

REDUCED PRICE - ONLY \$2,850,000!



**FOR SALE:**  
**Fantastic Owner-Occupant or Investment Property**

1128 Harmon Pl, Minneapolis, MN 55403

# INTRODUCTION



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**SKYWAY CONNECTED PARKING**





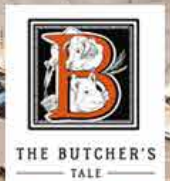
**HENNEPIN AVENUE**

**SKYWAY CONNECTED PARKING**





HARMON COURT





# EXECUTIVE SUMMARY

## OWNER/USER

For the first time in recent memory, there is a large block of space available. The potential new owner could occupy a large portion of the building and retain tenants, or plan to occupy the whole building relatively soon or over time. Either course, the building is an outstanding opportunity for a corporate headquarters. The benefits include equity growth, visibility, signage, and naming rights.

## STRONG OCCUPANCY

The property has a strong track record of attracting new tenants and retaining them once in. The neighborhood, parking, skyway connection, and building characteristics all contribute to the history and future potential for tenants.

## PRIME DOWNTOWN LOCATION

The building is located in a quaint, quiet neighborhood in the Downtown office submarket, one of the historically strongest office submarkets in the Twin Cities Metropolitan Area. The submarket is highly desirable and a positive performer with strong market rates and consistently high occupancy over time.

## FREEWAY FRONTAGE AND HIGHWAY ACCESS

The property is located within the Minneapolis CBD and 13 miles northwest of the Minneapolis/St. Paul International Airport. Easy accessibility is provided by many major highways, such as I-394, I-94 and 35W.

## WELL MAINTAINED WITH RECENT UPDATES

The property is very well maintained and has undergone many recent upgrades to function more efficiently. Harmon Court has a state-of-the-art key card security system and has a short link to the skyway system, a feature which is most unusual for a smaller commercial building in Downtown Minneapolis. In addition, all mechanical systems have been updated to be very inexpensive and virtually service-free to run. The owner also recently completed significant cosmetic updates throughout.

## AMENITIES

Property amenities include hardwood floors, skylights, boutique architectural detail and one-of-a-kind decor throughout. U.S. Postal Service picks up and delivers mail to the property. Outgoing mail is picked up each weekday by 5pm.

