

# Mill City Quarter

322 South 2nd St.

Minneapolis | MN

For Lease

- NEW METRO TRANSIT STOP
- NORTH LOOP AREA

**UPLAND**  
REAL ESTATE GROUP, INC.

Rob Kost, CCIM  
612.465.8530  
rob@upland.com

Samuel Gerlach  
612.465.8529  
sam@upland.com

## THE OPPORTUNITY

Address	322 South 2nd St.
City, State	Minneapolis, MN 55402
Building Size	204,250 SF
Year Built	2016
Space Available	1,600 SF (Last Available Space)
Asking Rent	Negotiable
CAM & Tax 2024 Est.	\$10.56 PSF
Parking	20 Surface Spaces Available for visitors and Garage Parking Available for Rent

### Building Highlights:

- North Loop location
- Rare on-site parking lot available for customer use
- Built-in clientele with 150 Multi-Family Units in the project
- Strong foot traffic and vehicle traffic
- Thousands of apartments and condominiums nearby
- Garage parking available for employees
- Across from Carlyle Condos



### Nearby Amenities

1. Crooked Pint Alehouse - Bar/Tavern & Grill
2. Boludo - Argentinian Restaurant
3. Zen Box Izakaya - Japanese Restaurant
4. The Depot - Event Center
5. Bar Zia - Restaurant
6. MacPhail Center for Music - Music School
7. Pure Barre - Gym/Fitness Facility
8. U.S. Bank Stadium - Home of NFL Vikings
9. Radisson RED Minneapolis Downtown - Hotel
10. Minneapolis Central Library - Public Library
11. The Armory - Live Music Venue
12. Spyhouse Coffee - Coffee Shop
13. City Paws Pet Club - Dog Daycare
14. Target Center - Home of NBA Timberwolves
15. Target Field - Home of MLB Twins
16. Four Seasons - 5 Star Luxury Hotel & Office Space



Fast. Frequent.  
All day. All yours.

Effective Dec. 3, 2022



**Traffic Counts**

2nd St. S	4,300 VPD
3rd Ave S	15,900 VPD
Washington Ave South	23,000 VPD

**Nearby Tenants:**

- » Elevate Food Hall
- » Skyway Wok
- » EaTo
- » Milwaukee Road Restaurant & Bar
- » Dunn Brothers Coffee
- » Bushel & Peck
- » Crooked Pint Ale House
- » Boludo
- » Sawatdee Thai
- » eagleBOLTbar

**METRO Light Rail**

- Blue Line
- Green Line

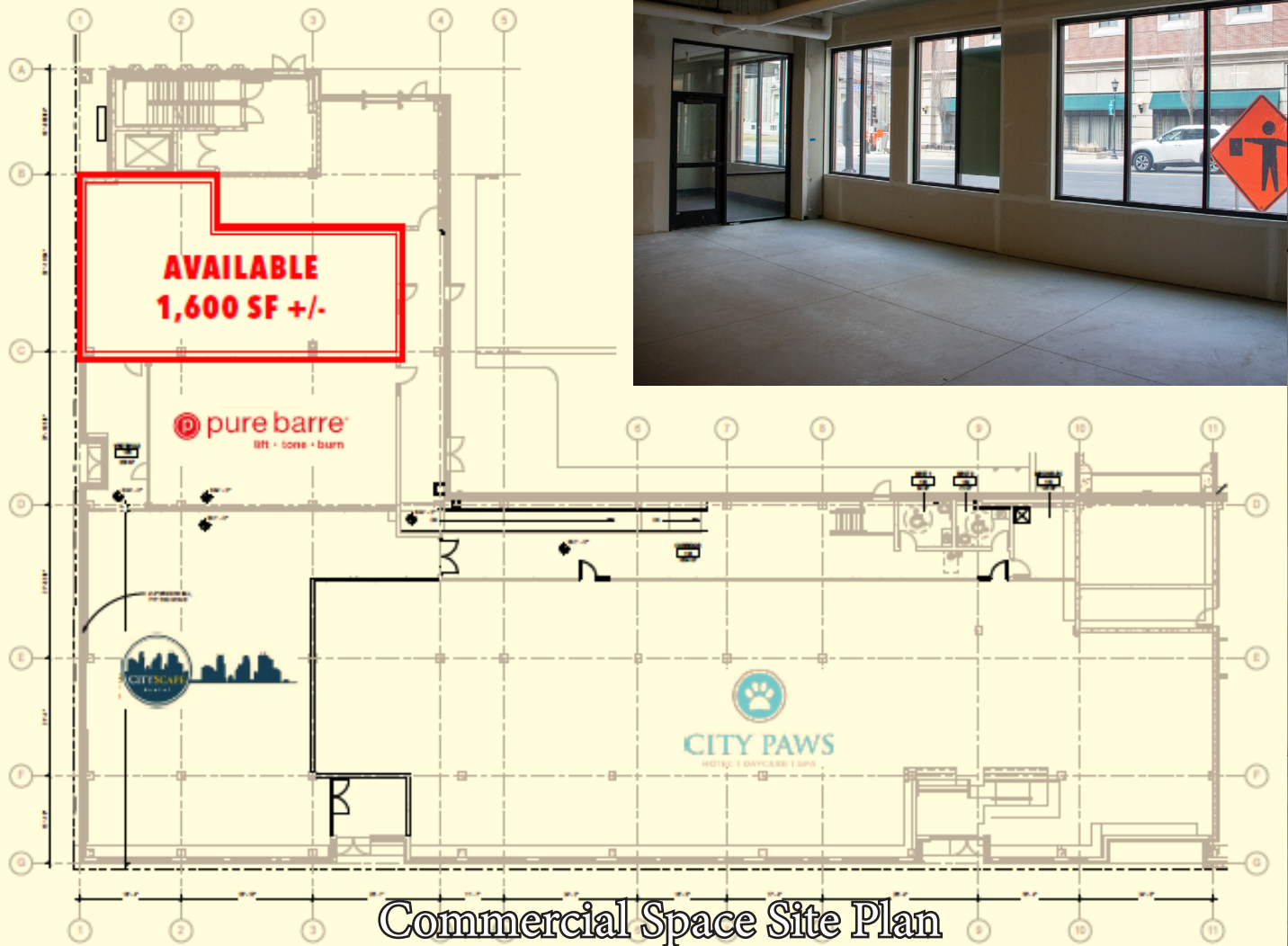
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**METRO Bus Rapid Transit**

- Orange Line
- Red Line

A Line  
C Line  
D Line

Bus rapid transit lines named with a color operate primarily on bus-only lanes and freeways with transit advantages. Lines named with a letter operate in mixed traffic with signal priority and other transit advantages like bus-only lanes. Both offer speed improvements of up to 25% over regular transit routes.



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