

Street-Level Flex Space For Lease



CANVAS

2301 California St NE | Minneapolis, MN

PROPERTY OVERVIEW

Availability: Up to 24,000 SF
Lease Rate: Negotiable
CAM/Tax: \$6.00 per SF

HIGHLIGHTS

- Street-level retail/flex space available below Canvas Apartments with 160 units
- New construction, built 2023
- 18' clear height with large windows
- Located at the heart of the Northeast Arts District - minutes from Fulton Brewery, Mojo Coffee Gallery, The Sample Room, Hai Hai and Grumpy's Bar

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ASSEMBLY

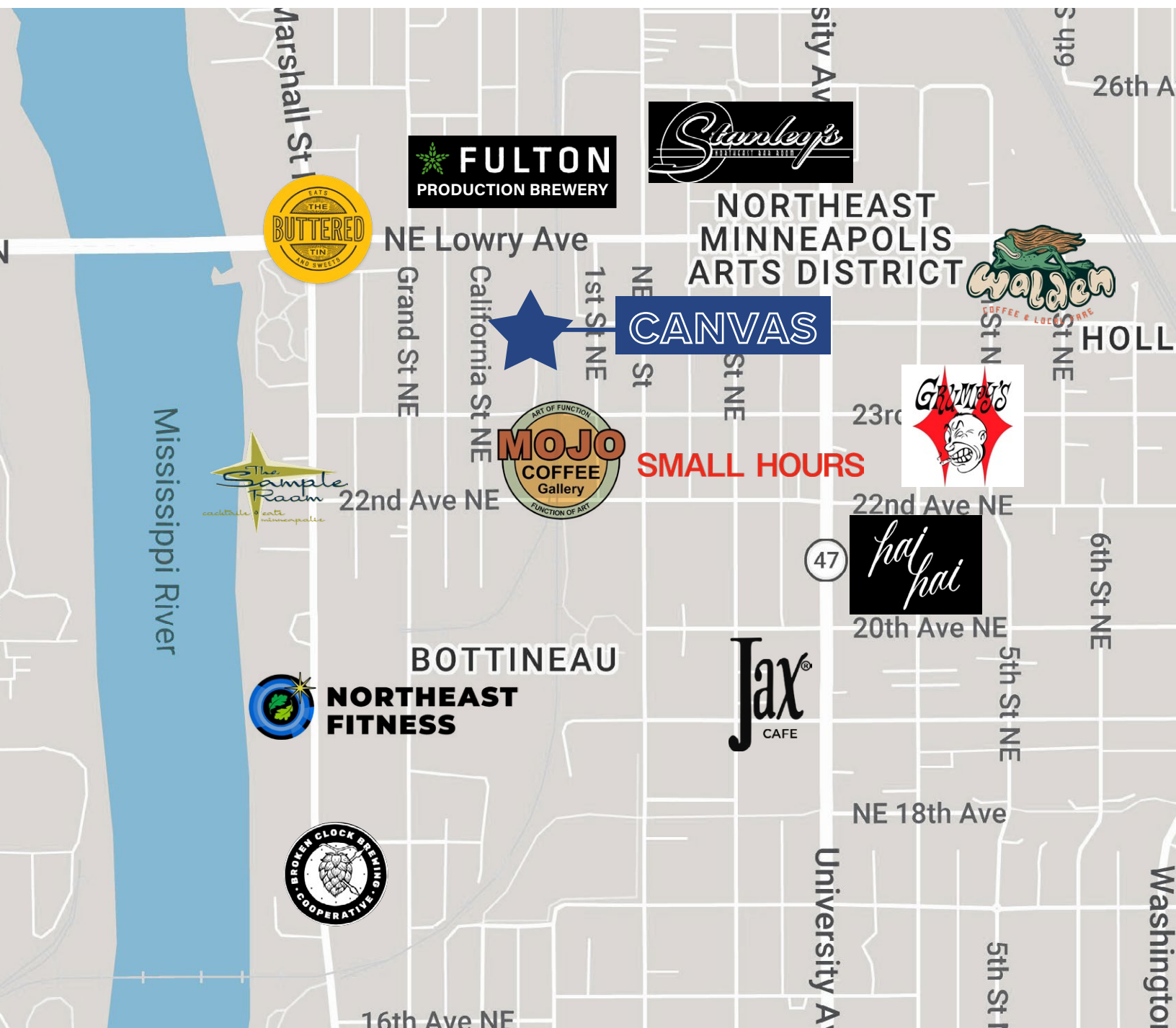
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Located in the Bottineau neighborhood of Northeast Minneapolis. Canvas is a newly constructed, mixed-use development.

This is a perfect opportunity for start-ups, artists, product development companies, consumer packaged goods businesses, and more to make this desirable NE Minneapolis location home. Canvas offers excellent visibility, 18' clear heights, and a superb geography within the Northeast community. Canvas Apartments provides 160 units on floors 2-5 of the building.