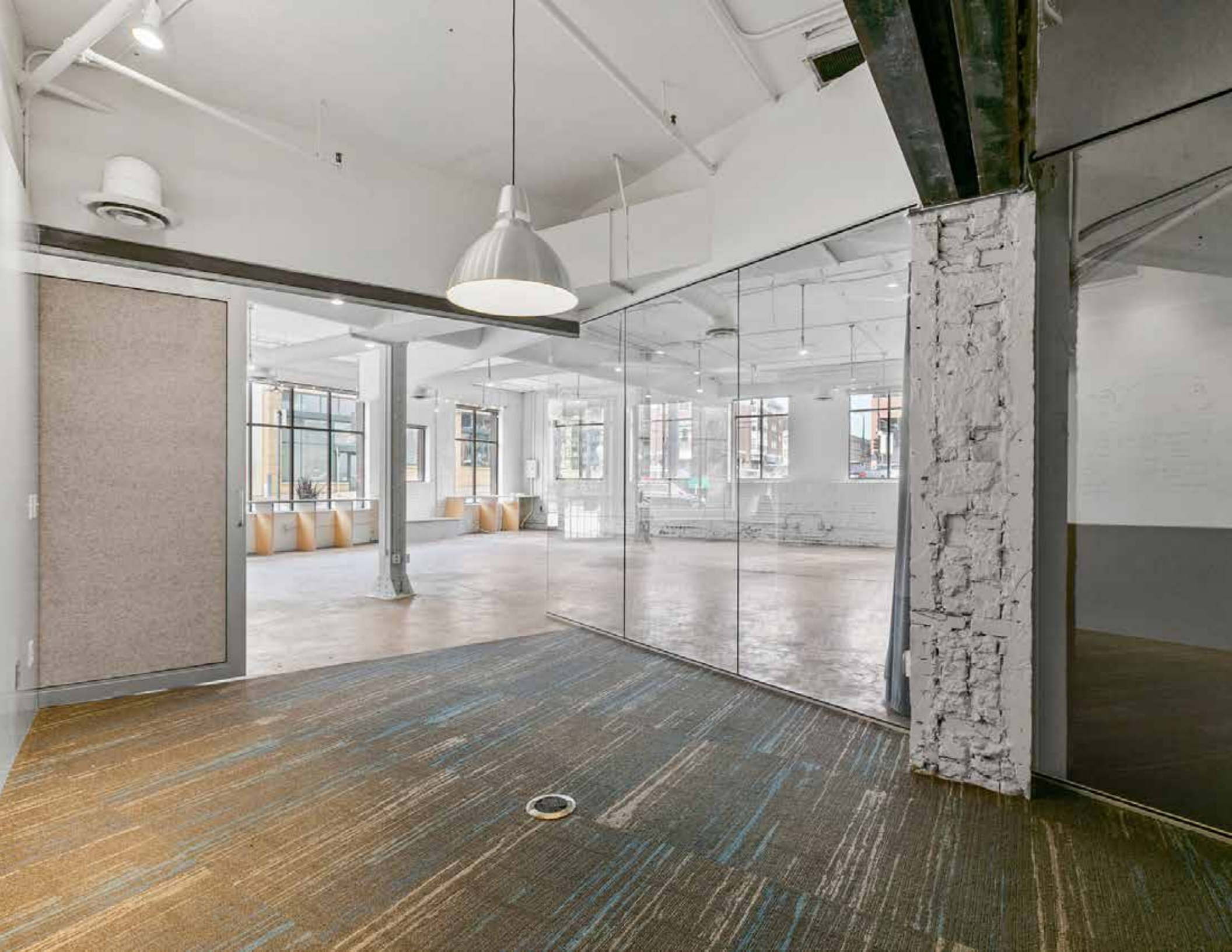
## AREA AMENITIES

Area amenities include skyway-connected parking, 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 OVERVIEW

## STATS

<b>Building Address</b>	1128 Harmon Place, Minneapolis, MN 55403
<b>MSA</b>	Minneapolis/St. Paul
<b>County</b>	Hennepin
<b>Submarket</b>	Minneapolis CBD
<b>Property Type</b>	Class C Office, renovated
<b>Zoning</b>	C2 - Neighborhood Corridor Commercial District
<b>Year Construction</b>	1915
<b>Year Renovated</b>	1986 / 2023
<b>Rentable Area</b>	31,989 SF
<b>Number of Stories</b>	3
<b>Land Area</b>	0.28 Acres
<b>Property PID Number</b>	27-029-24-21-0022
<b>Assessed Value 2024</b>	\$3,790,000.00
<b>2023 Payable RE Taxes</b>	\$123,687.54
<b>Occupancy Rate</b>	25% (approximately)
<b>Current Total Annual Income</b>	\$129,824.67
<b>Asking Price</b>	\$2,850,000

## CONSTRUCTION

**Construction:** Masonry

**Roof:** Flat Membrane Style, vintage 2003

**Elevators:** 1 Passenger/freight elevator

**Electrical:** 200/240 amp, 4-wire, 3-phase

**Lighting** Mixture of decorative and fluorescent

**Parking** A parking ramp is connected via skyway. The ramp has 615 stalls, with ample available. Current rate is \$190/stall/month.

