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Like all real estate, this property carries significant risks. Buyer and buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this marketing brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.













431 7th Street South Minneapolis, MN



\$ Subject to Auction

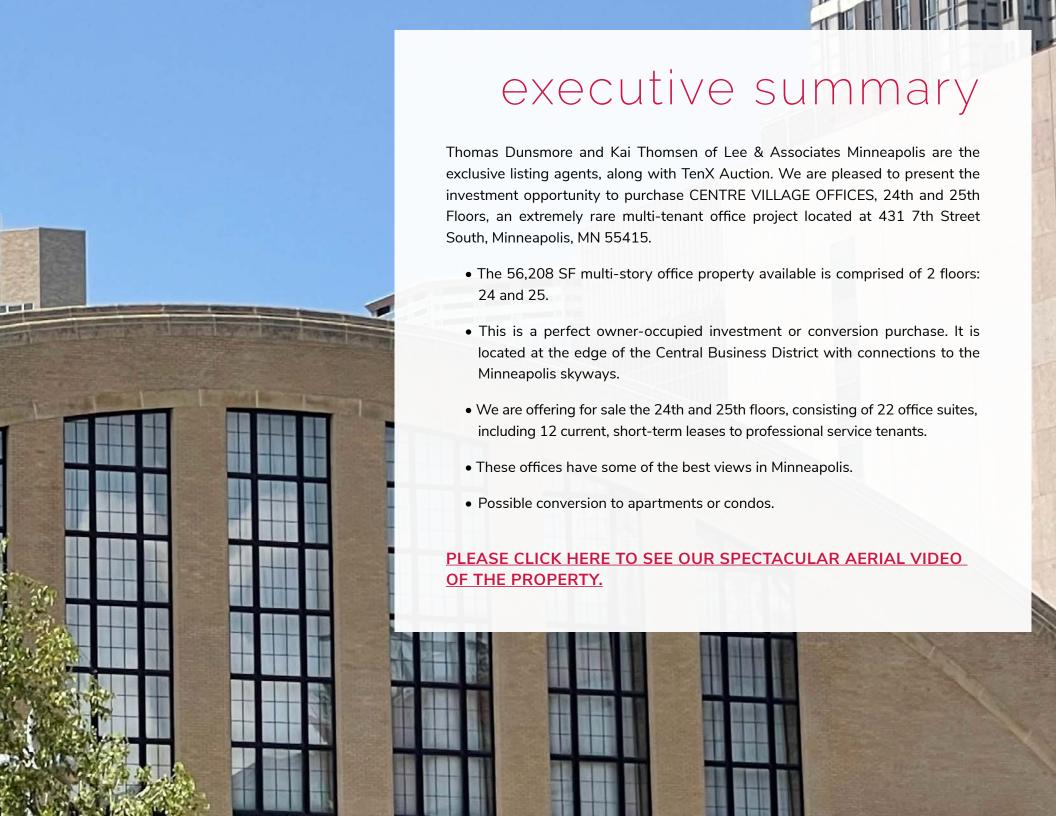


56,208 SF



Floors 24 & 25 Fantastic Views







EASY ACCESS TO AND FROM FREEWAYS

SKYWAY CONNECTIONS 24TH FLOOR FITNESS ROOM WHICH COULD BE UPGRADED

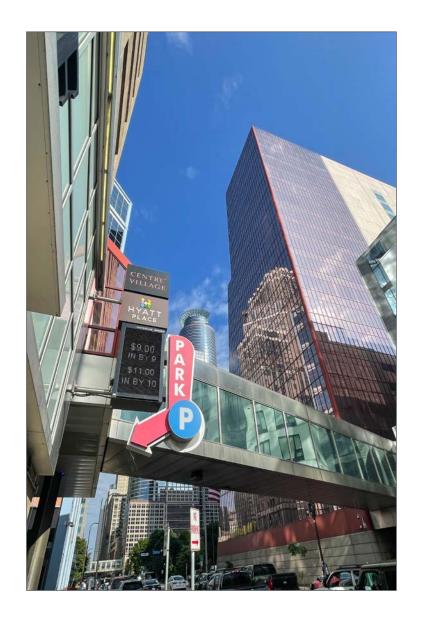
TWO BRAND-NEW 90-TON HVACS INSTALLED CURRENTLY DEMISED
INTO 22 SEPARATE
OFFICE SUITES

