

The Colliers logo is a blue rounded rectangle with the word "Colliers" in white serif font. Below the text are three horizontal stripes: yellow, red, and blue.

Colliers

A photograph of a modern office building with a dark grey facade and a prominent glass and red-tinted metal structure. The building is situated in a parking lot with some snow on the ground. A utility pole is visible in the background.

Office/Industrial/Storage Space For Lease

401 Royalston Avenue North  
Minneapolis, MN

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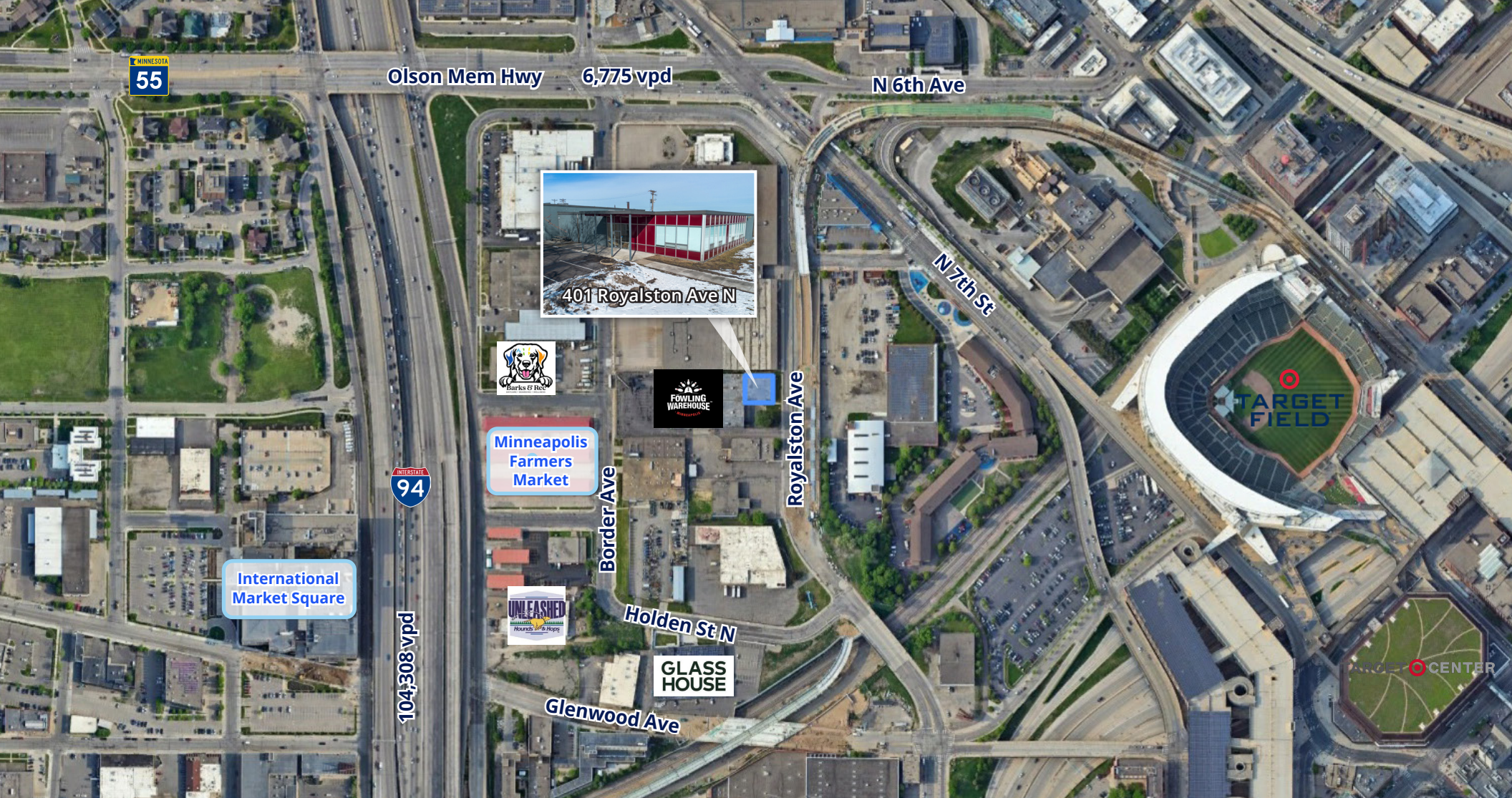
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MINNESOTA  
55

