



Colliers

Office/Industrial/Storage Space For Lease

401 Royalston Avenue North  
Minneapolis, MN

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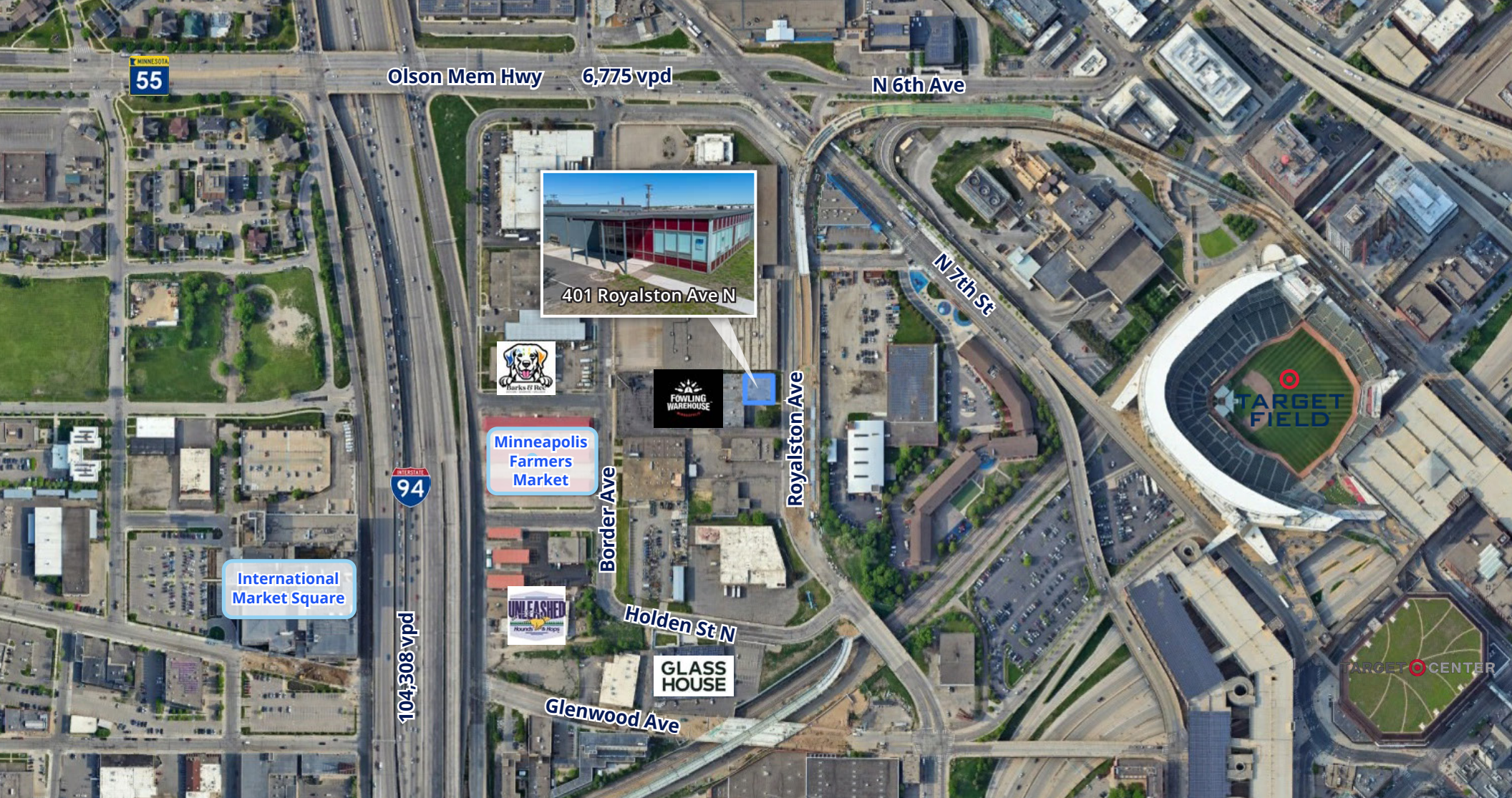
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1600 Utica Avenue S  
Suite 300  
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5,914 SF  
Flexible Office/  
Industrial Suite  
with Parking



