

**FOR SALE OR LEASE**



## **2,000–17,025 SF Available** **327 • BRILL BUILDINGS**

327 1st Avenue N | Minneapolis, MN 55415

**Prominent downtown corner location perfect for creative office or retail**

Expands into 20th N 4th Street; floor plans align

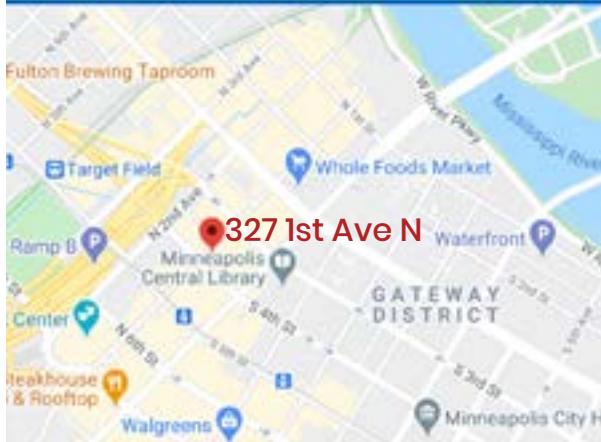
Rooftop possibilities

327 is a 1902 Neoclassical historic building with brick and timber construction; formally Stearn Building

Exposed brick, hardwood floors, natural light and exposed timber post and beams

New ownership

Walking distance to Warehouse District Rail Station, skyway system, parking ramps, Target Center, Target Field, Whole Foods, housing and more



**Jeff Salzbrun**

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[CEGspaces.com](http://CEGspaces.com)