Olson Mem Hwy 6,775 vpd

N 6th Ave



401 Royalston Ave N



Minneapolis  
Farmers  
Market

Border Ave

Royalston Ave

94

International  
Market Square

104,308 vpd



Holden St N

GLASS  
HOUSE

Glenwood Ave

TARGET  
FIELD

TARGET CENTER



5,914 SF  
Flexible Office/  
Industrial Suite  
with Parking



Located in the  
Heart of Minneapolis



Great Access  
to Downtown,  
I-94 & I-394



Adjacent to Future  
Green Line Light  
Rail Station



Skyline Views of  
Downtown &  
Target Field

401 Royalston Avenue North | For Lease

# Property Profile

## Property Overview

Location 401 Royalston Avenue North  
Minneapolis, MN 55405

PID 22-029-24-32-0008

Building Size 38,695 SF

Space Available Suite B: 5,914 SF

Year Built 1961

Clear Height 16'

Restrooms Male & Female

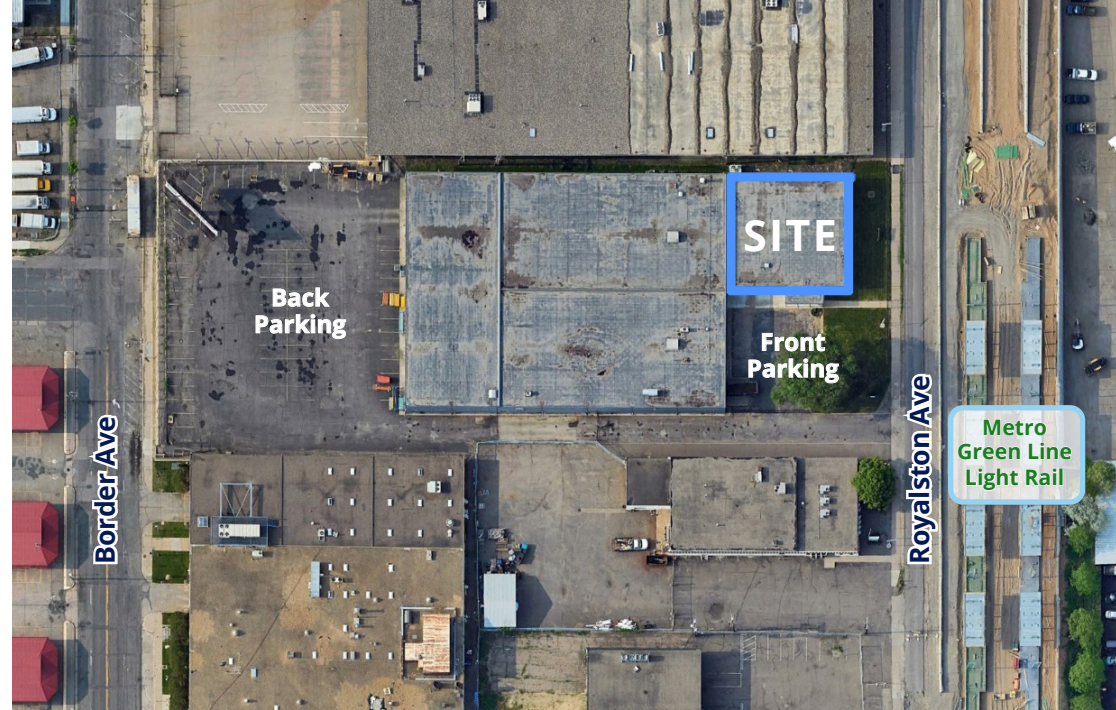
Parking 65 Stalls

Zoning DT1: Downtown Center District

Term Short or Long Term Lease

2026 Tax/CAM TBD

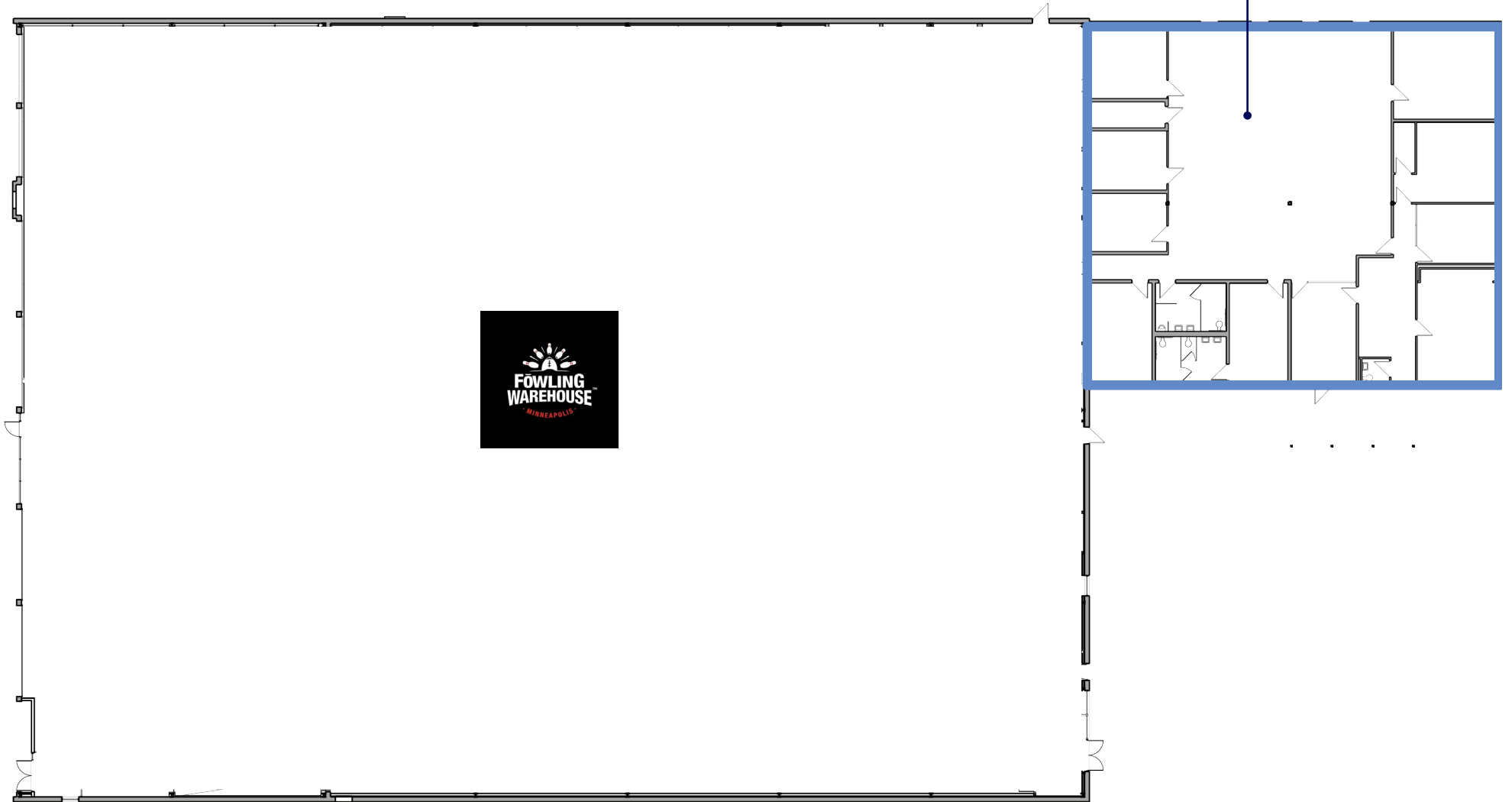
Lease Rate Negotiable



401 Royalston Avenue North | For Lease

# Floor Plan

*Suite B*  
**5,914 SF Available**





International Market Square