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

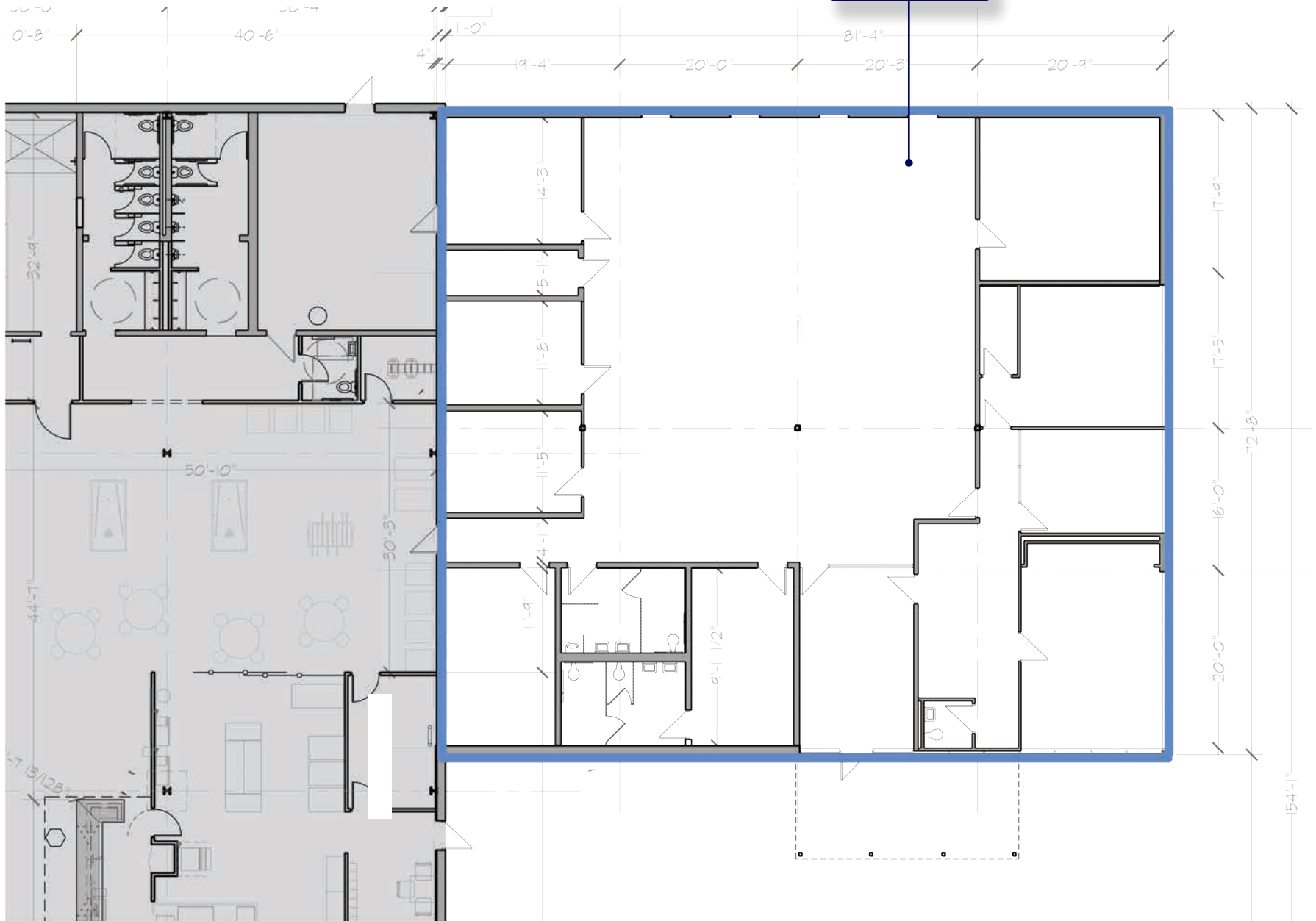
## Property Overview

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	13'
Restrooms	Male & Female
Parking	65 Stalls
Zoning	DT1: Downtown Center District
Term	Short or Long Term Lease
2026 Tax/CAM	TBD
Lease Rate	Negotiable