**HVAC:** 9 rooftop-mounted units

**Sprinkler:** Wet

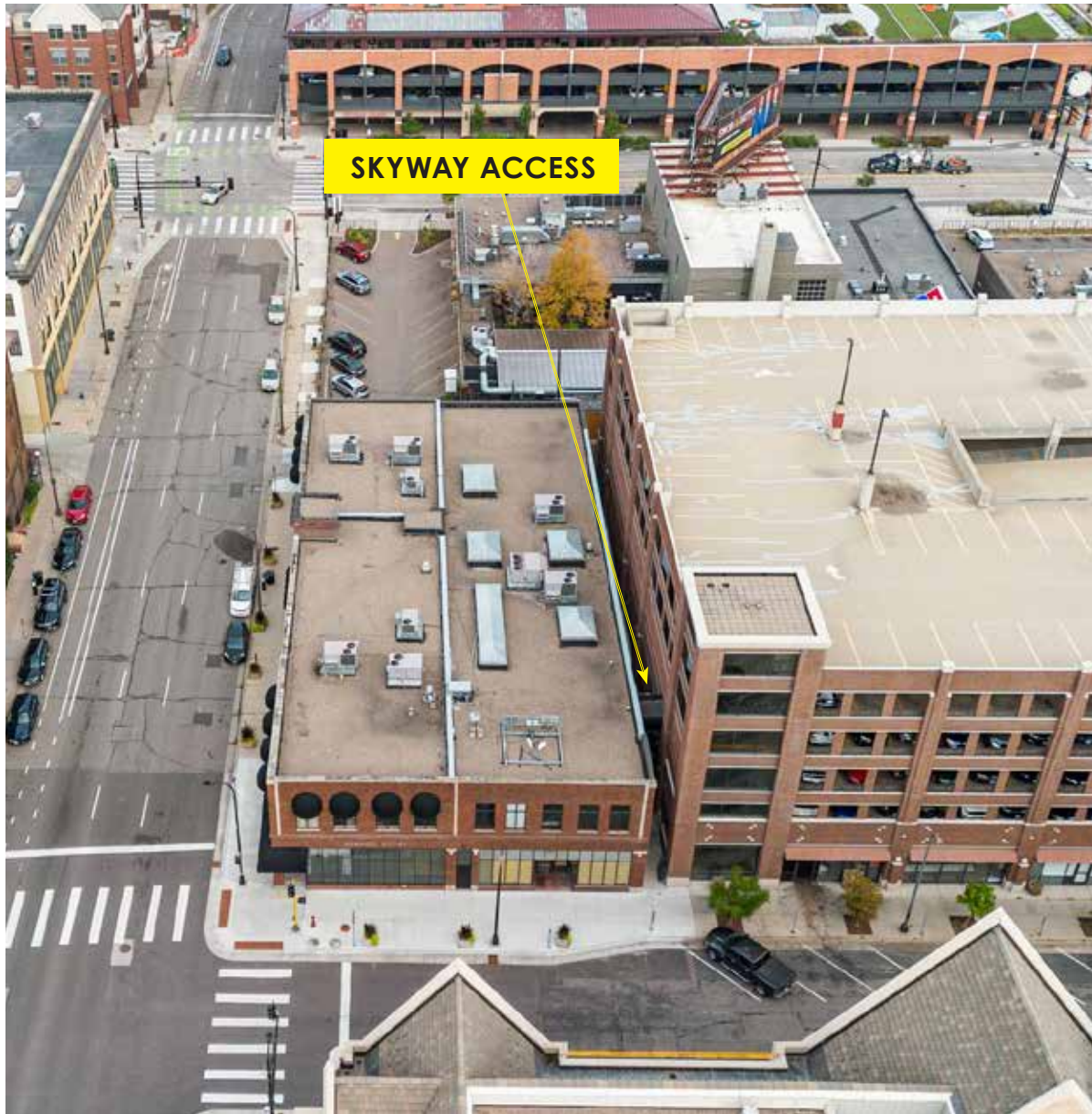








# PARKING



Ample parking is available in the adjacent parking ramp. There is short skyway connection on the second level of Harmon Court connecting to the ramp. The access is secured and convient via card reader only.

Hourly parking is available as well as a monthly contract. Current monthly contract rate is \$190/stall/month.

For additional information and hourly rates, visit

## **11th & Harmon Parking Ramp**

**University of St. Thomas**

[www.stthomas.edu/visit-us/parking-transportation](http://www.stthomas.edu/visit-us/parking-transportation)

[harmonramp@stthomas.edu](mailto:harmonramp@stthomas.edu)

651-962-PARK (7275)

There is also ample street parking in and around the area.



