

Greenway Office Building

6,992 SF industrial space for lease!

2801 21st Avenue South
Minneapolis, MN 55407



WELLINGTON
MANAGEMENT



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The social activism-inspired building that led LEED.

Built by the Green Institute in 1999, the Greenway Office Building just north of Hi-Lake Shopping Center epitomizes environmental mindfulness through design and location. The project was inspired by neighborhood activism, beating out a proposed garbage burning power plant slated for development in this diverse, economically disadvantaged neighborhood. Riding the wave of that activism, Greenway was one of the first properties designed to maintain groundwater on-site and to implement practices that laid the groundwork for LEED certification.

Wellington acquired this under-performing asset in 2009, renovated and stabilized it, and continues to successfully manage the property. Greenway is home to non-profits working toward an energy-efficient and carbon-neutral future, including Peace Coffee, Headwaters Foundation, Goodwill Industries and Climate Generation.

HIGHLIGHTS

- Geothermal HVAC system to reduce energy consumption
- 80kW solar array to reduce electrical consumption
- Green roof with maintained apiary
- Natural prairie grass lawn to enhance rainwater retention
- A block from Blue Line LRT & bus stops
- Adjacent to the Midtown Greenway bike trail
- ENERGY STAR certified

Space Available

Owner, Manager, Leasing

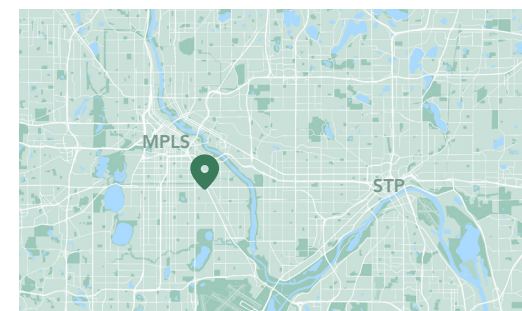
60,000 SF total ; 6,992 SF available