# Floor Plan

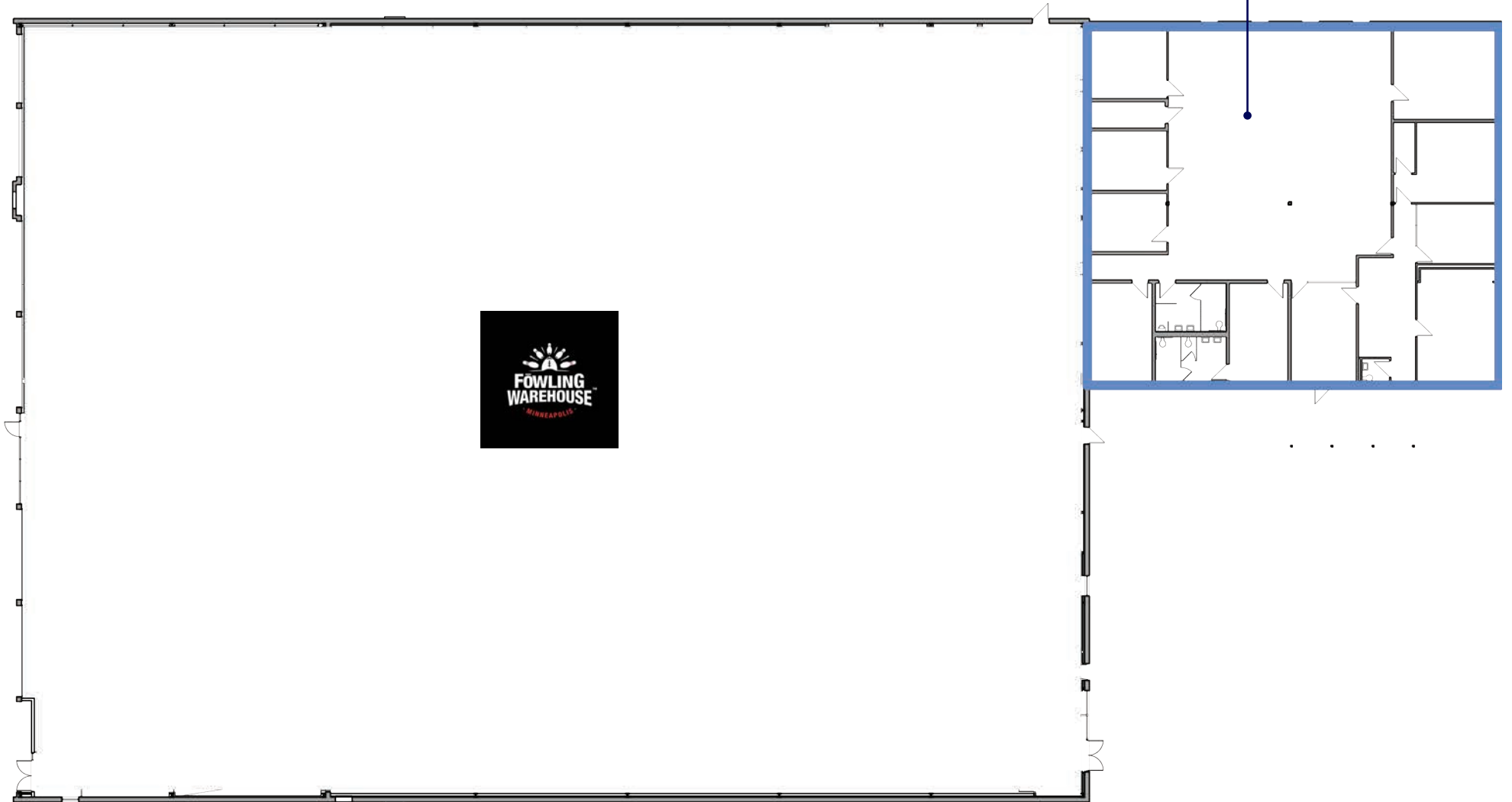
Suite B  
5,914 SF  
Available



401 Royalston Avenue North | For Lease

# Floor Plan

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



# International Market Square



SP  
ORDIA  
EV. ST. PAUL



