



OFFICE SPACE FOR LEASE

Amp House

3255 Garfield Avenue, Minneapolis, MN 55408



Current Availability

2-Story Office Space | 4,018 SF
\$19/SF Net, \$8/SF CAM Tax
Total \$27/SF (\$9,040.50/month)

Property Features

- » Premier curb appeal on corner
- » Historic brick design and unique architectural features combine to create a statement space
- » Double-heighted space creates a possible second story loft or mezzanine option
- » Incredible new 15' windows
- » Highly visible from Lyndale Avenue

Area Highlights

- » Conveniently located between Uptown, Lyn-Lake and Eat Street
- » Easy access to Downtown Minneapolis, I-94 and I-35W
- » Steps from Five Watt Coffee, Iron Door Pub, Dulono's Pizza, It's Greek to Me, The Blue Door Pub, UpDown, Fuji Ya, Bryant Lake Bowl and Pizza Lucé
- » Minutes from Bde Maka Ska, Lake Harriet and Minneapolis Chain of Lakes



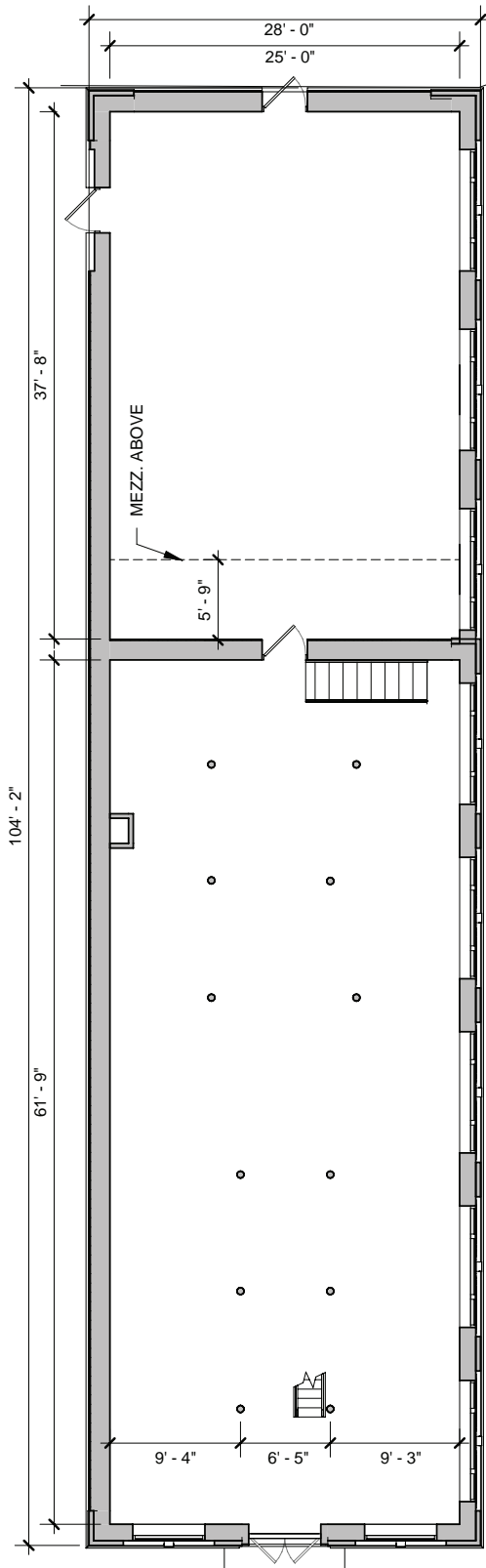
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Aaron Meyers