24TH AND 25TH FLOORS HAVE SECURE ACCESS

ZONED B4-1 DOWNTOWN BUSINESS DISTRICT STUNNING UNOBSTRUCTED VIEWS OF MINNEAPOLIS PARKING RAMP INSIDE THE BUILDING WITH OVER 1000 PUBLIC PARKING STALLS



property features



ADDDEGG	404 74 04 40 41 44
ADDRESS:	431 7th Street South, Minneapolis, MN 55415
SALE PRICE:	\$ Subject to Auction
DESCRIPTION:	Two Floors: 24th and 25th
# OF SUITES:	22 — 12 are rented to professional service tenants
TOTAL SQUARE FEET:	56,208 SF
YEAR BUILT:	1982
PARKING:	Public parking ramp connected to bldg with easy on-street parking
ZONING:	B4-1 Downtown Business District
PROPERTY TYPE:	Office
ACCESS/EGRESS:	7th Street South between 5th and 6th Avenues
HVAC:	Replaced in 2022. Well maintained.
UTILITIES	
ELECTRIC:	Xcel Energy
WATER:	City Water
PHONE & DATA:	Multiple Sources



Matterport Scan of Property Vacancies























zoning map

B4-1 DOWNTOWN BUSINESS DISTRICT

Permitted uses: Uses specified with a "P" are permitted as of right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Chapter 525, Administration and Enforcement.

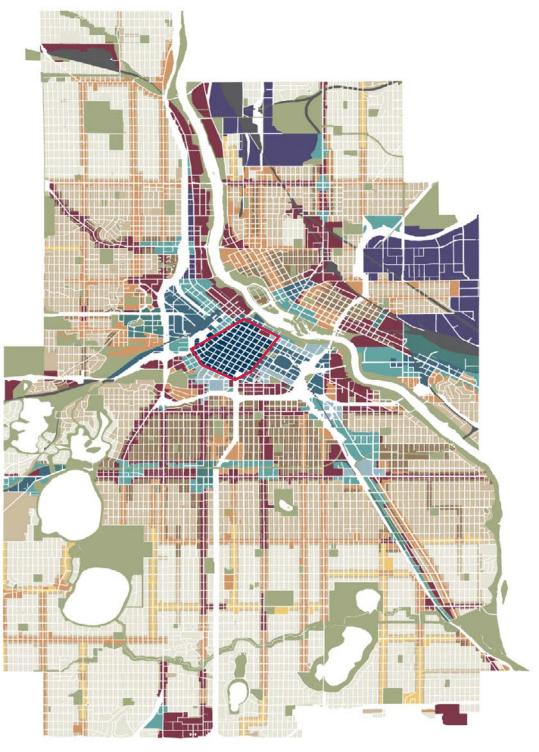
DOWNTOWN ZONING

Interior 1 Interior 2 Interior 3 Corridor 3 Corridor 4 Corridor 6 Transit 10 Transit 15 Transit 20 Transit 30 Center Village Offices Production

