Available SF:**

Suite 100 - 1,612 - 12,002 SF

Suite 130 - 3,430 SF

Suite 160 - 1,390 SF

Suite 460 - 2,836 SF

Suite 470 - 1,216 SF

Suite 510 - 3,433 SF

Suite 520 - 947 SF



**Internet Services:** Comcast and TW

Telecom fiber optic installed, CenturyLink also available



**Parking:** Free surface parking

Heated underground - \$100/month + Tax



**Security:** After-hours card access, 24/7

surveillance cameras, and Security Patrol



**Storage:** Tenant storage available:

100 to 1,405 SF at \$12.00 per SF gross



## BUILDING AMENITIES



Outdoor Patio



MTC Bus Route



Grab-n-go Market  
Foodby Delivery  
Dining Seating / Lounge Space



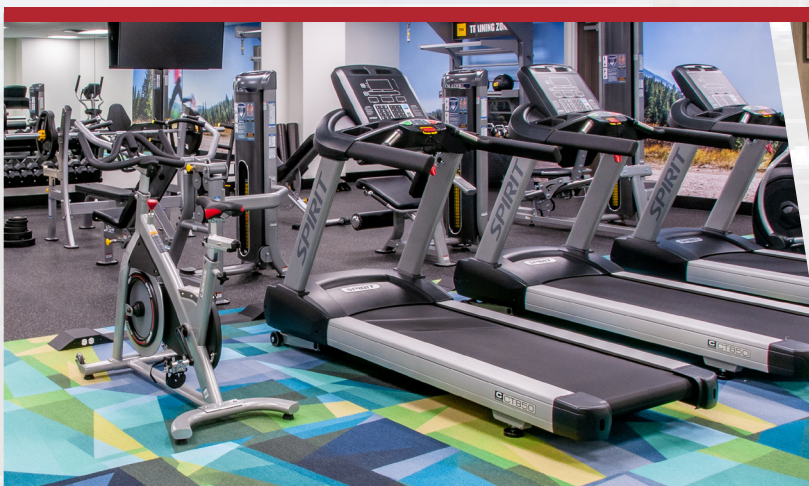
Fitness Center & Locker Rooms



Close to Dining & Entertainment



Conference Facilities







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**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:

Monday-Friday	6:30am-7pm
Saturday	7am-5pm
Sunday	Locked

Suite Lighting Available 24/7

Common Area Lighting Schedule:

Monday-Saturday	5:45am-11pm
Sunday	Off

**Elevators:**

Three (3) 2,500 lb passenger elevators

One (1) is utilized for freight, all replace in 2010

Three (3) stairwells in case of emergency

**Delivery Access:** Covered loading/delivery area in parking ramp on west side of property



## BUILDING SPECIFICATIONS

**Electrical:** 3,000 amp, 277/480 volt emergency exit lights powered by battery pack; back-up generator is 100 KW natural gas

**Mechanical:** HVAC provided by heat pumps; four (4) high efficiency boilers (installed in 2007) provide heat; two (2) EVAPCO closed loop cooling towers provides cooling for core loop

**Lighting:** Recessed and mounted fluorescent and LED fixtures

**Hot Water Heater:** One (1) 100-gallon gas hot water heater

**Sprinkler System:** 100% fire sprinklered via overhead wet system

**Fire Alarm Panel:** Notifier fire alarm system

**Roofing:** Build-up roof, asphalt adhered four (4) ply fiberglass felt built-up roof with rock blast (replaced in 2012); covered by warranty through 10/16/32

**Structure:** Interior framing consists of spread concrete footings with poured-in-lace basement foundation walls. Exterior walls consist of steel framing with insulated metal panels. Windows are reflective glass ribbon windows.

**Zoning:** BFPR | Production Built Form Overlay District; PR2 | Production and Processing District

**Parking Ratio:** 3.4 / 1,000 (surface parking); 26 indoor parking stalls