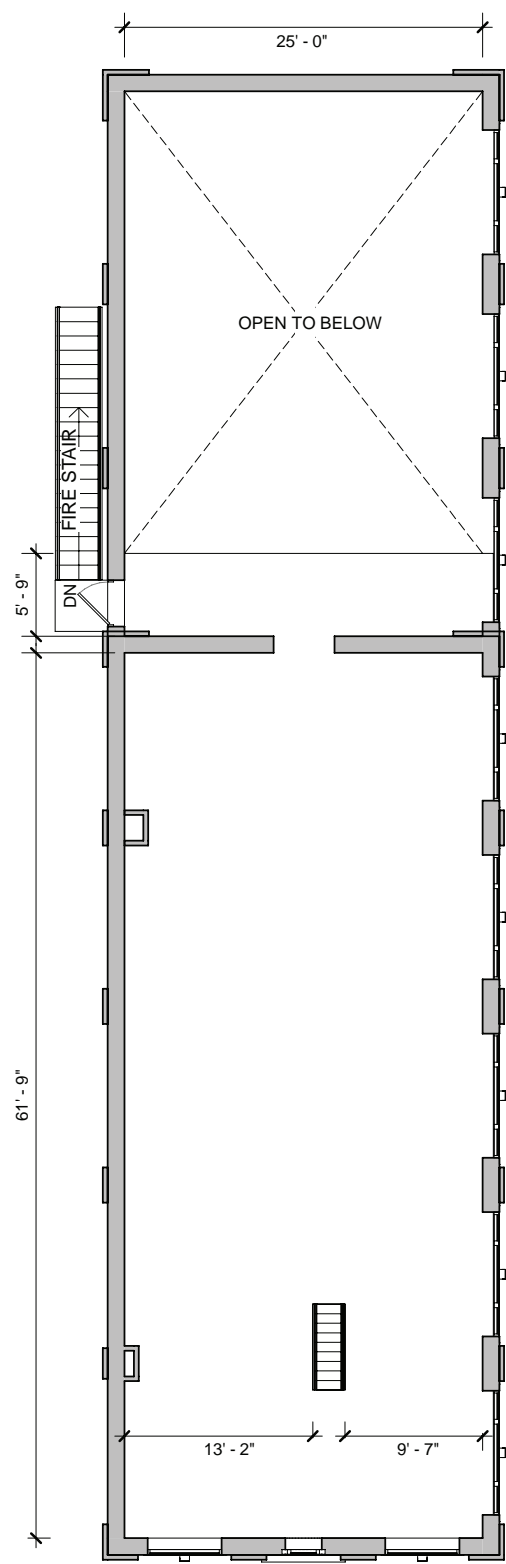
612-924-6401 | Aaron@Ackerberg.com | Ackerberg.com

The Ackerberg Group, 3033 Excelsior Blvd. Ste 10, Minneapolis, MN 55416

First Floor



Second Floor



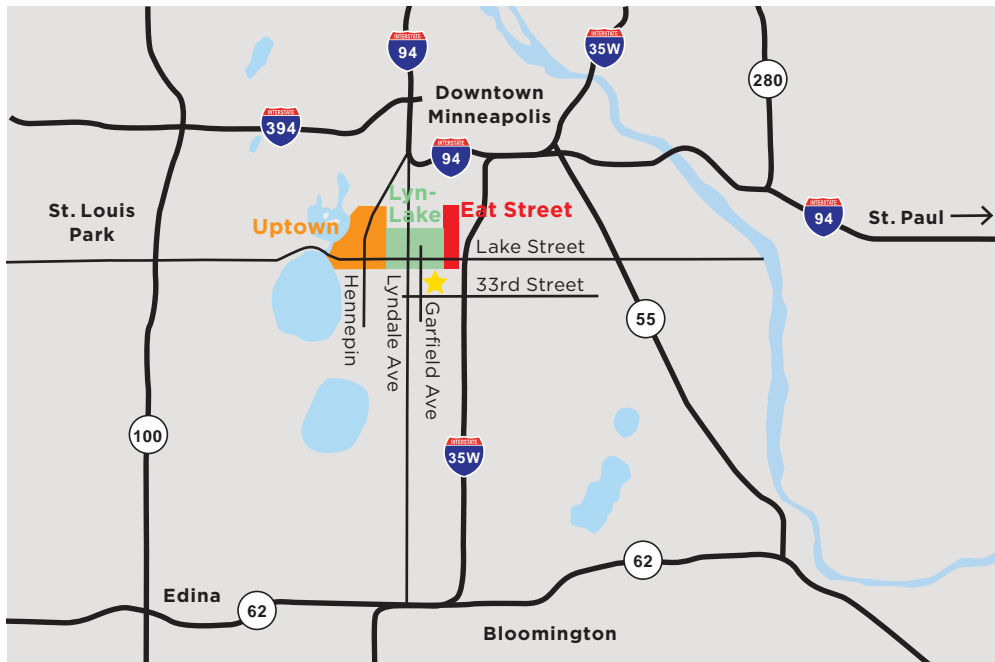
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Area Map



Trade Map



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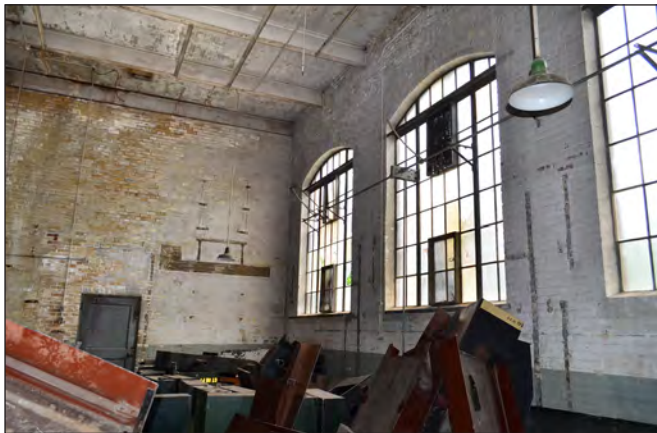
Interior Photos



1st Floor



1st Floor



Tall Ceiling Height



View From Mezzanine



2nd Floor



2nd Floor



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