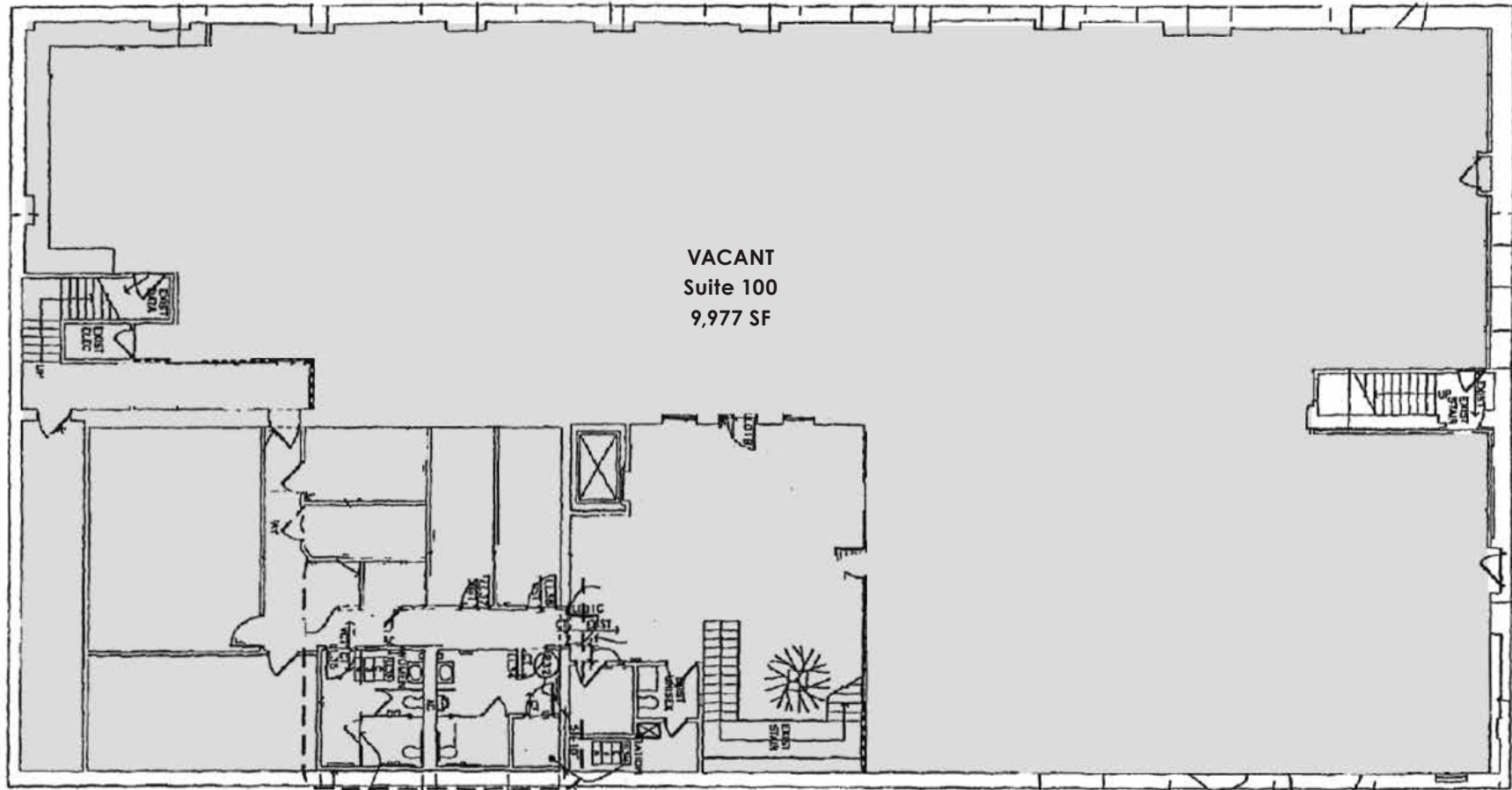






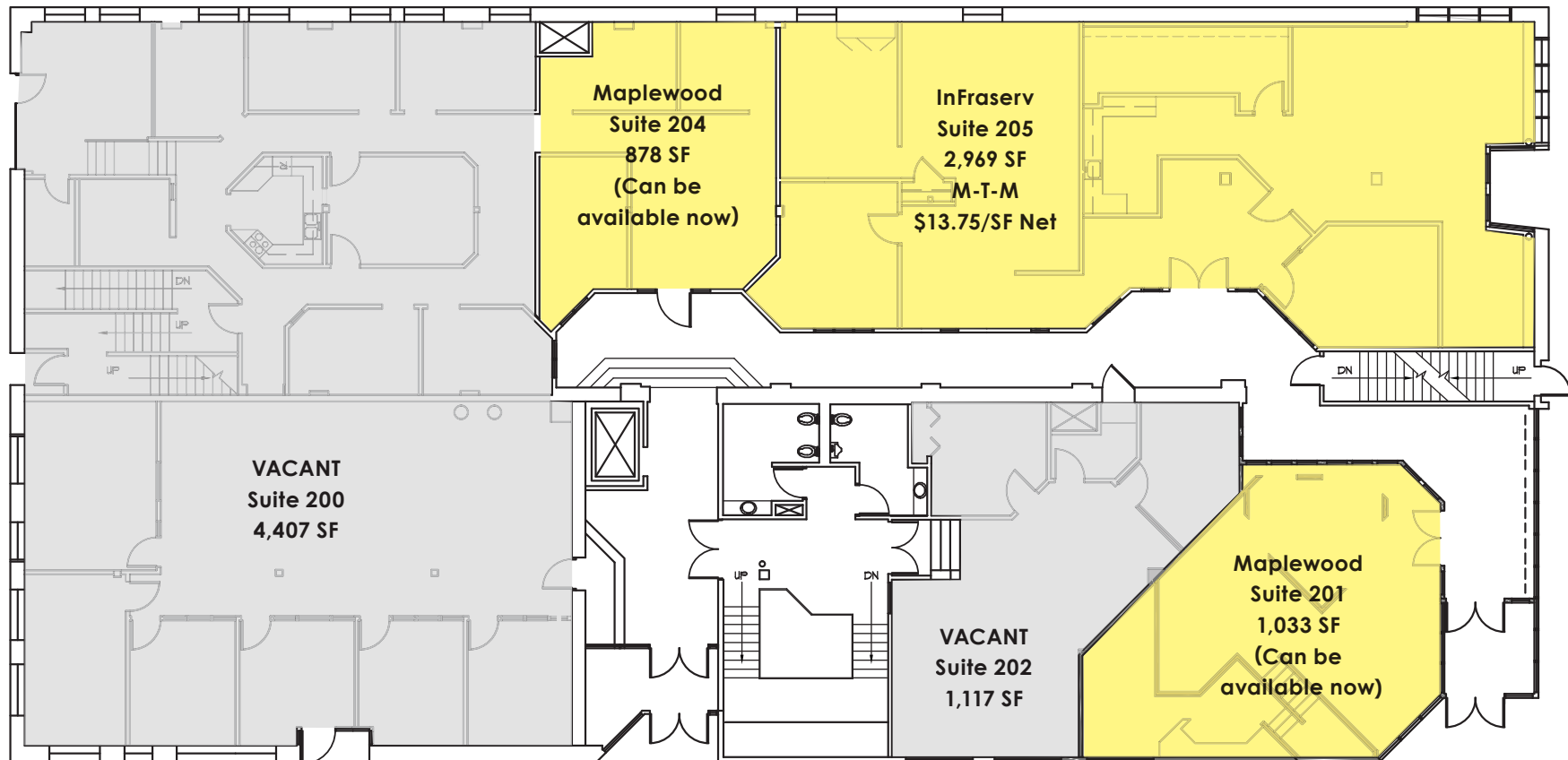


# LOWER LEVEL



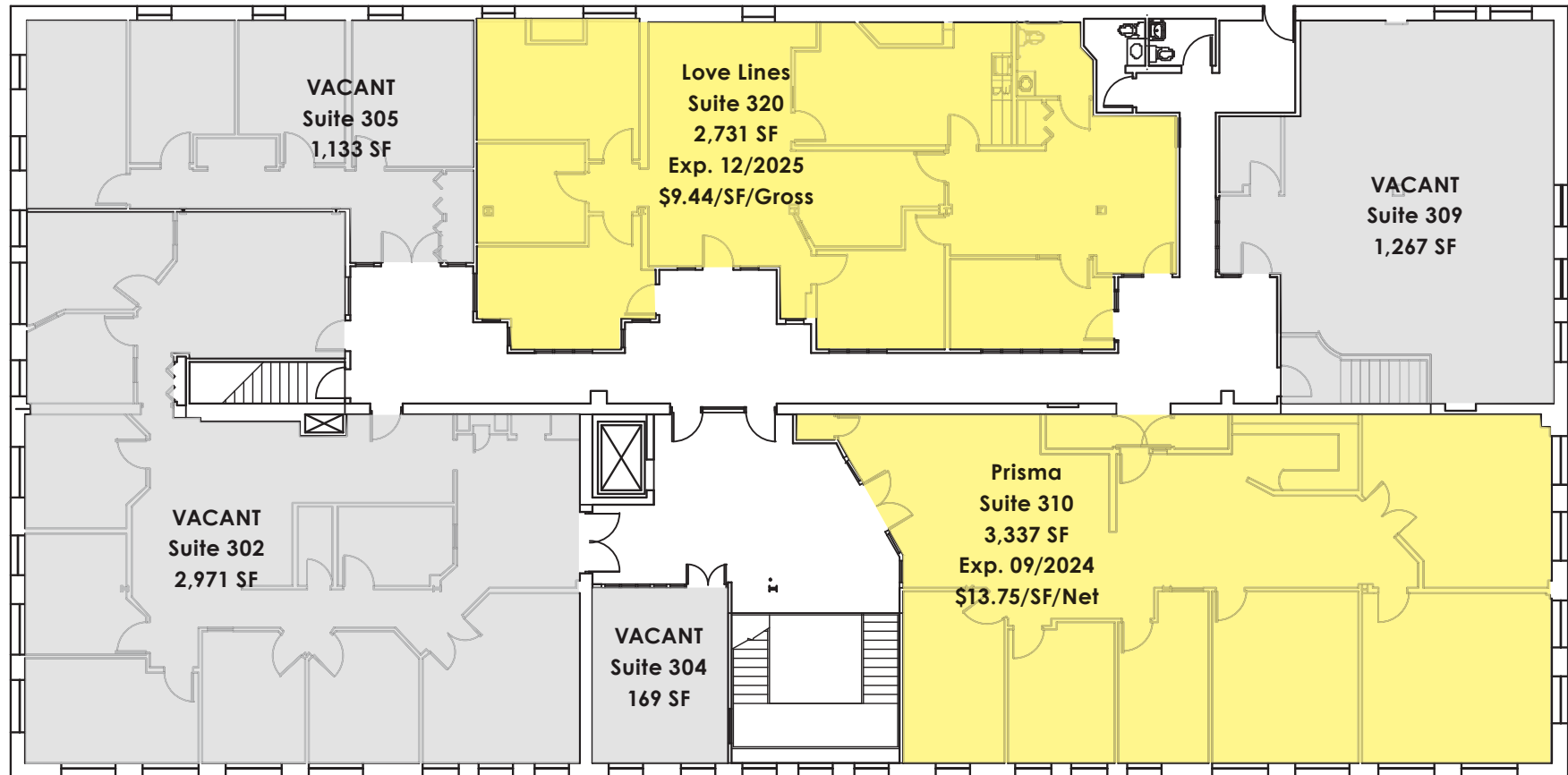


# FIRST FLOOR





# SECOND FLOOR





# SINGLE TENANT/OWNER OCCUPANT

The building has tremendous potential for a single tenant or owner occupant. Plans have been drawn up to show how a single owner-user could occupy the building as a whole.

- The lower level has room for a fitness center and cafeteria.
- The floor on the first level could be built into a single grade.
- The second floor walls could be removed to create an open area.

More detailed plans and renderings are available upon request.



