

2853 Park Ave

Office Space for Lease



**COLDWELL BANKER
COMMERCIAL**
REALTY



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**2853 Park Ave,
Minneapolis, MN
55407.**

Property Highlights:

4,400 sq. ft. office space
available for lease, \$6k/month
gross rent. Just a ten-minute
drive from Downtown
Minneapolis, this location offers
great access to I-35W and I-94.
In the surrounding area, there
are many other retail and
specialty businesses with plenty
of parks and green spaces. No
trash or wifi.

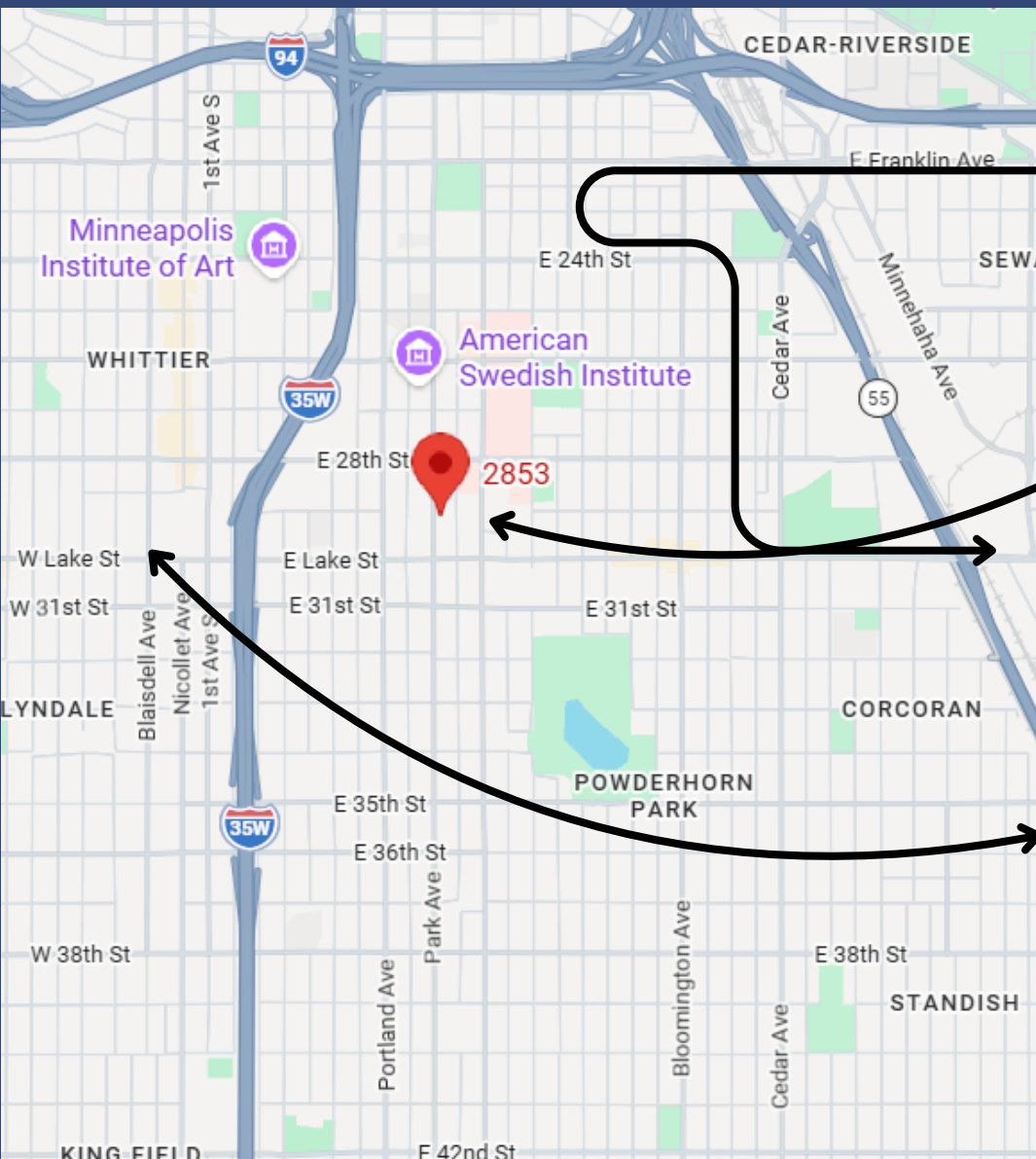


Demographics:
The areas
demographics show
steady economic
growth over the next
5 years. Suggesting a
vibrant family
oriented
neighborhood

2026 Summary	1-Mile	3-Mile	5-Mile
Population	46,591	271,750	526,029
Median Age	32.5	33	34.2
Median HH Income	\$ 58,371	\$ 76,665	\$ 85,241
Households	17,549	129,485	236,730
2031 Summary	1-Mile	3-Mile	5-Mile
Population	46,865	276,601	535,189
Median Age	33.1	33.7	35
Median HH Income	\$ 64,597	\$ 85,388	\$ 96,814
Households	17,807	133,432	243,185

The surrounding area also
offers a multitude of
family owned businesses
and restaurants

Nearby Parks & Green Spaces:
Stewart Park
Powderhorn Park
East Philips Park
Peavey Field Park
Cedar Field Park




Medical Center




Airport:
Minneapolis-St. Paul
Airport (15 min drive
assuming no traffic)