

# ACA VIBRANT STOREFRONTS

## Property #1 : 1201 Harmon Place



### AT-A-GLANCE

#### UNIT AVAILABLE

Suite 104  
2,776 sqf

#### RENTAL RATE

\*\$22 sq/f 2024  
\*23sq/f 2025  
\*See below

#### PROPERTY CONDITION

Very flexible to suit  
tenant needs

#### LEASE

2 -years, sample lease  
available, Minimum  
1Mil insurance policy

#### PARKING

Metered Street  
+ May negotiate  
Garage Stall

#### ACCESS

Street Level  
+ 24/7 Access

#### RESTROOMS

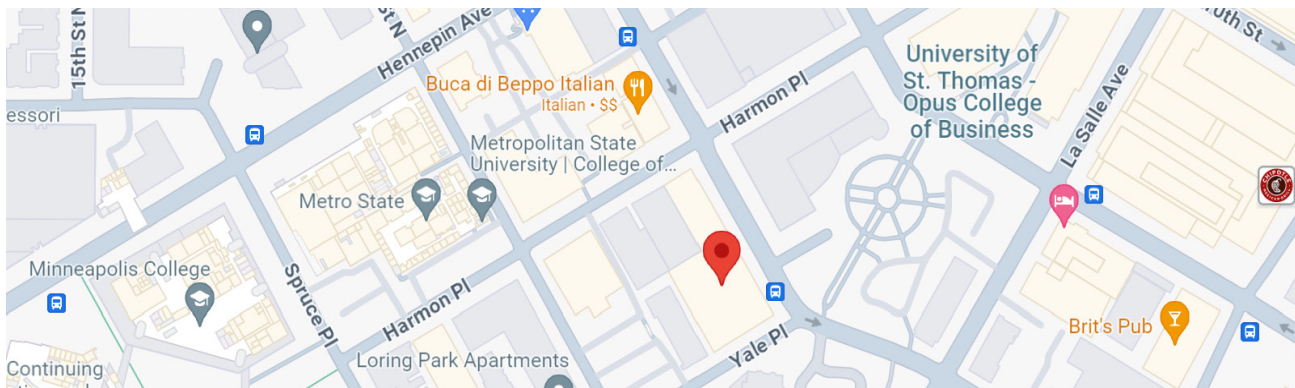
1, +2 showers

#### ADA ACCESSIBLE

Yes

#### UTILITIES

Gas, Water & Electric

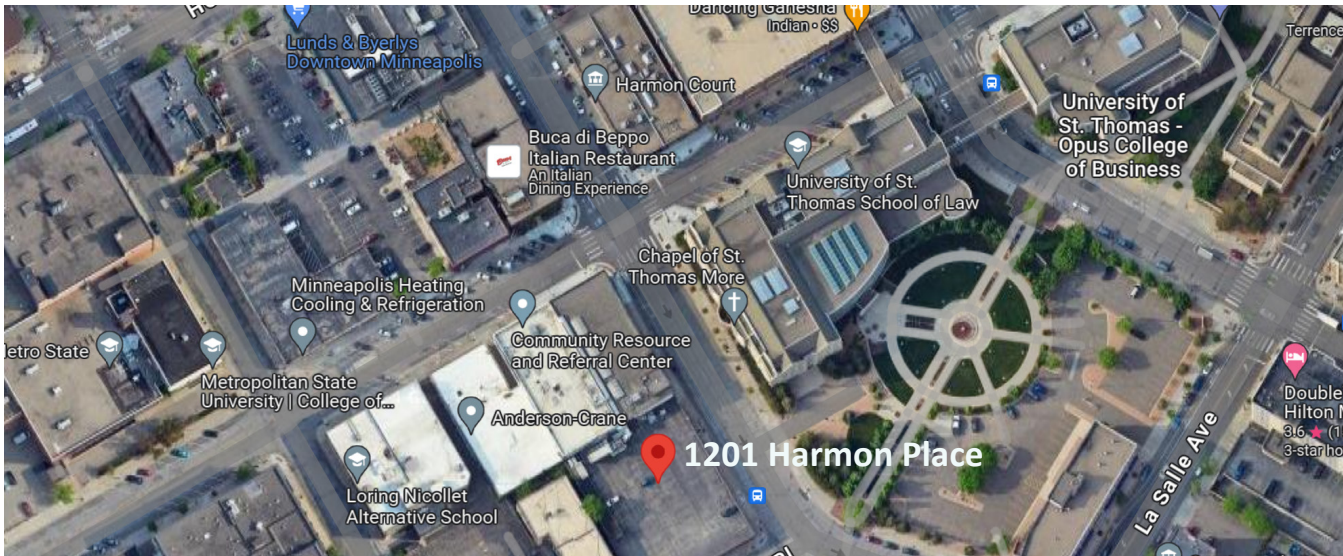


**1201 Harmon Place** located within the Harmon Place Historic District. Property amenities include any fixtures currently on-site, laundry with washer/dryer, two showers, equipped with plumbing in several rooms, rooftop parking access may be utilized for on the weekends for events and loading dock. *\*Rent may be adjusted downward based upon rental term and tenant credit history.*

### FREEWAY FRONTAGE AND HIGHWAY ACCESS

The property is located within the Minneapolis Central Business District. Easy accessibility is provided by many major highways, such as I-394, I-94 and 35W.