151 surface stalls, 2.5 : 1,000 SF

Three-story office building

Built in 1999

Phillips Neighborhood



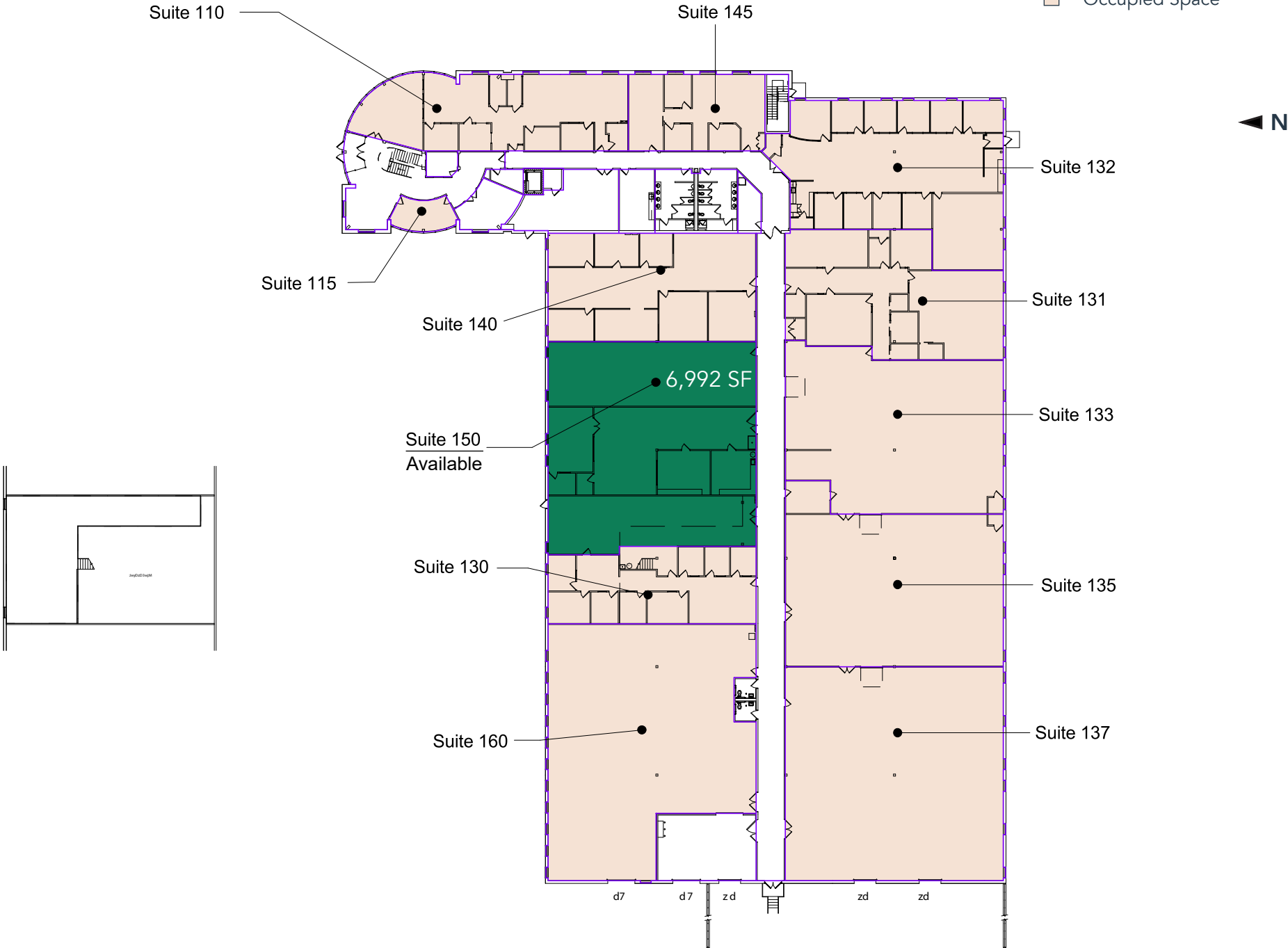
Available Suites



Suite 150 - 6,992 SF

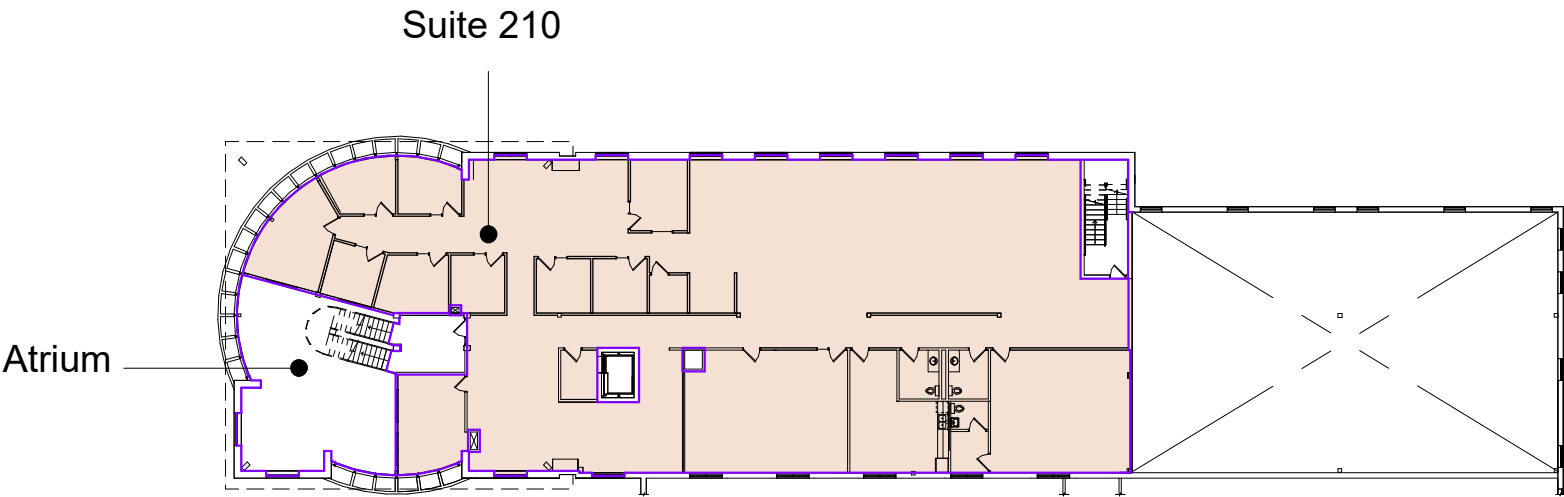
Floor Plans - First Floor

- Building Common Areas
- Available Space
- Occupied Space

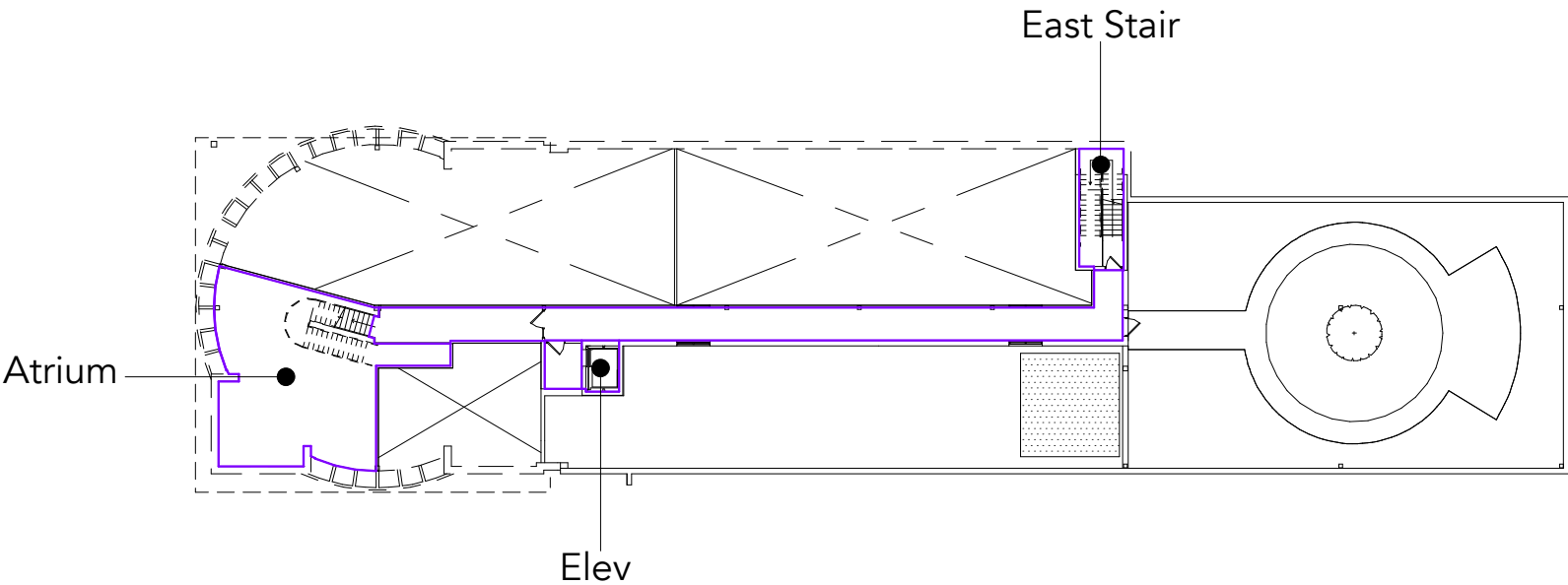


Floor Plans - Second Floor

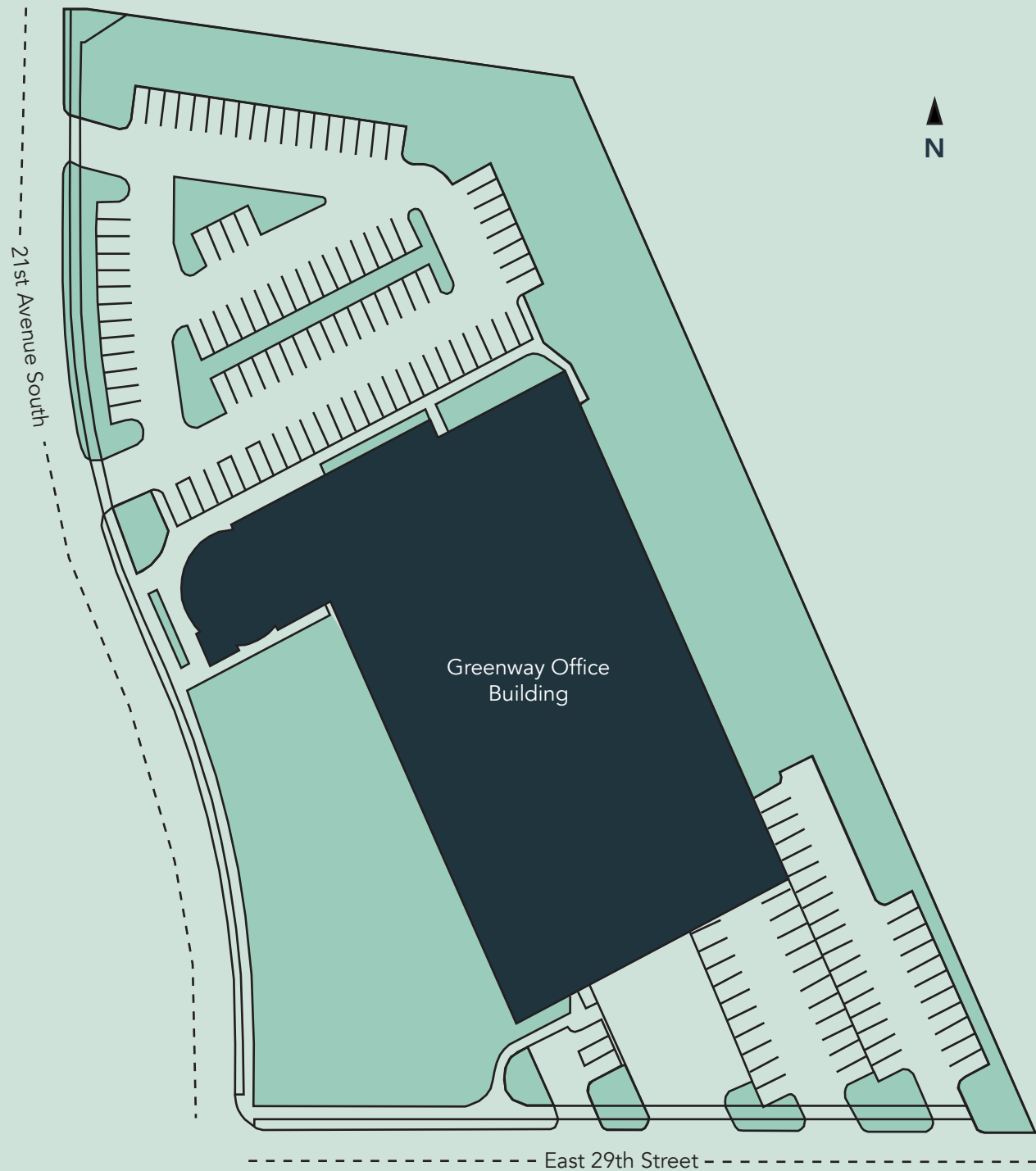
- Building Common Areas
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Floor Plans - Third Floor