**Open Offices**



**Lower Level Cafe**



**Community Spaces**



**Conference Room**

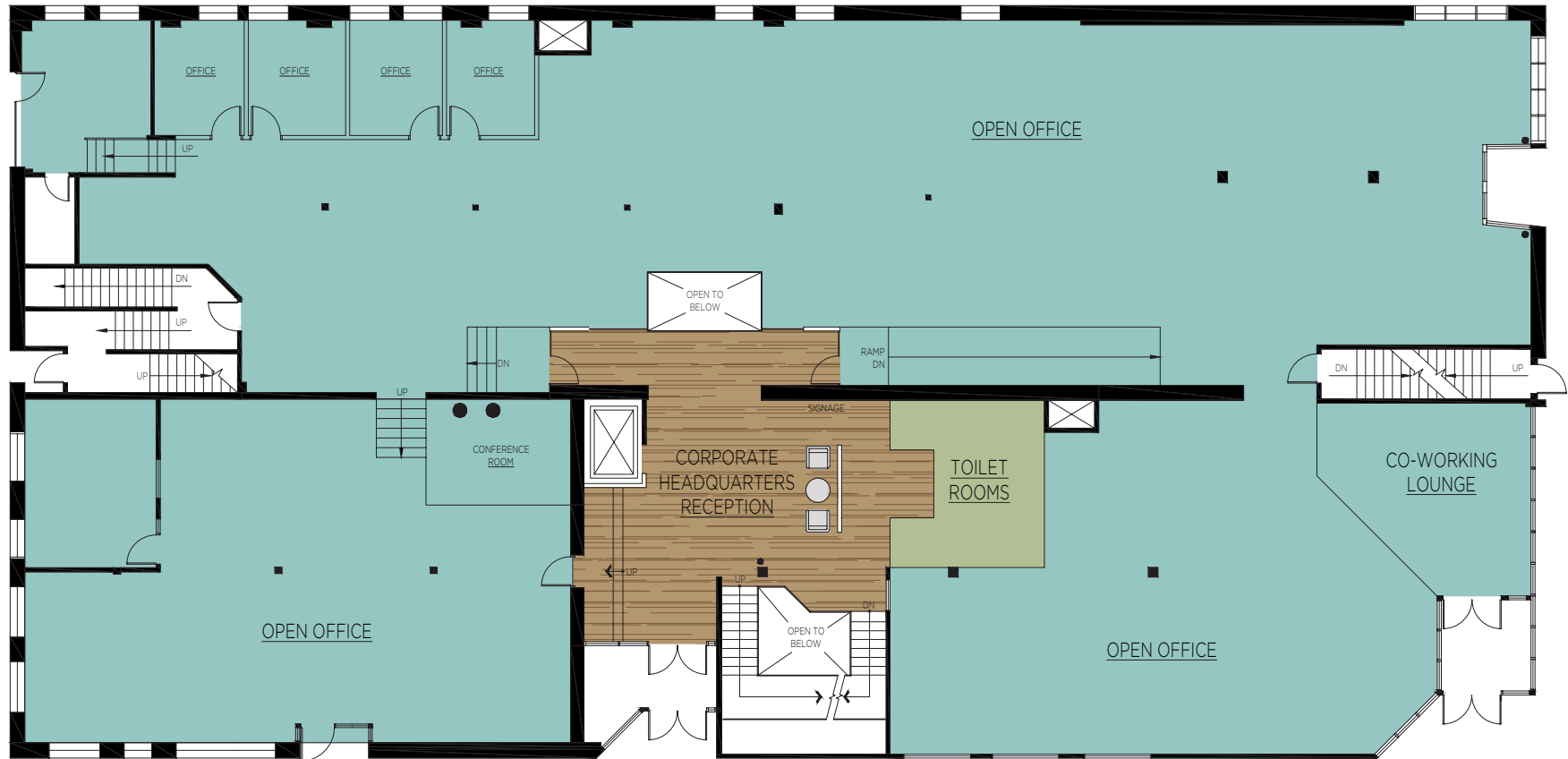


# SINGLE TENANT/OWNER OCCUPANT - LOWER LEVEL



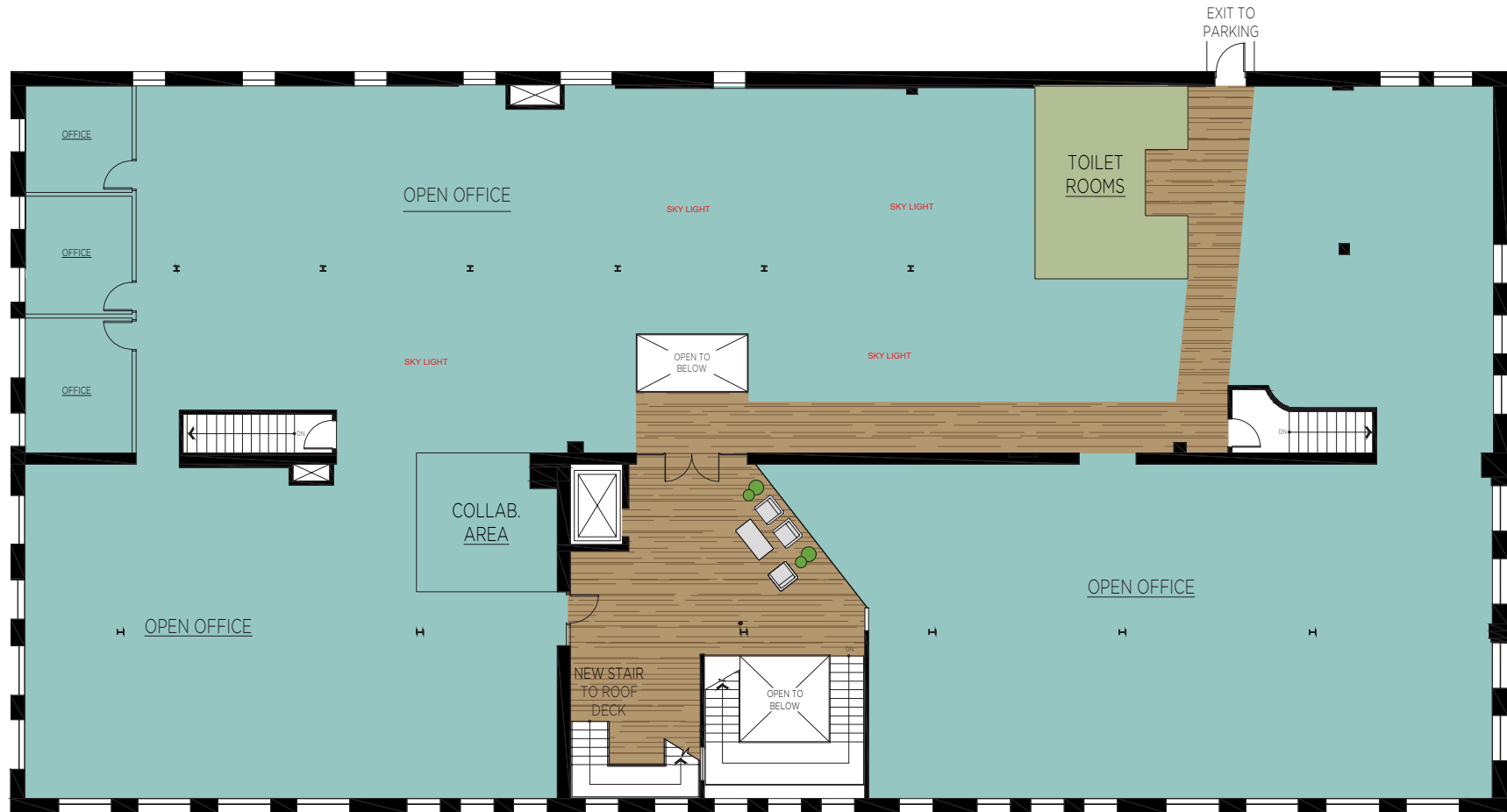


