



For Lease

Space Available:

- Suite 218: 1,430 sf
- Suite 522: 1,989 sf
- Gross Rate: \$29.50 psf

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Colliers

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122 W Franklin Ave Minneapolis, MN 55401

Office Space For Lease

Highlights and Features:

- Free parking on surface lot
- Staffed front desk
- Conference rooms available at no charge
- Security cameras
- Ideal for non-profits/religious based tenants
- In the Whittier neighborhood
- Views of Minneapolis
- 1.5 miles to DT Minneapolis
- Easy access to I-94, I-35W, I-394

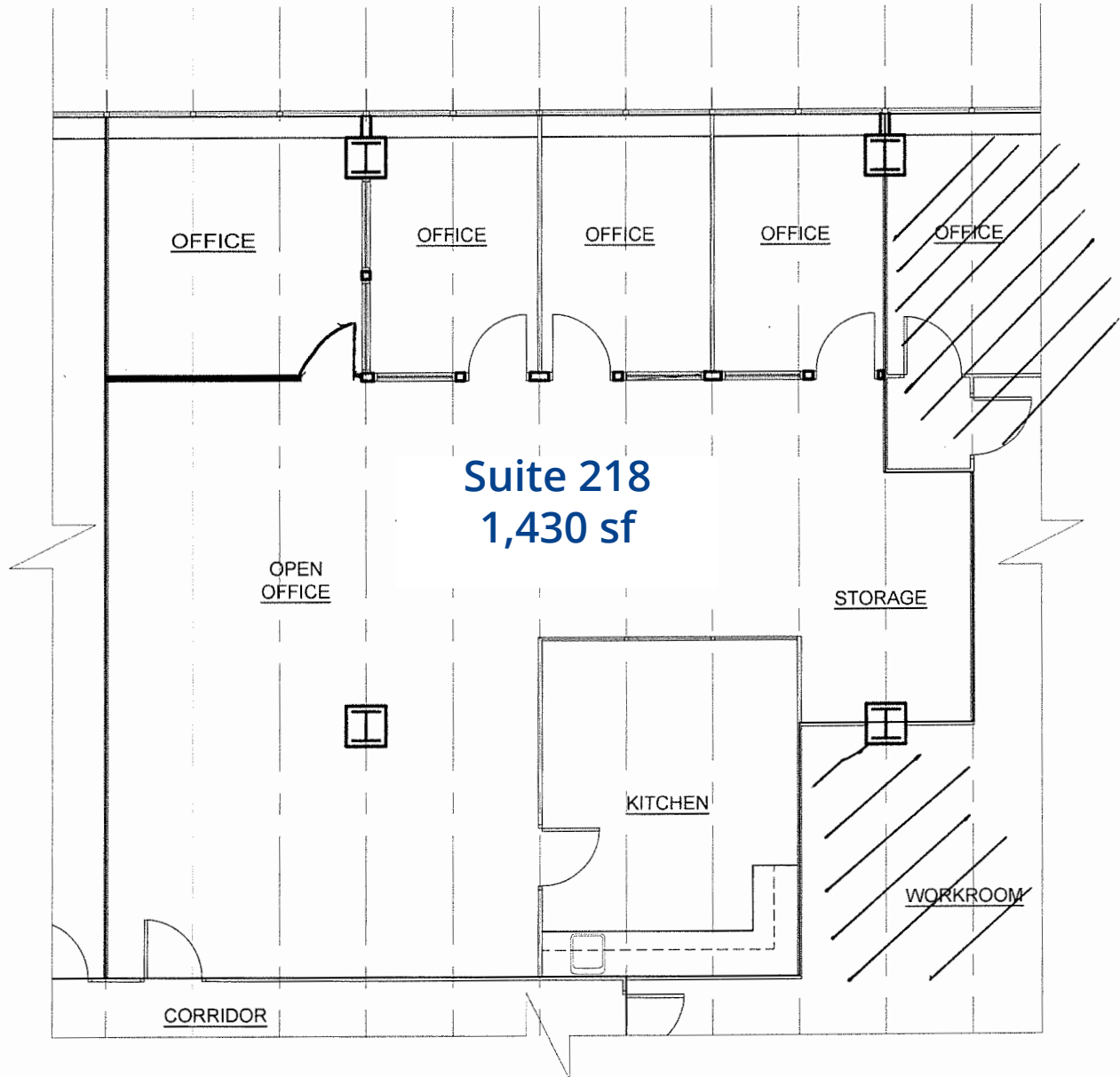
Interior Photos

Lobby, Cafeteria, Assembly Rooms, Board Room, Conference Room



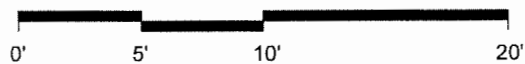
Floor Plan

Suite 218



MCC SUITE 218

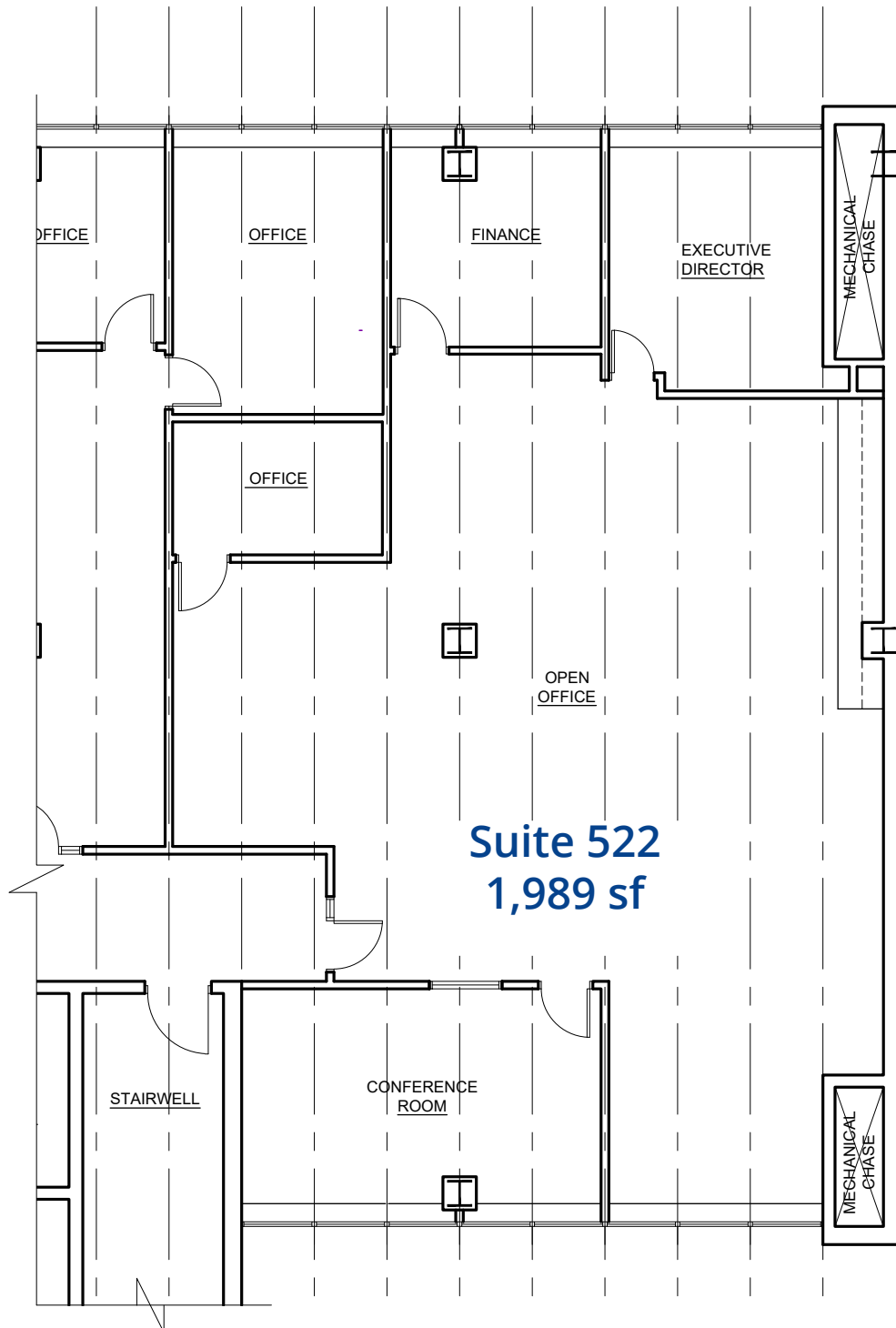
SCALE 1/8" = 1'-0"



