

# FOR LEASE | OFFICE



# CSM

DEVELOPING REAL ESTATE FOR PEOPLE,  
BUSINESS & COMMUNITIES

## Depot Office Center

500 Washington Ave. South, Suite 4300 • Minneapolis, MN



NAIOP award winning  
building on high  
visibility corner.

## PROPERTY INFORMATION

- 7,207 square feet for lease
- Available 7/1/2016
- Located on the edge of the Minneapolis CBD in the vibrant and historic Mill District
- High-end finishes, 11-foot ceilings and large windows providing lots of natural light
- Abundant on-site parking
- Easy access to I-35W, I-94, and I-394
- Complimentary on-site fitness center with showers and locker rooms
- Close proximity to area amenities including numerous restaurants, the MacPhail Center for Music, Wells Fargo, Guthrie Theater, Vikings stadium and Depot Renaissance Hotel



## CONTACT

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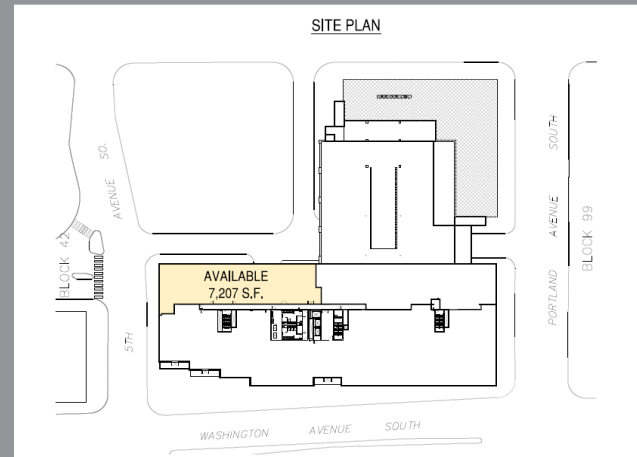
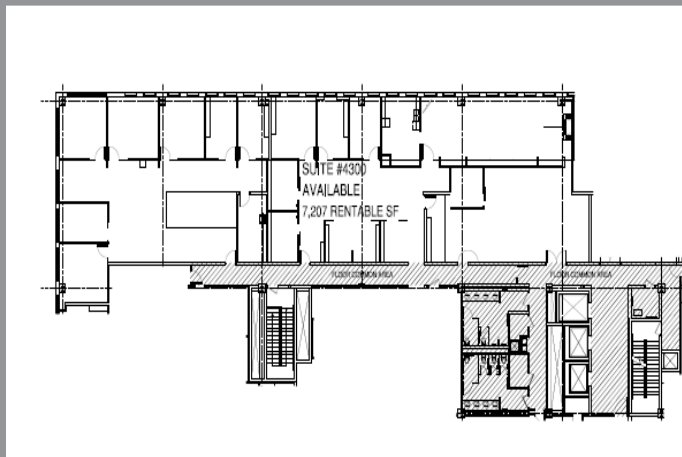
bcarland@csmcorp.net

AVAILABLE | OFFICE



## Depot Office Center 500 Washington Ave. South, Suite 4300 • Minneapolis, MN

<b>BUILDING SIZE:</b>	143,197 sf
<b>AVAILABLE SPACE:</b>	7,207 sf
<b>PROPOSED OCCUPANCY:</b>	Available 7/1/2016
<b>CEILING HEIGHT:</b>	11'
<b>BASE RENT:</b>	\$16.00/sf
<b>OPERATING EXPENSES:</b>	\$10.53/sf 2016
<b>UTILITIES:</b>	Full service utilities and custodial services provided
<b>PARKING:</b>	Underground and attached parking available at market rates



Information is deemed reliable; however, no warranty is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.