



# BROADWAY CORPORATE CENTER

## INDUSTRIAL BLVD & I-35W

MINNEAPOLIS, MN

**Broadway West**



1300 Godward St. NE

**Broadway Ridge**



3001 Broadway St. NE

**Broadway East**



3433 Broadway St. NE

### **FOR LEASE:**

- Broadway Place West, Broadway Place East, and Broadway Ridge are three contemporary office buildings located along Broadway Avenue near the Industrial Boulevard/I-35W intersection in Minneapolis, MN.
- Each building features a variety of convenient amenities including: exercise facilities, restaurants, both covered & surface parking, and conference rooms for tenants' use.
- Additionally, tenants of the Broadway Corporate Centers can enjoy working in the geographic center of the Twin Cities, views of downtown Minneapolis skyline, patios, walking paths, separate storage spaces, and loading docks. Only five minutes drive to the restaurant and retail amenities of the Rosedale Mall area; ten minutes to either the Minneapolis or St. Paul downtowns.
- Contact Jodi Walfoort or Denise Currie for a showing today.





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## INDUSTRIAL BLVD & I-35W

### MINNEAPOLIS, MN

<b>Location</b>	Industrial Blvd & I-35W area, Minneapolis, MN 55413 (Hennepin County)
<b>Total Sq Ft</b>	Broadway Ridge: 180,728 square feet Broadway West: 137,099 square feet Broadway East: 106,875 square feet
<b>Available</b>	340 to 10,017 sf suites: a variety of sizes are currently available
<b>Lease Rate</b>	\$10.00-\$15.50 psf, NNN
<b>2010 Ops.</b>	\$9.86-\$11.95 psf, estimate includes tax, insurance, and CAM
<b>Parking</b>	4 stalls per 1,000 square feet
<b>Space Usage</b>	Office-Professional

#### Property Photos



#### Location Map



#### Contact

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-or-

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