TOTAL FLOOR AREA OF SUITE 218 = 1430 SF

Floor Plan

Suite 522



MCC PARTIAL 5TH FLOOR PLAN - SUITE 522

SCALE 1/8" = 1'-0"

SW * MAY 15, 2025



Location Overview

Demographics:

Average Household Population

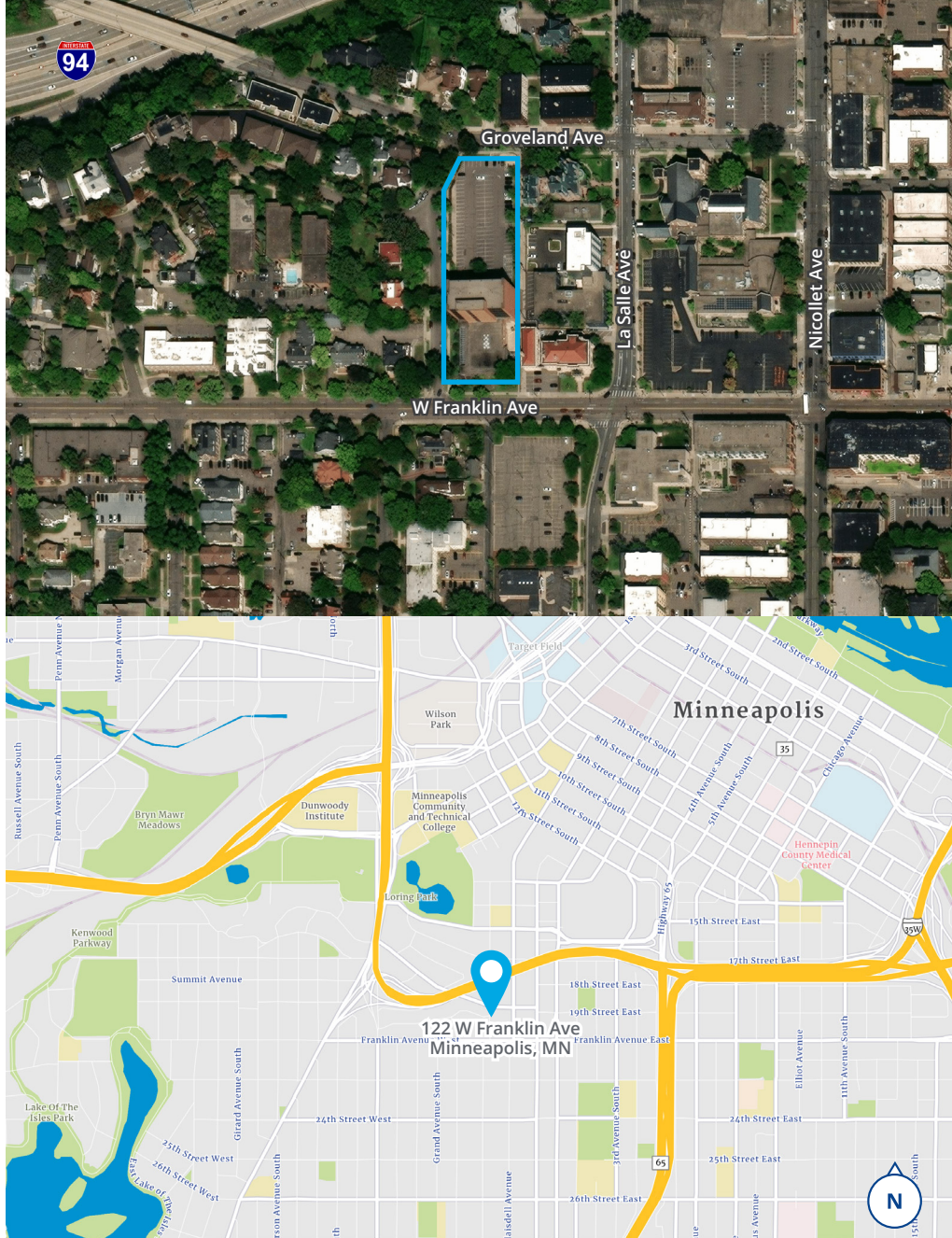
1 Mile	30,552
3 Miles	163,524
5 Miles	322,677

Average Household Income

1 Mile	\$45,699
3 Miles	\$54,625
5 Miles	\$62,467

Traffic Counts:

- Franklin Ave - 15,000 vpd



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