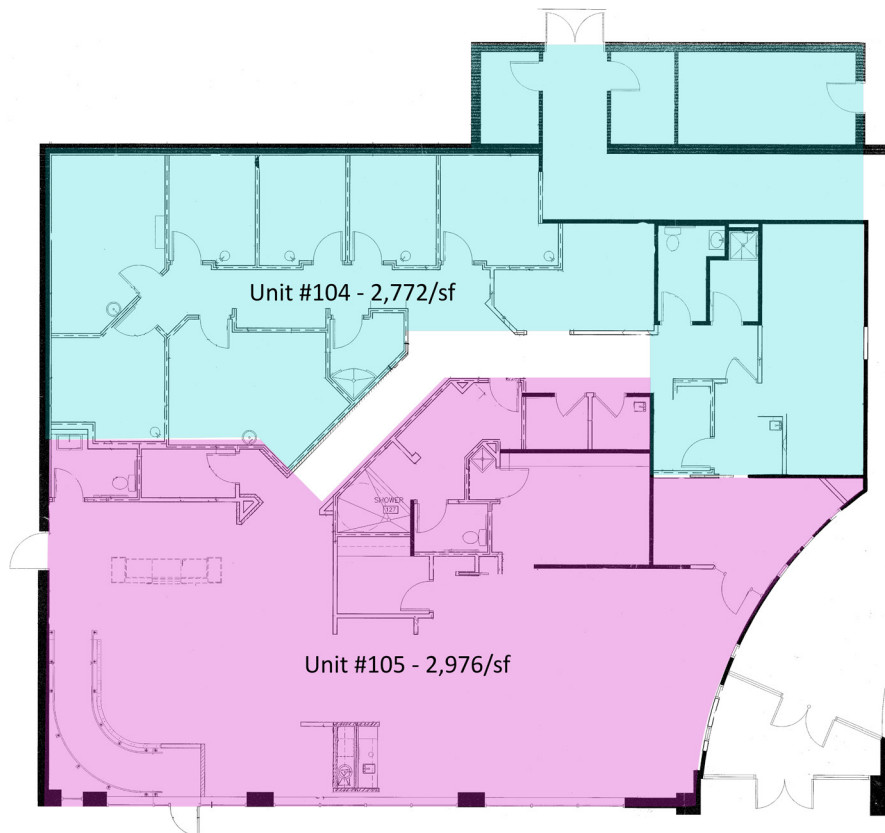
## Property #1 : 1201 Harmon Place



### AREA AMENITIES

Area amenities include numerous restaurants, hotels, fitness centers, metro transit and the property is located two blocks from the Nicollet Mall. Nearby restaurants include Davanni's, Buca di Beppo, The Butcher's Tale, Dancing Ganesha, The Bulldog Downtown, Brit's Pub, CRAVE, Cafe & Bar Lurcat, Hell's Kitchen, Manny's Steakhouse and The Capital Grille Hotel options include Radisson, Marriott, Marquette, and DoubleTree Suites. Harmon Court is also walking distance from Loring Park and Walker Art Center

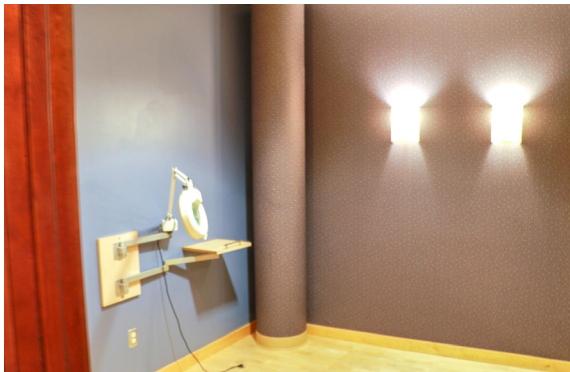
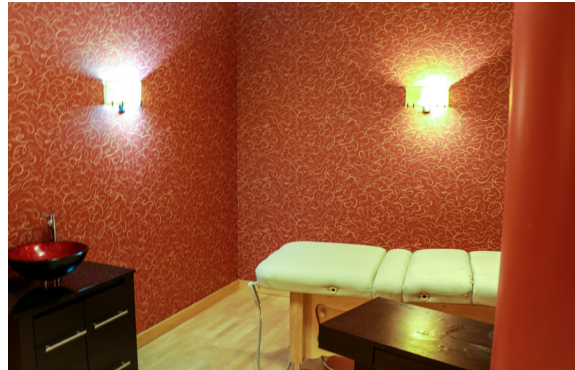
### Property #1: Floor Map 1201 Harmon Place Suite 104







Property #1 : 1201 Harmon Place







**Property #9 : 1201 Harmon Place**