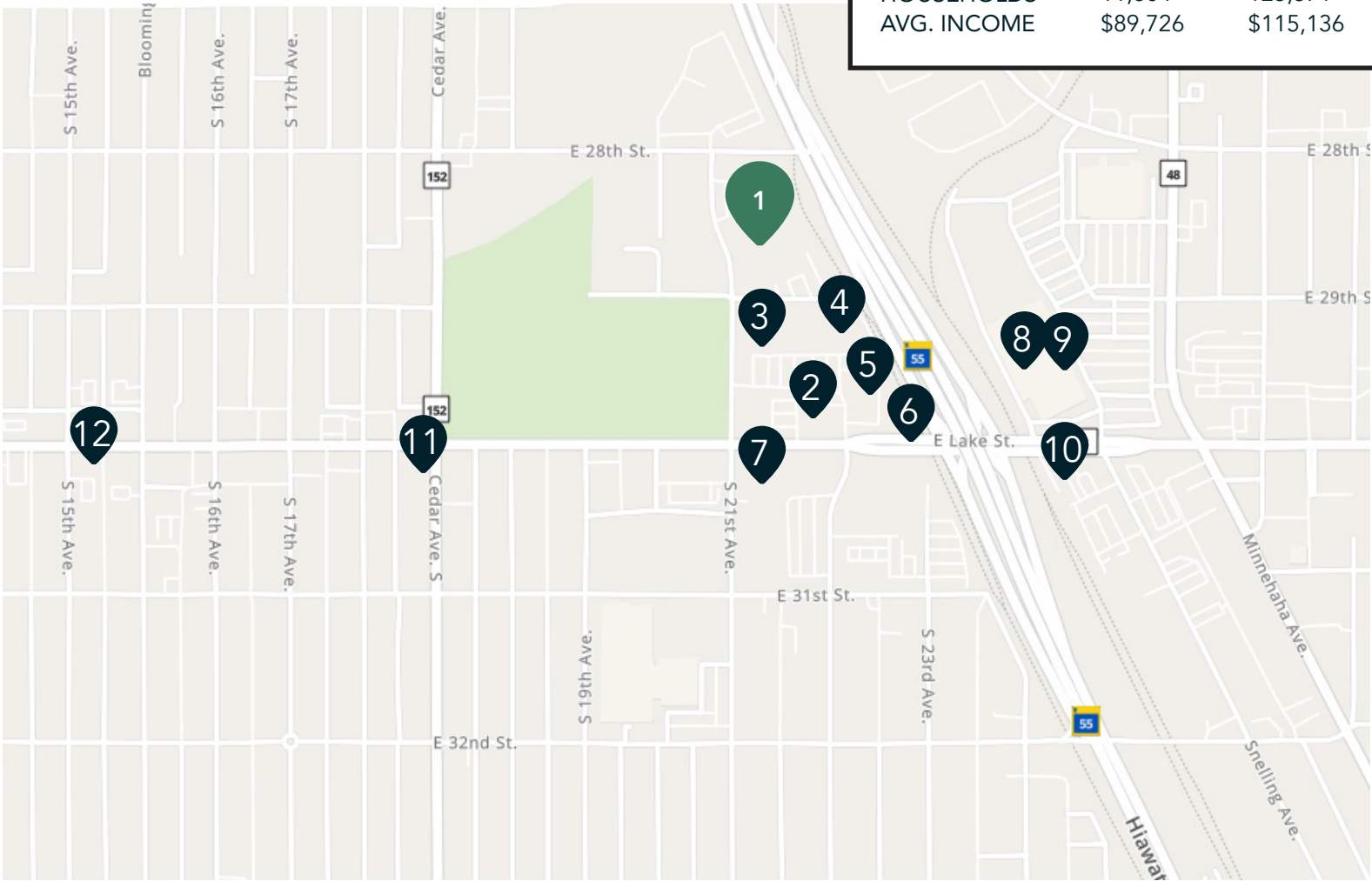


Site Plan



The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	32,189	269,832	515,848
HOUSEHOLDS	11,804	123,371	228,484
AVG. INCOME	\$89,726	\$115,136	\$128,902



Hot Spots

- | | | |
|-----------------------------|---|------------------------------------|
| 1. Greenway Office Building | 5. Sumo Grill & Buffet | 9. CVS Pharmacy |
| 2. Hi-Lake Shopping Center | 6. Lake Street Midtown Light Rail Station | 10. Raising Cane's Chicken Fingers |
| 3. Citi Trends | 7. YWCA Minneapolis, MN | 11. Taqueria El Primo |
| 4. Chicago Furniture | 8. Target | 12. Taco Taxi |



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PROPERTY MANAGER
LEASING AGENT
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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.



Tour the Greenway rooftop garden!



Tour the Greenway common area!

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