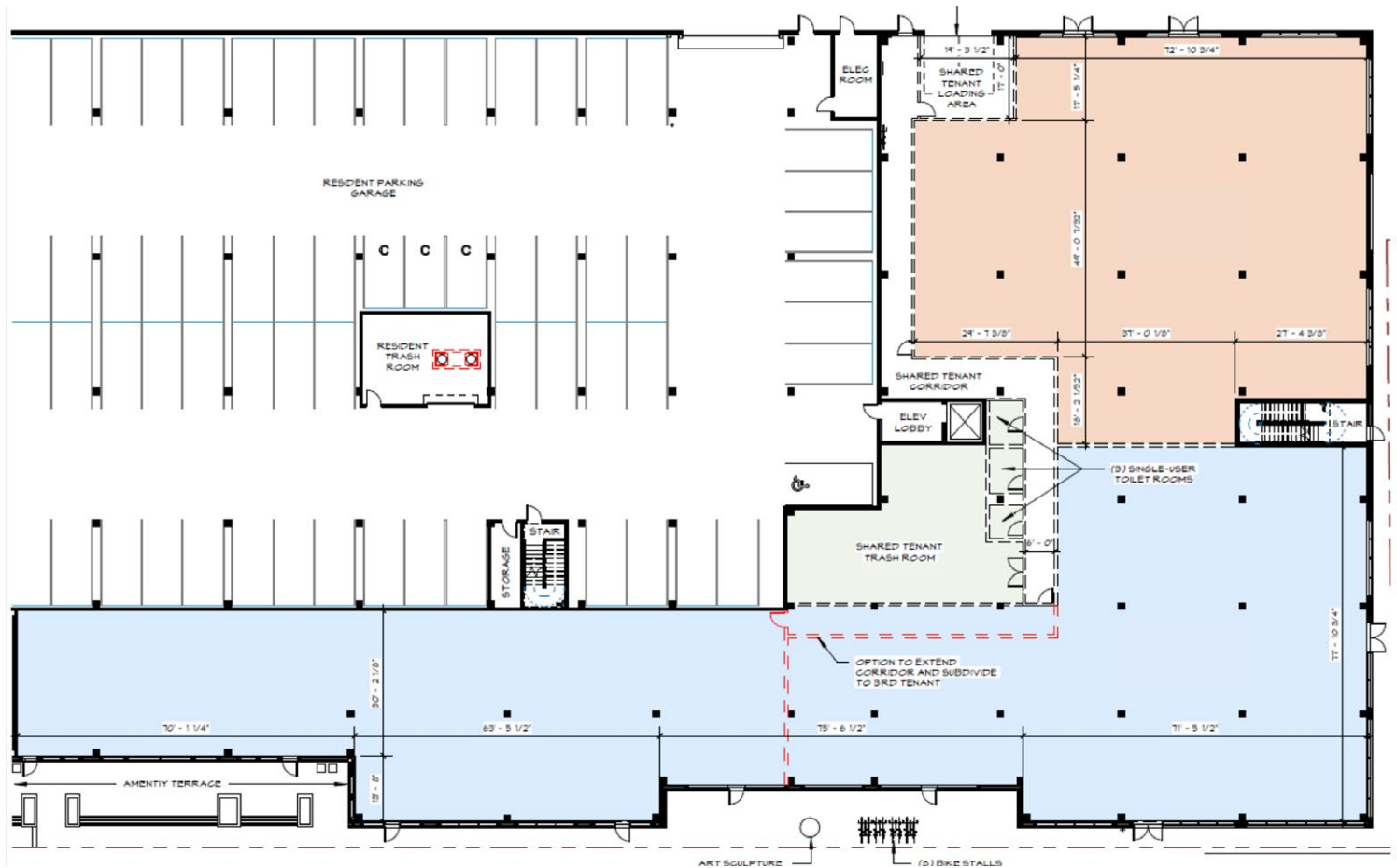
AT THE CENTER OF THE NORTHEAST MINNEAPOLIS ARTS DISTRICT





FLOOR PLAN

AVAILABILITY - 6,000-24,000 RSF



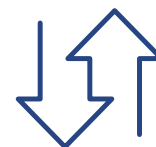
* CONCEPTUAL DEMISING PLAN



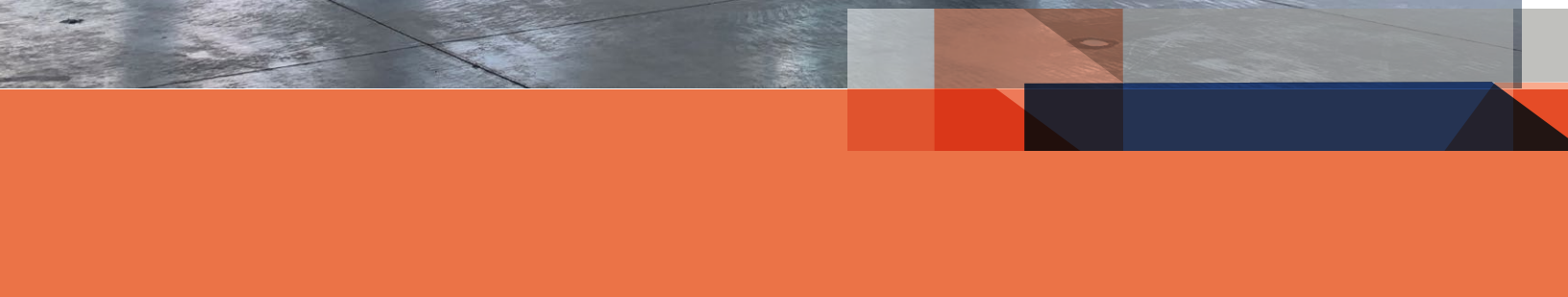
LARGE WINDOWS



1 DOCK DOOR



18' CLEAR HEIGHT





FOR MORE INFORMATION:

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