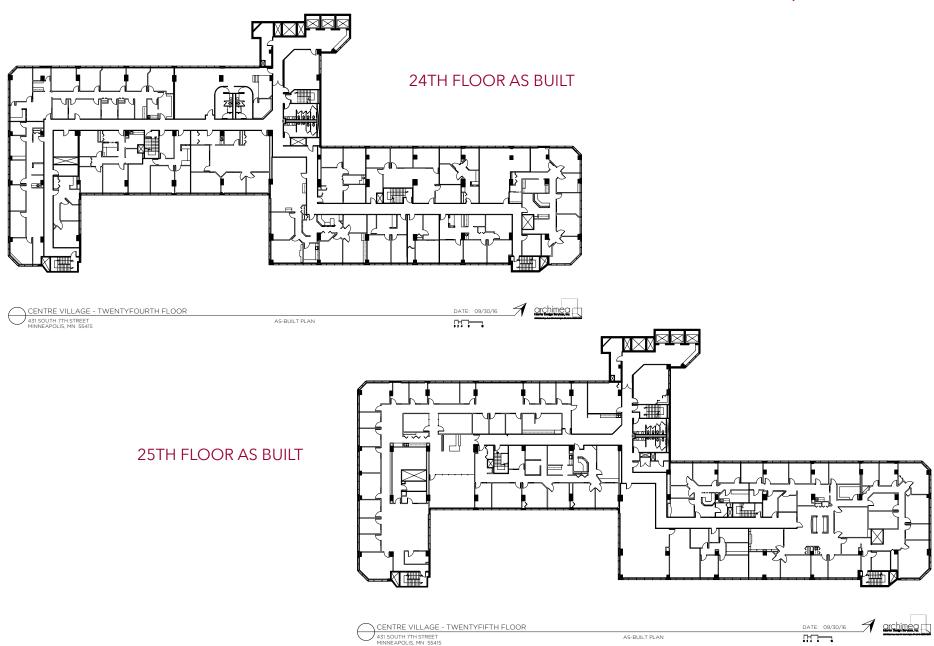
Parks

Transportation

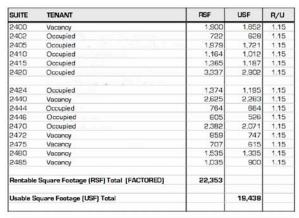
Legend



floor plans



24th floor demising plan



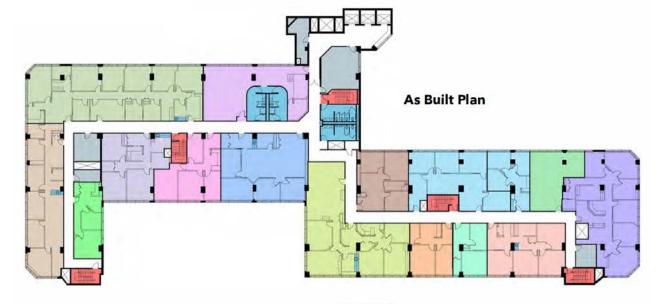
BUILDING COMMON AREA	SF
Health Club	1,693
Building Common Area Square Footage Total	1,693

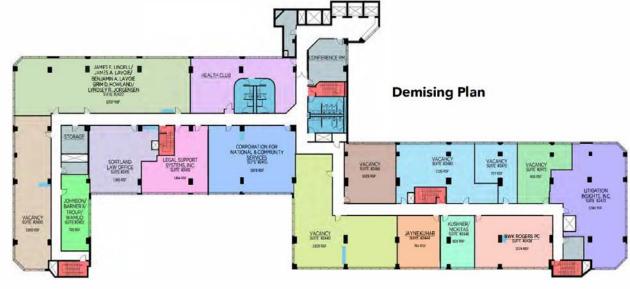
	FLOOR COMMON AREA	SF
	Corridor	3,598
	Toilet Rooms	371
	Janitor Rooms	216
	Electrical Rooms	236
	Conference Room	478
	Storage	230
Floor Co	mmon Area Square Footage Total	5,129

RENTABLE SQUARE FOOTAGE TOTAL (TRUE)	SF
Rentable Square Footage Total (TRUE)	26,260

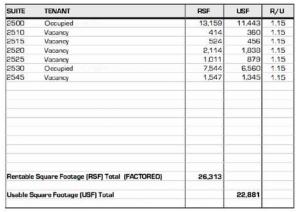
	MAJOR VERTICAL PENETRATIONS/ EXTERIOR WALL	SF
	Exterior Wall	456
	Elevator	204
	Stairs	684
	Mechanical Shafts	500
Major Vertical Penetrations/ Exterior Wall Square Footage Total		1,844

GROSS BUILDING AREA SQUARE FOOTAGE TOTAL	SF
Gross Building Area Square Footage Total	28,104





25th floor demising plan



BUILDING COMMON AREA	SF
Building Common Area Square Footage Total	

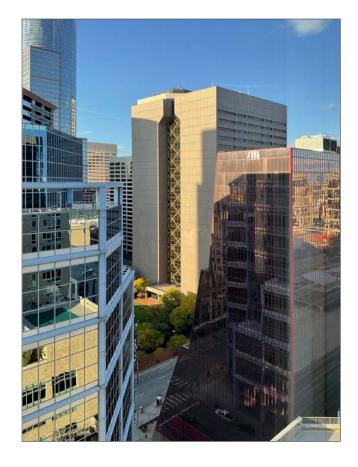
FLOC	OR COMMON AREA	SF
Corri	dor	2,356
Toilet	: Rooms	371
Janit	or Rooms	369
Elect	rical Rooms	219
Floor Common Ar	rea Square Footage Total	3,315

SF
26,196

	MAJOR VERTICAL PENETRATIONS/ EXTERIOR WALL	SF
	Exterior Wall	455
	Elevator	204
	Stairs	738
	Mechanical Shafts	511
Major V	ertical Penetrations/ Exterior Wall Square Footage Total	1,908

