



HEMPEL

Office Space For Lease. Rand Tower 527 Marquette Avenue South Minneapolis MN 55403



Building Size 150,912 square feet

Square Feet Available 22,274 total square feet of office space available

Large Block 11,088 square feet

Small Block 431 square feet

Net Rental Rates \$11 to \$13 per square foot net

Estimated CAM & Tax \$12.32 per square foot (2009)

Year Built 1929

Property Management Professional, on-site management is provided by Hempel

Amenities

- Tower design allows for small floor plates with abundant window areas and skyline views
- Historical art-deco architecture and detail throughout the building
- Location is in the heart of the financial and legal district of downtown Minneapolis
- Four points of skyway access to downtown skyway amenities
- Convenient access to I-394, I-94, I-35
- Skyway retail includes, Caribou Coffee, Appearances Salon, Potbelly, Rand Deli, Sushi Dynasty, and Source One Credit Union
- Numerous hotels, restaurants, and retail services within walking distance
- Staffed management office and on-site building engineers
- 24 hour security

Contact: Brent Jacobson or Ben Krsnak

527 Marquette Avenue, Suite 500, Minneapolis, MN 55402

p. 612.355.2600

f. 612.355.2800

www.hempelproperties.com



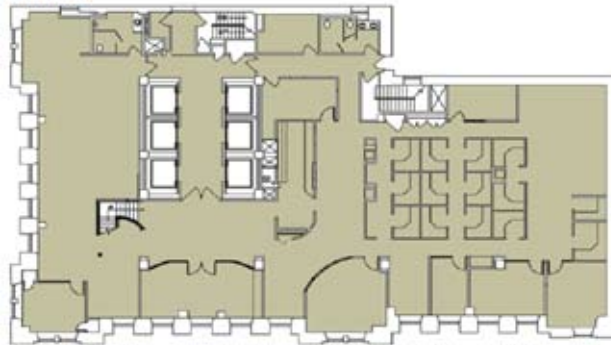
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Location Map

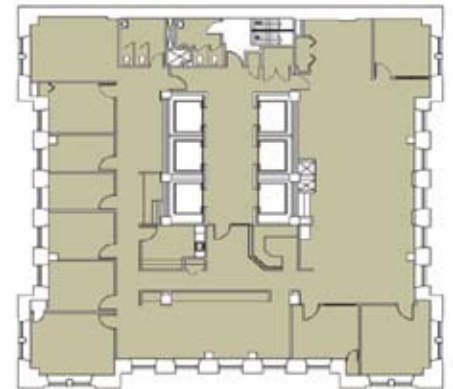


Sample Floorplans

3rd Floor



5th - 20th Floors



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