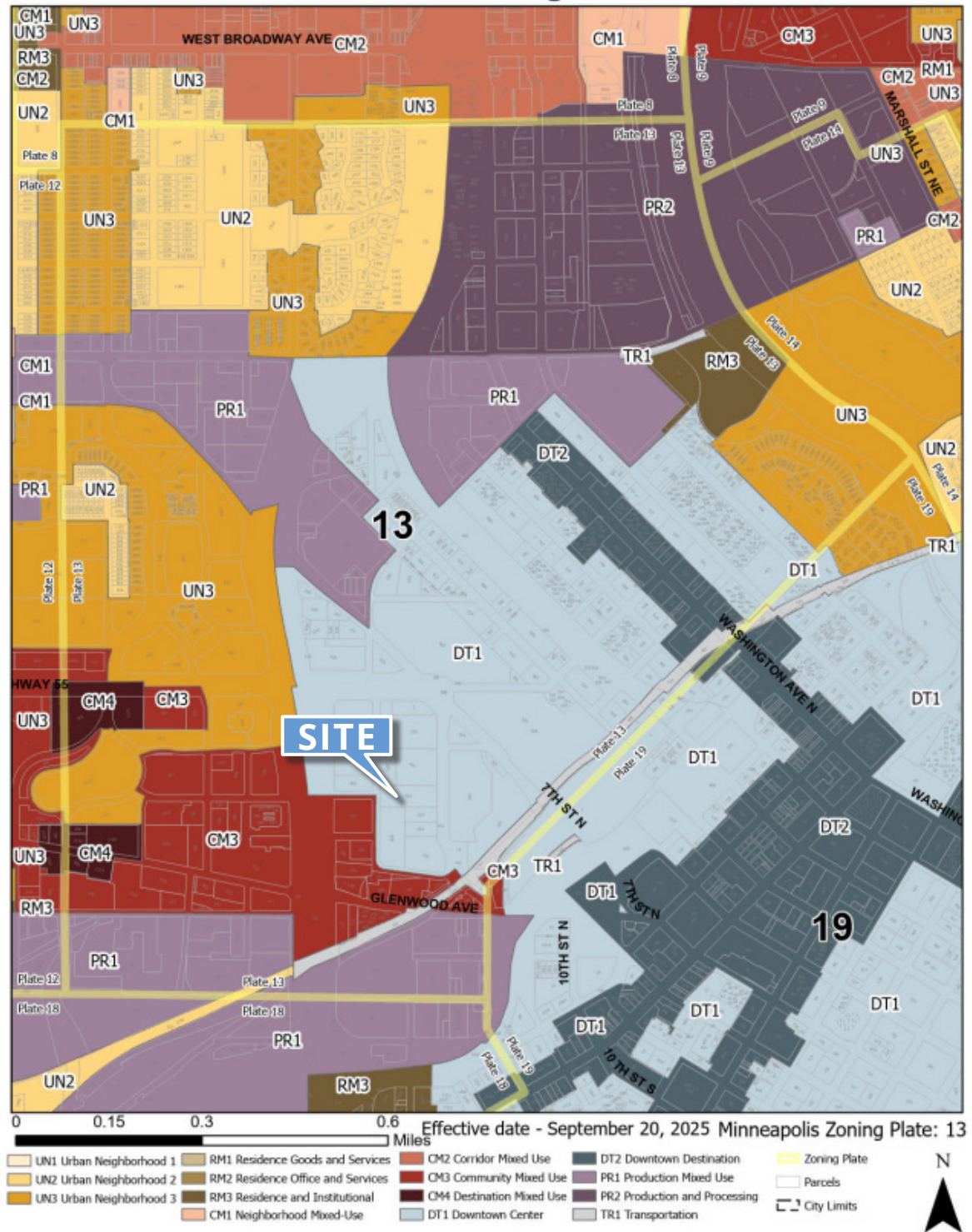
# Site Plan



401 Royalston Avenue North | For Lease

# Zoning

## Land Use Zoning Plates



CLICK FOR  
DT1: DOWNTOWN CENTER  
DISTRICT ZONING CODE



CLICK FOR USES ALLOWED





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