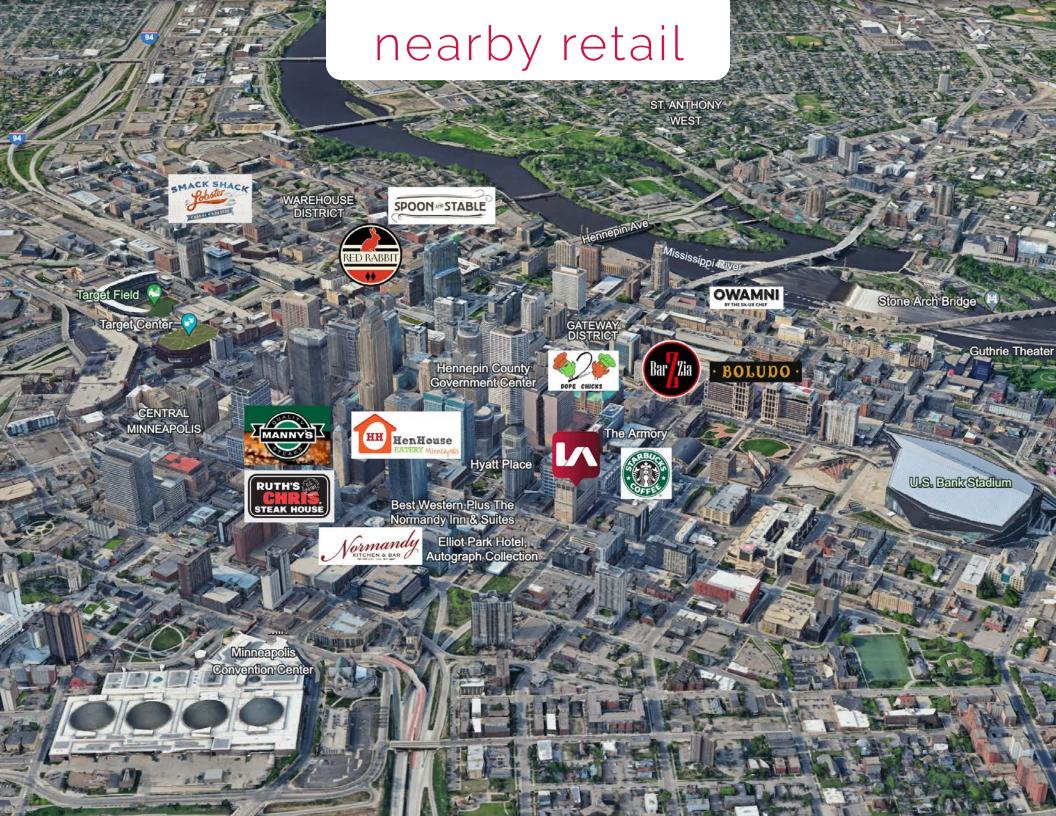
GROSS BUILDING AREA SQUARE FOOTAGE TOTAL	SF
Gross Building Area Square Footage Total	28,104











hvac system

TWO BRAND-NEW 90-TON HVACS INSTALLED











parking





THERE IS A PUBLIC PARKING
RAMP WITHIN THE BUILDING
AND EASY ON-STREET PARKING
Click Here for Information

Monthly Parking: Starting at \$155

Reserved upper level: \$248 Reserved lower level: \$272

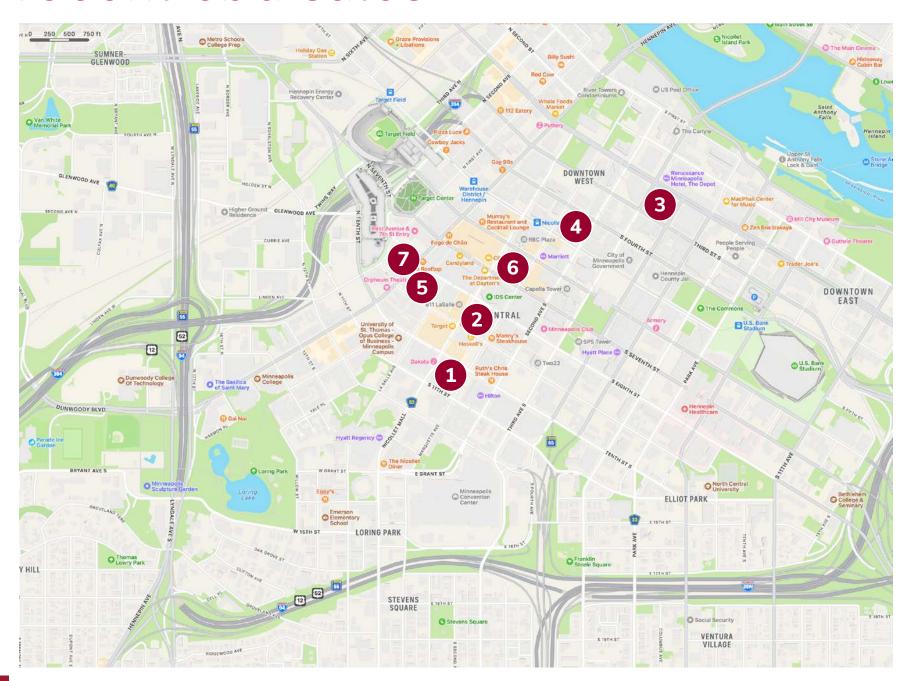
Monthly Parking for Residents of Centre Village:

Condo Upper level: \$147.19 Condo Lower level: \$163.54

Total Spaces Available: 1,190 730 spaces above ground 460 below ground



recent cbd sales



recent cbd sales

	BUILDING NAME	ADDRESS	RENTABLE AREA (SF)	BUYER	BUYER PROFILE	SALE DATE	PURCHASE PRICE	PSF
1	89 S. TENTH ST.	89 S. TENTH ST. MINNEAPOLIS, MN	11,300 SF	CREATIVE PARTNERS GROUP	USER	APRIL 2019	\$1,365,000	\$120.80
2	815 NICOLLET MALL	815 NICOLLET MALL MINNEAPOLIS, MN	17,000 SF	UNCOMMON DEVELOPERS	USER	JUNE 2020	\$3,700,000	\$217.65
3	3rd & 3rd	312 S. THIRD ST. MINNEAPOLIS, MN	67,000 SF	MOHAMED ELKHATEEB	RESIDENTIAL DEVELOPER	JANUARY 2023	\$2,700,000	\$40.30
4	OLD REPUBLIC TITLE BUILDING	400 SECOND AVE. S. MINNEAPOLIS, MN	130,000 SF	MOHAMED ELKHATEEB	RESIDENTIAL DEVELOPER	JUNE 2023	\$3,500,000	\$26.92
5	LASALLE PLAZA	800 LASALLE AVE. MINNEAPOLIS, MN	620,000 SF	HEMPEL COMPANIES	INVESTOR	JUNE 2023	\$46,000,000	\$74.19
6	7TH & NIC	655 NICOLLET MALL MINNEAPOLIS, MN	26,703 SF	ZURU	USER	JULY 2023	\$4,150,000	\$155.41
7	PENCE BUILDING	800 HENNEPIN AVE MINNEAPOLIS, MN	89,656 SF	HEMPEL COMPANIES	RESIDENTIAL DEVELOPER	SEPT 2023	\$3,750,000	\$41.83





The City of Minneapolis is a city in the state of Minnesota and the county seat of Hennepin County. As of the 2020 census the population was 429,954, making it the state's most populous city. Nicknamed the "City of Lakes," Minneapolis is abundant in water, with thirteen lakes, wetlands, the Mississippi River, creeks, and waterfalls. Minneapolis was the 19th-century lumber and flour milling capital of the world and has preserved its financial clout into the 21st century. It occupies both banks of the Mississippi River and adjoins Saint Paul, the state capital of Minnesota.

The site of Minneapolis was originally inhabited by Dakota people. European settlement was founded along Saint Anthony Falls—the only natural waterfall on the Mississippi River—on land north of Fort Snelling. Its early growth was attributed to its proximity to the fort and the falls providing power for industrial activity. Minneapolis, Saint Paul, and the surrounding area are collectively known as the Twin Cities, a metropolitan area home to 3.69 million inhabitants.

Minneapolis has one of the most extensive public park systems in the U.S.; many of these parks are connected by the Grand Rounds National Scenic Byway. Biking and walking trails run through many parts of the city including the Mississippi National River and Recreation Area, Lake of the Isles, Bde Maka Ska, Lake Harriet, and Minnehaha Falls. Minneapolis has cold, snowy

winters and warm, humid summers. Minneapolis is the birthplace of General Mills, the Pillsbury brand, and the Target Corporation. The city's cultural offerings include the Minneapolis Institute of Art, the First Avenue nightclub, and four professional sports teams. Minneapolis is home to the University of Minnesota's main campus. The city's public transport is provided by Metro Transit and the international airport, serving the Twin Cities region, is located towards the south on the city limits.



