



HEMPEL

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



Building Size 150,912 square feet

Availability Full floor options of approximately 5,000 SF square feet to individual office suites
Large Block 11,088 square feet
Small Block 431 square feet

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

Spec. Suites Ready to move-in suites with Class A level finishes from 400 square feet up to 1,500 square feet available now

Estimated CAM & Tax \$11.53 per square foot (2010)

Year Built 1929

"09 Capital Improvements New, fully-modernized elevators, complete roof replacement, exterior tuck pointing, and facade renovations

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, City Hairstylists, Potbelly, Allie's Deli, Sushi Dynasty, and Billy & Marty's Convenience Store
 - 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

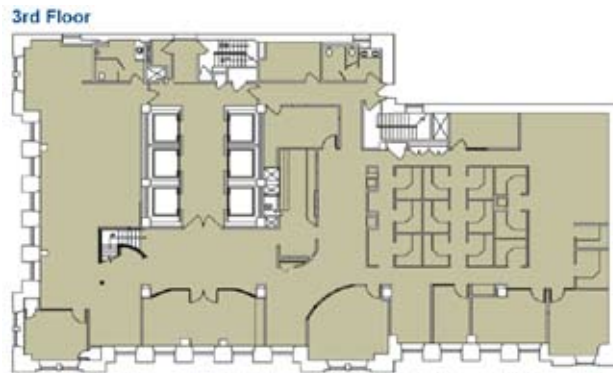


HEMPEL

Location Map

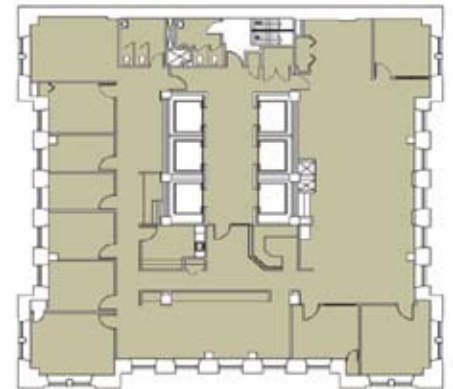


Sample Floorplans



9,000 SF

5th - 20th Floors



5,500 SF

527 Marquette Avenue
Suite 500
Minneapolis, MN 55402
p. 612.355.2600
f. 612.355.2800
www.hempelproperties.com

Contact: Brent Jacobson or Ben Krsnak
612.355.2600

Information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the information and the property is offered "as is". This submission may be modified or withdrawn at any time by the property owner.