Border Ave



SP  
ORDIN  
CITY



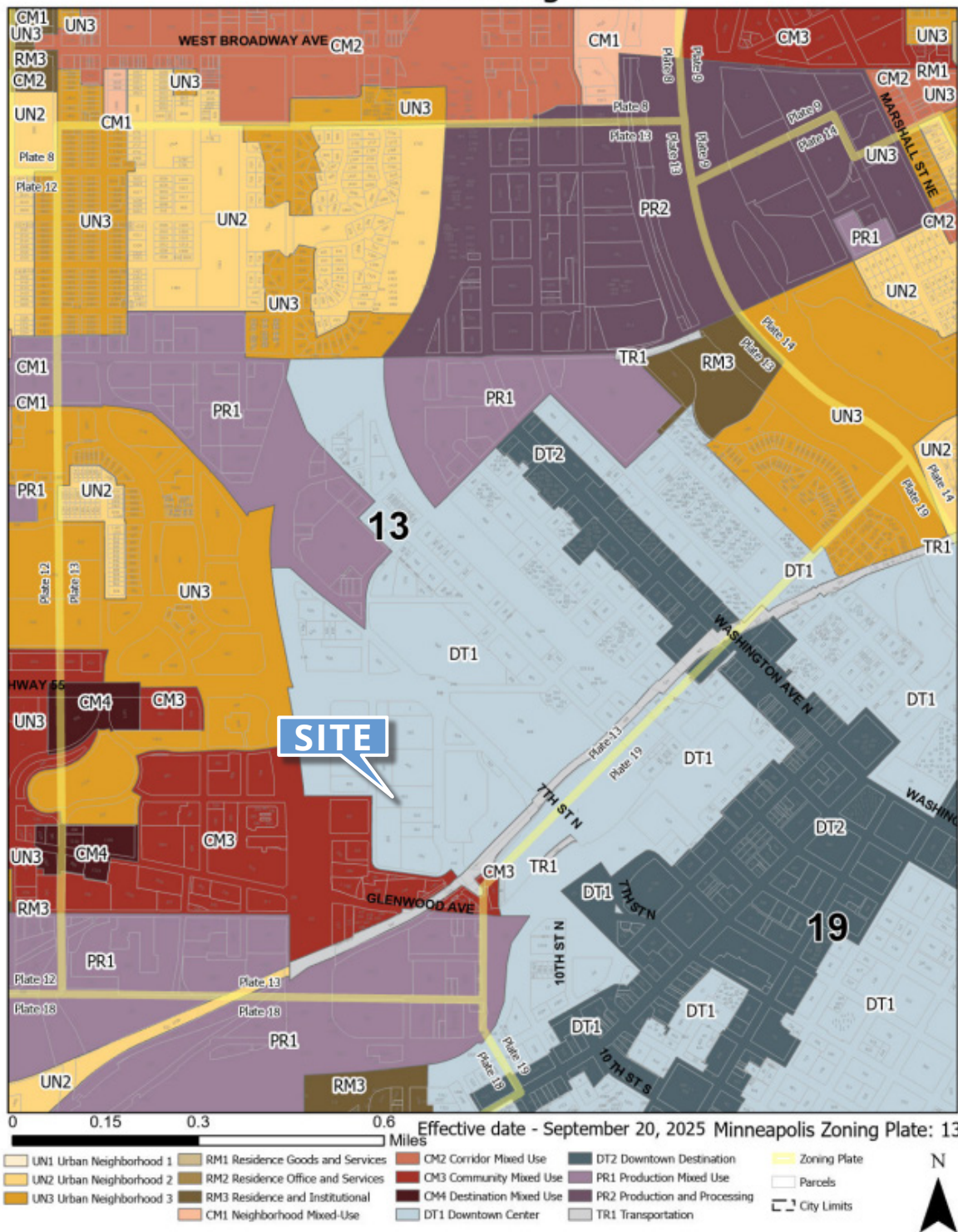
# Site Plan



401 Royalston Avenue North | For Lease

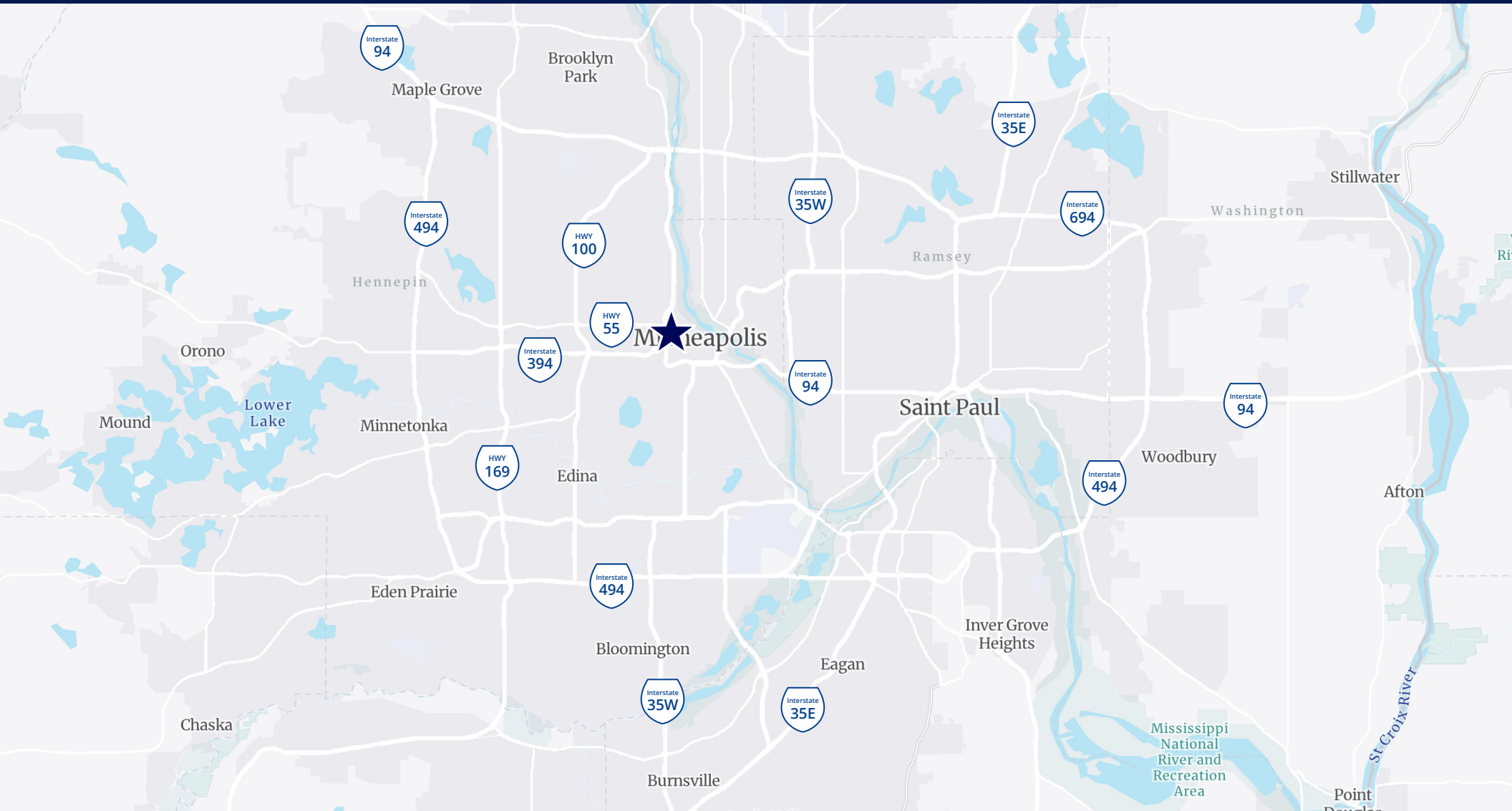
# Zoning

## Land Use Zoning Plates



 [CLICK FOR DT1: DOWNTOWN CENTER DISTRICT ZONING CODE](#)

 [CLICK FOR USES ALLOWED](#)



## Demographics

(5 mile radius)



