

WELSH

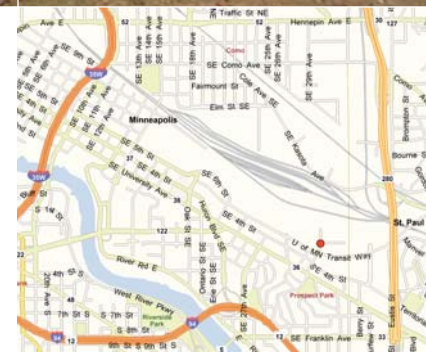
INNOVATION FROM THE GROUND UP



For Lease

Midway Business Center
504 Malcolm Avenue SE
Minneapolis, Minnesota

- 143,100 total square foot modern high-bay multi-tenant office/whse building located at the 50 yard line of the Twin Cities
- Built in 1997, ESFR sprinkler system, 24' clear, 40'x 50' column spacing
- Located in Southeast Minneapolis Industrial area (SEMI) adjacent to U of M East Bank main campus and new TCF Bank Stadium
- Easy access to I-94/Hwy 280/I-35W interchanges via University Avenue, local Intercampus Expressway and just 2 blocks University Ave and future Cental Corridor Light Rail Transit Line

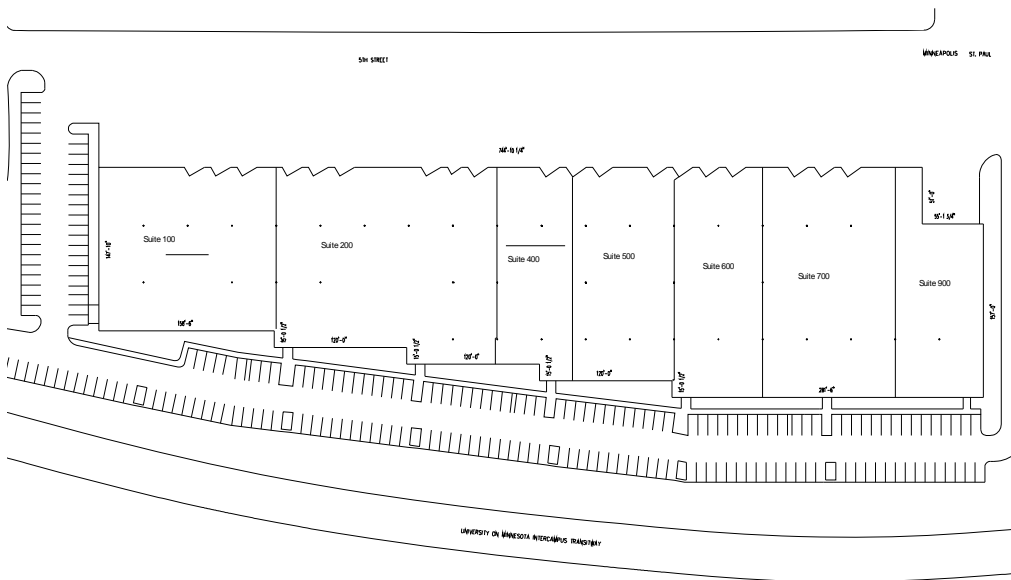
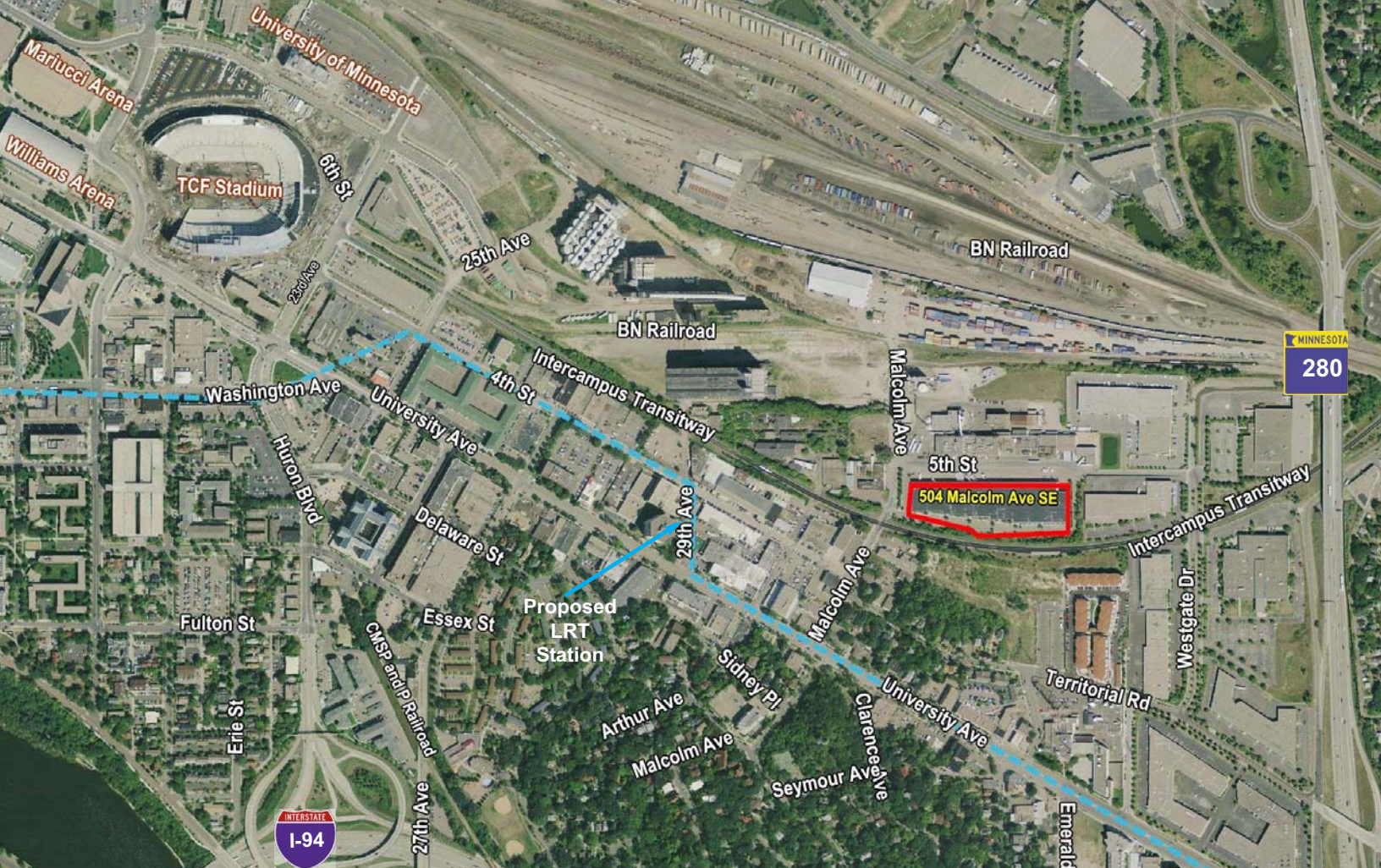


For more information contact:

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For more information contact:

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Midway Business Center For Lease

Building Address:

504 Malcolm Ave SE
Minneapolis, MN 55414

Brian Doyle, Vice President

- 952.837.3008
- bdoyle@welshco.com

Building Square Feet:

143,100 square feet total

Eric Batiza, Sr. Associate

- 952.837.3007
- ebatiza@welshco.com

Land Area:

7.5 acre lot

Parking Ratio:

1.54 per 1,000 SF

Building Age:

Built in 1997

www.welshco.com

Owner:

Locally owned and managed by
Meritex

Sprinkler Systems:

ESFR

Zoning:

I-1 Light Industrial

Clear Height:

24' clear

Column Spacing:

40' x 50'

Building Loading:

24 existing docks and 3 drive-ins



Midway Business Center For Lease - continued

Amenities:

- * Adjacent to University of Minnesota main campus
- * On bus line and just 2 blocks to University Ave. and future Central Corridor LRT line
- * Unparalleled freeway access to I-94, I-35 and Hwy 280
- * Space to suit; numerous possible configurations
- * ESFR Sprinkler System

Brian Doyle, Vice President

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Net Rental Rates:

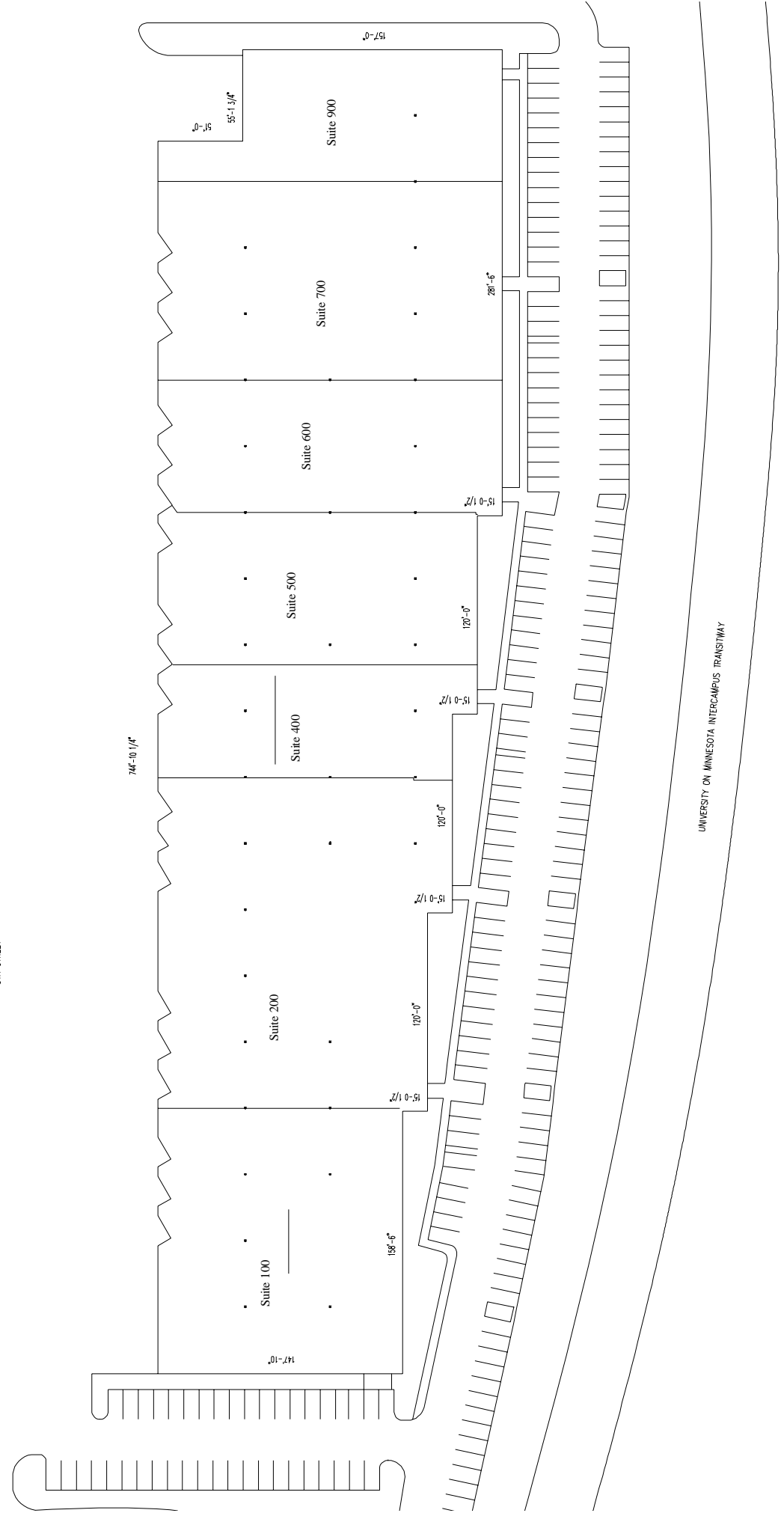
\$9.00/4.50 PSF (Office/Whse)

2011 CAM/RE Taxes:

\$2.90 PSF

MINNEAPOLIS ST. PAUL

5TH STREET



UNIVERSITY OF MINNESOTA INTERCAMPUS TRANSITWAY