**Commercial Equities Group**  
— Investment Real Estate Services

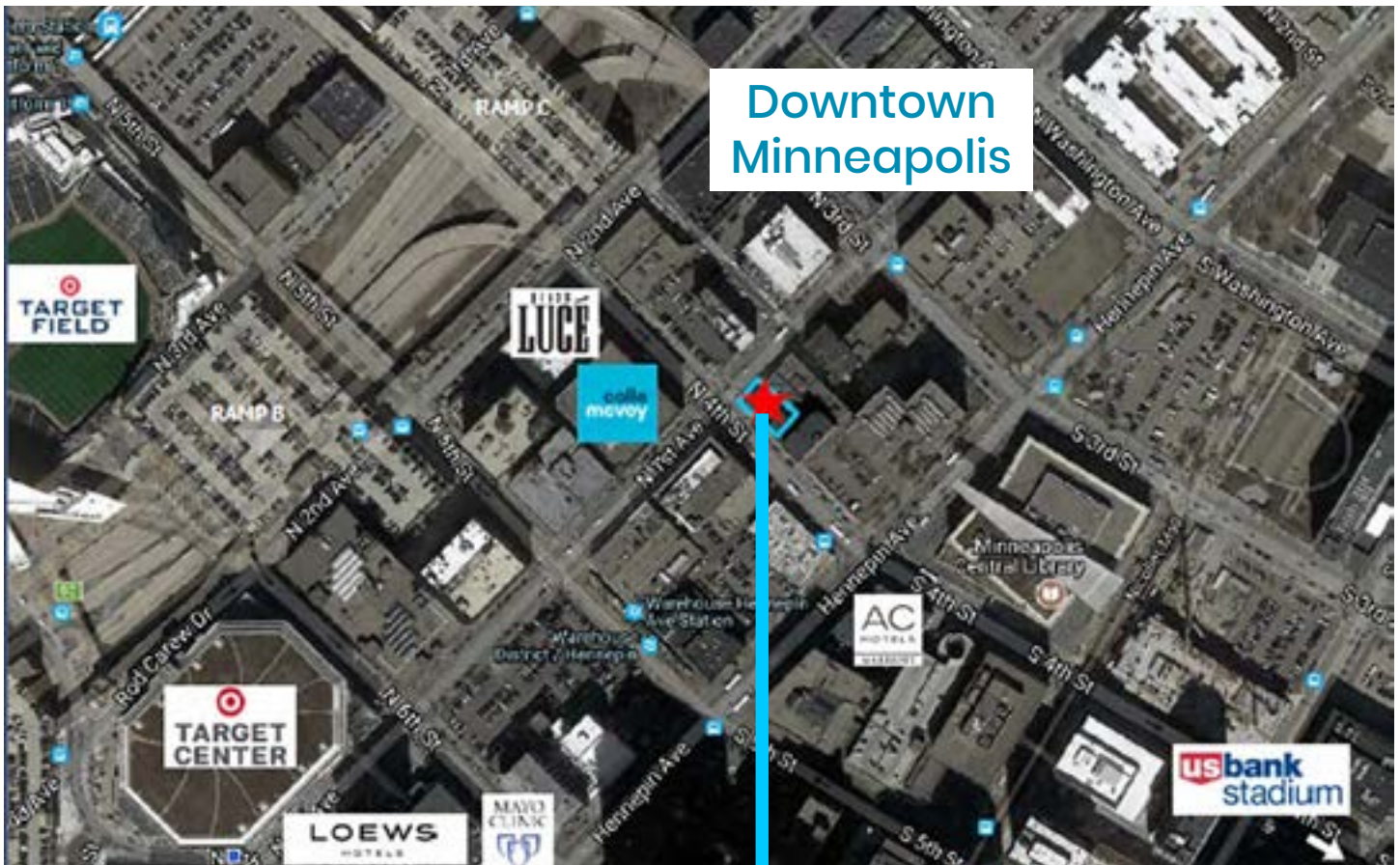
**Sale: Negotiable**

**Office Net Rent: \$18.00–38.00 PSF**

**2020 Est. Operating Expenses: \$8.50 PSF**



## Downtown Minneapolis



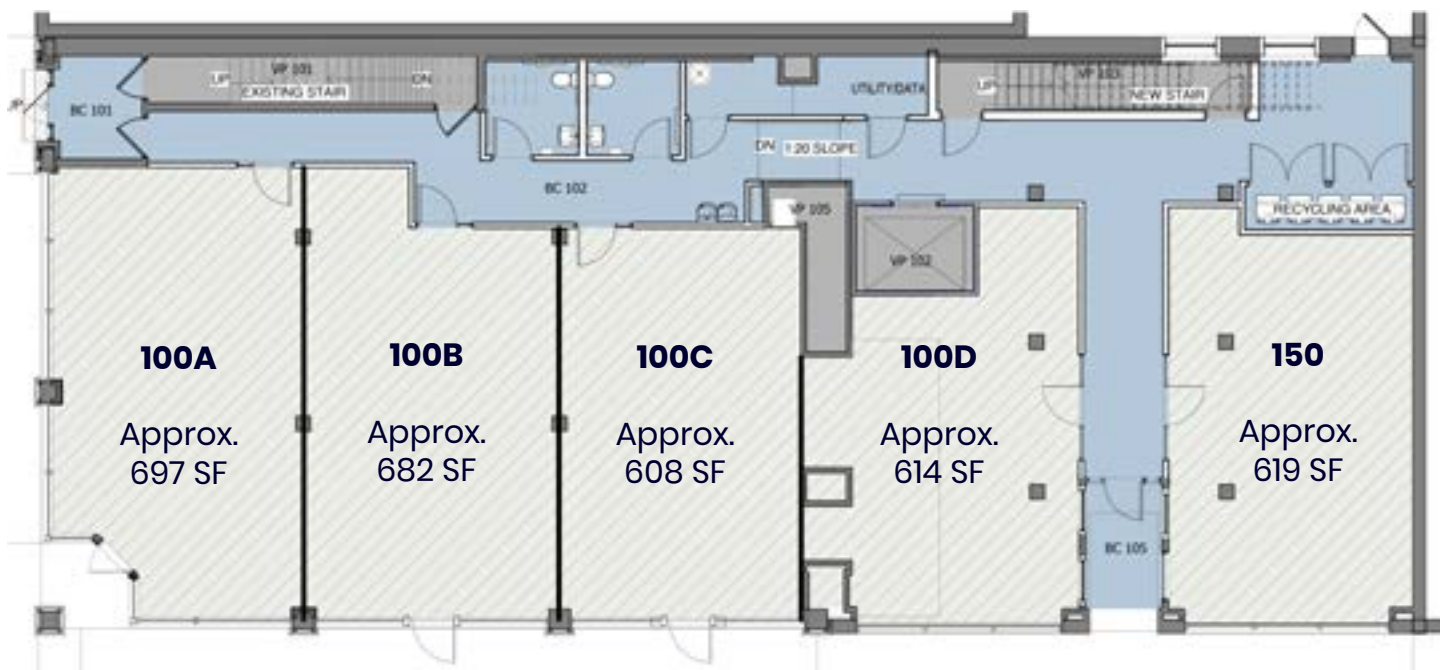
Corner location on 1st Avenue



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**1st Floor**

**Suites can be leased independently or combined according to space needs.**



**2nd Floor**



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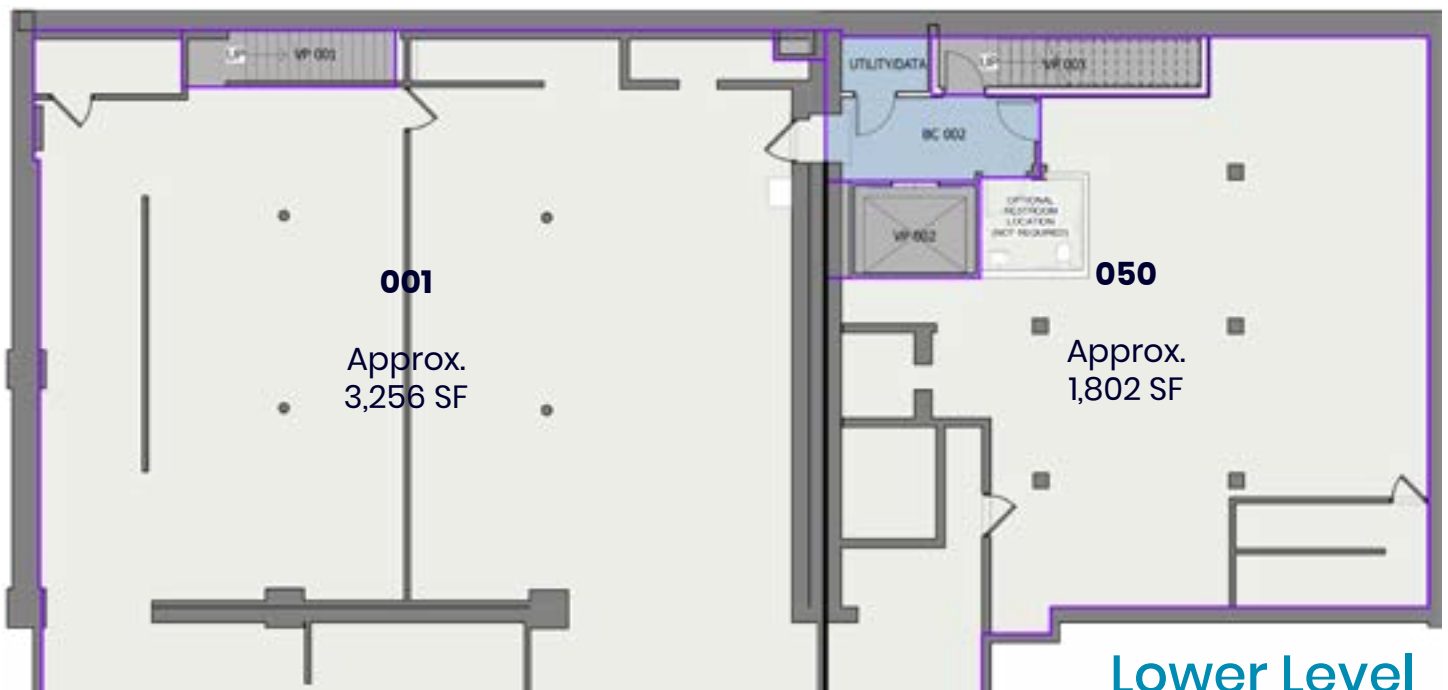
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**3rd Floor**

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**Lower Level**



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## **National Register of Historic Places**

Historic Name: Stearn Building

Common Name: American Surplus Store

Address: 327 1st Avenue North

Architect: Kees & Colburn

Date: 1904

“The Stearn Building is a two-story brick, stone and terracotta store and office building designed in the Neo-Classical Style. The facades are divided into bays by alternating stone and brick pilasters with Ionic capitals. A pediment is placed above the entrance on 1st Avenue North. A projecting cornice completes the building.”

United States Department of Interior  
National Park Service



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