2025  
Population

494,291



2025 Average  
Household Income

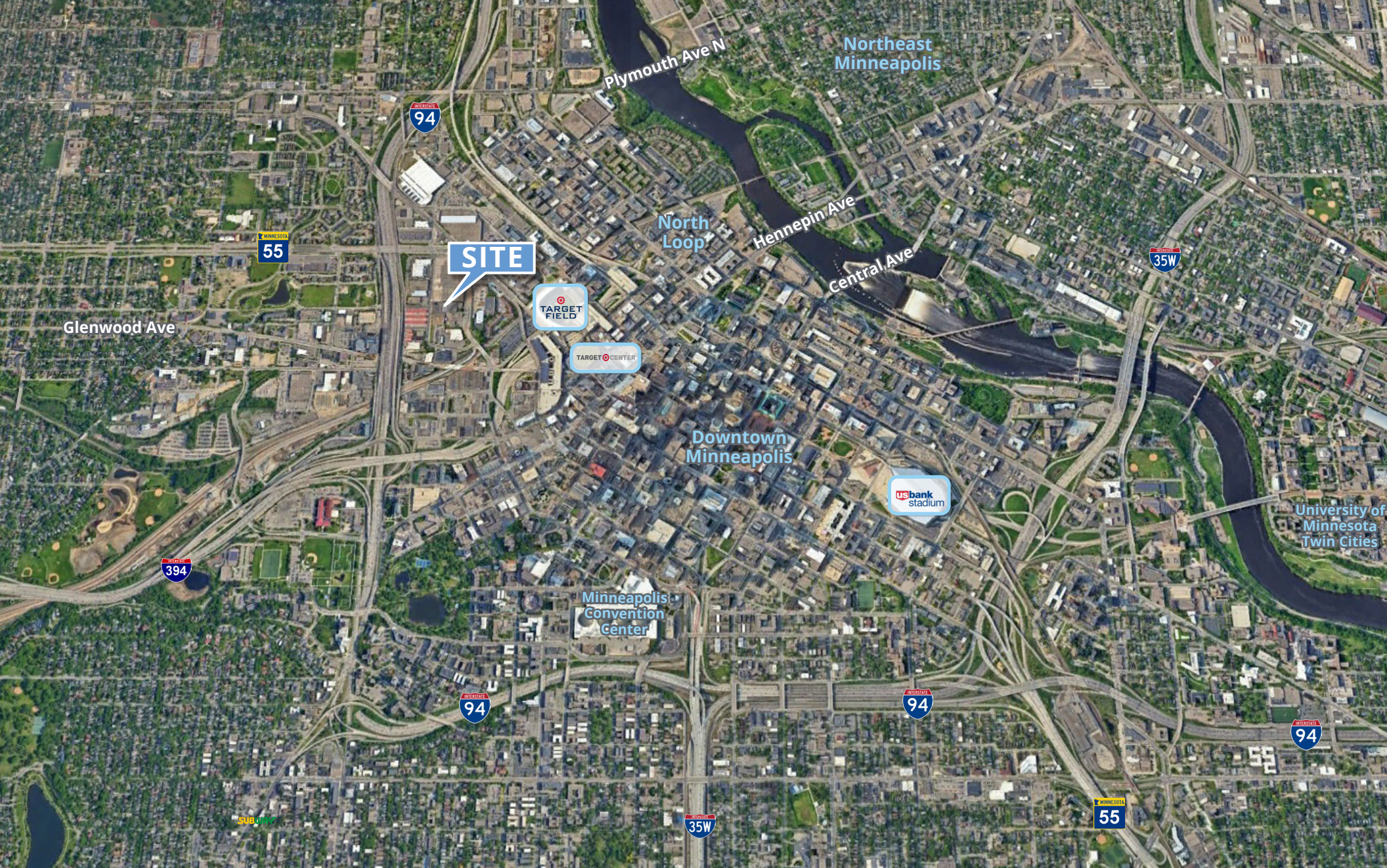
\$112,616



1 Mile  
to Metro Transit  
Bus Stop



13.5 Miles  
to Minneapolis/St. Paul  
International Airport



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