



TRANSWESTERN

REAL ESTATE
SERVICES



3430 UNIVERSITY AVE SE

MINNEAPOLIS, MN 55414



LIGHT RAIL

ADJACENT



EXCELLENT

LOCATION



25,530

TOTAL SF



ABUNDANT

AREA AMENITIES



FREE

SURFACE PARKING

PROPERTY SPECIFICATIONS

Property Summary

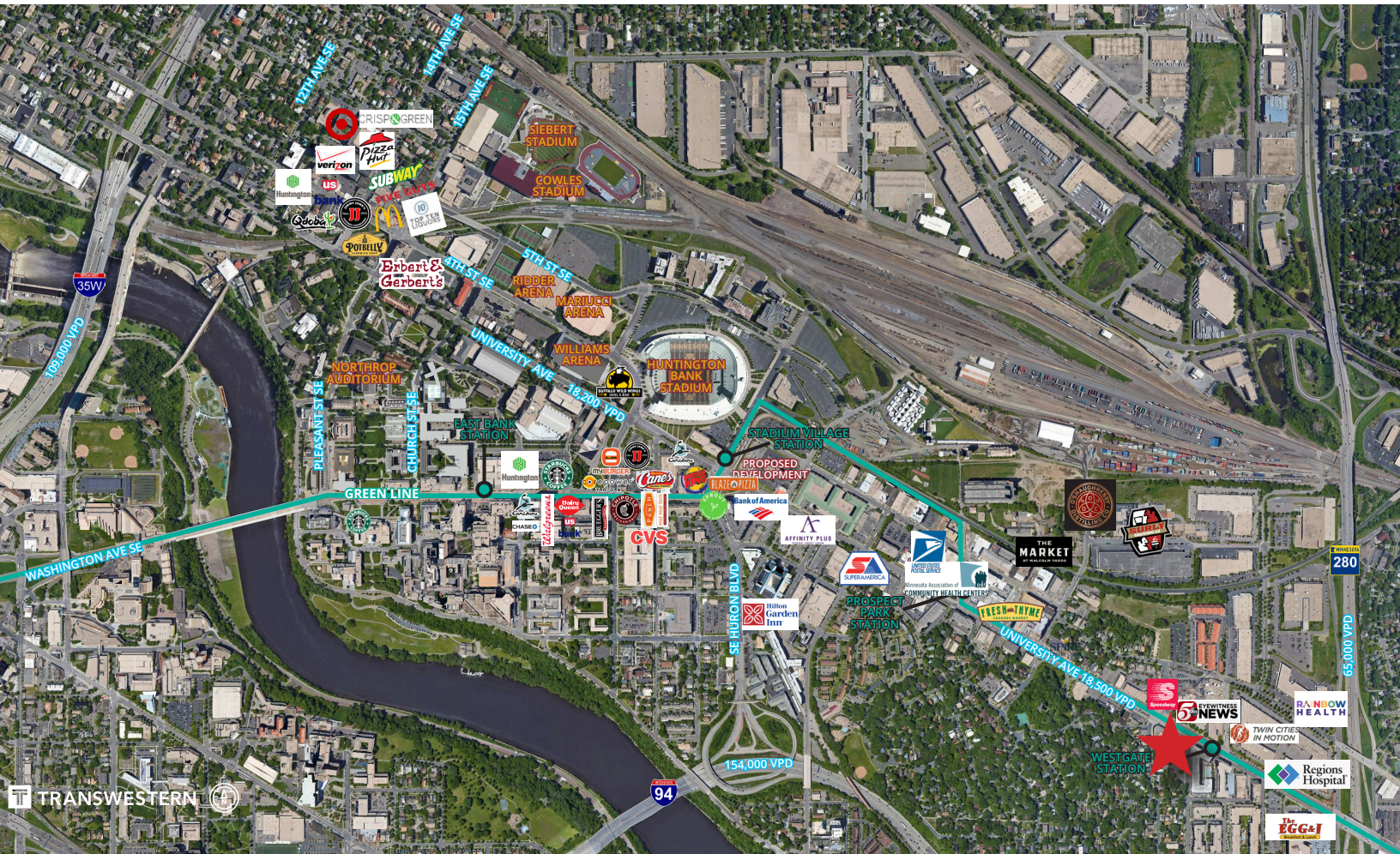
- **Building Size:** 22,165 SF
- **Availability:** Up to 20,000 USF
- **Year Built:** 1979
- **Lease Rate:** Negotiable
- **Operating Expenses:** \$5.36 PSF
- **Real Estate Taxes:** \$4.44 PSF
- **2023 Estimate:** \$9.80 PSF
- **Parking Ratio:** 50 Spaces - 8.12/1,000 SF

Property Highlights

- Flexible lease term
- Building signage available
- Free surface parking
- Metro Green Line - Westgate Station adjacent
- High traffic area
- Great access and visibility
- Abundant area amenities
- Close proximity to multi-family housing



BUILDING LOCATION



Area Amenities

- LRT Green Line Station Stop - in front of building
- Walking distance to University of Minnesota campus
- Surrounded by convenient shopping/restaurants