# SINGLE TENANT/OWNER OCCUPANT -1ST FLOOR



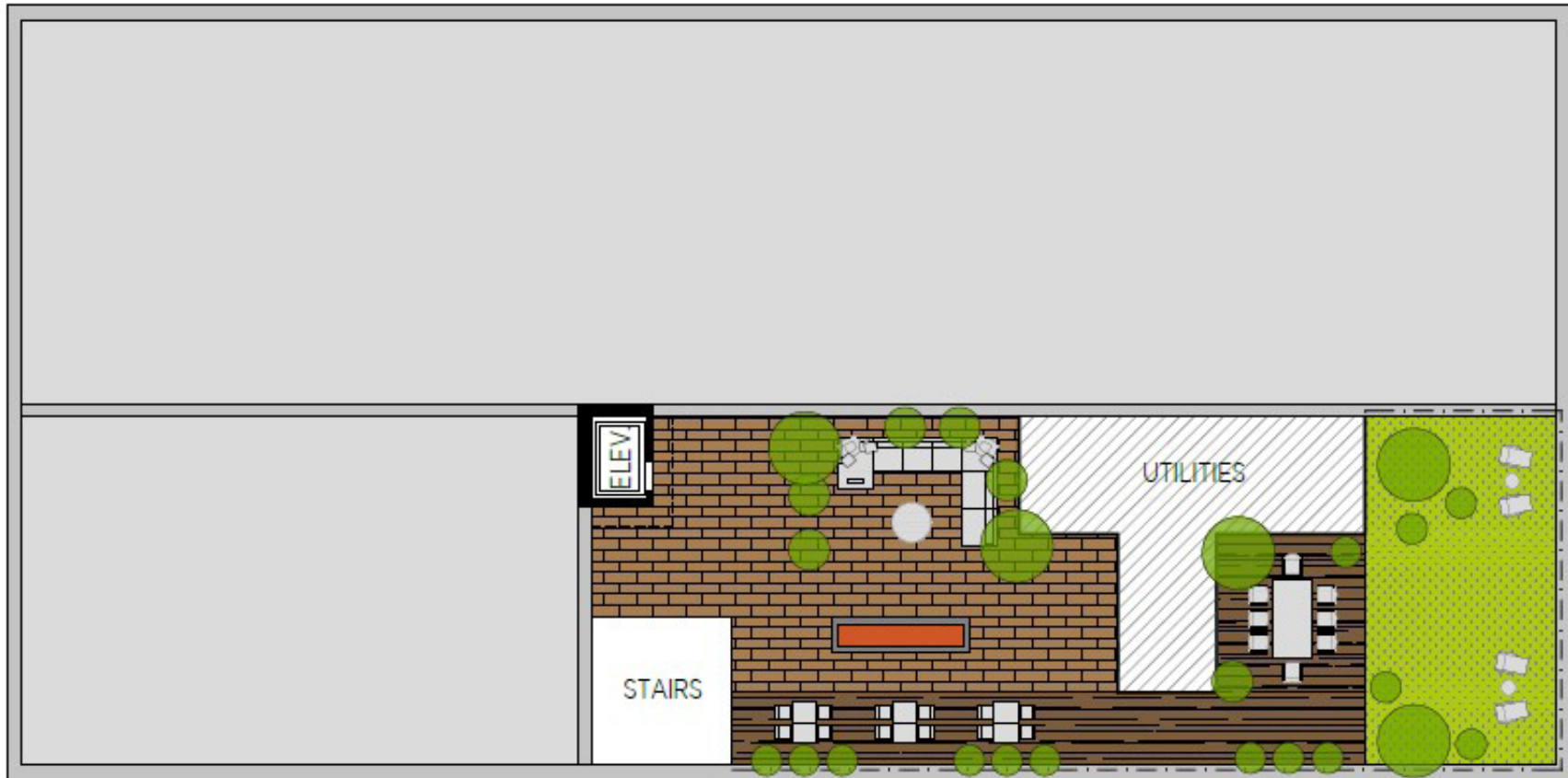


# SINGLE TENANT/OWNER OCCUPANT -2ND FLOOR

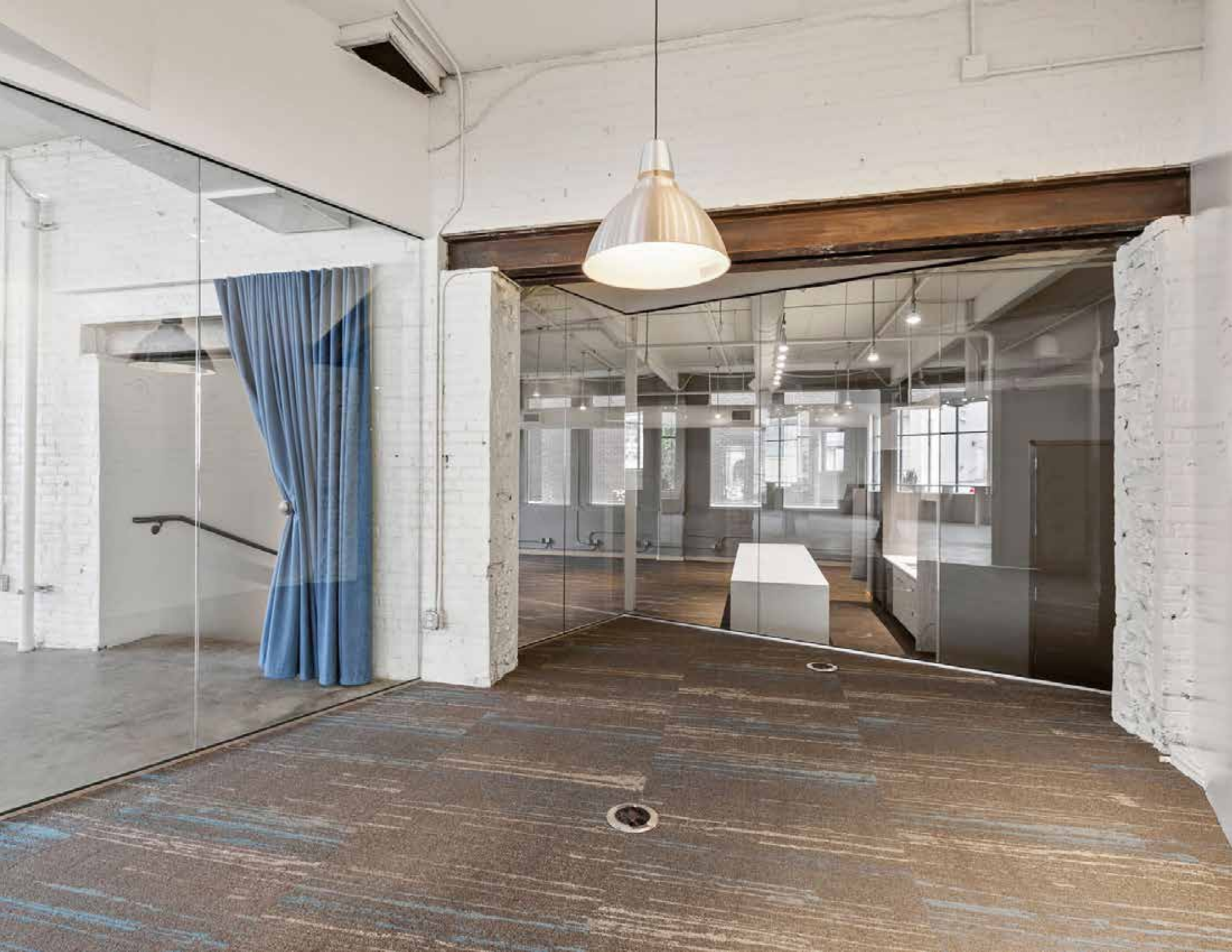




# SINGLE TENANT/OWNER OCCUPANT - ROOFTOP PATIO





















**For more information  
or to schedule a tour,  
please contact**

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