



**SUBLEASE OPPORTUNITY - MOVE IN READY!**

## **ESSEX BUILDING**

84 SOUTH 10TH STREET, MINNEAPOLIS, MN 55403

# OFFICE SPACE FOR SUBLEASE

## BUILDING INFORMATION

The Essex Building is a character-rich historic office property located in the heart of Downtown along Nicollet Mall. The building offers efficient floor plates, high ceilings, and abundant natural light, creating an inviting environment well suited for creative and professional users. Its central location provides excellent access to public transit, major highways, and a wide variety of nearby restaurants, retail, and hotels—making it an ideal downtown office setting.

## SUBLEASE DETAILS

**Rentable SF:** Suites 400/450 - Approx. 2,600 SF *(to be confirmed)*  
**Lease Term:** Available through December 31st 2028  
**Lease Rate:** Negotiable

## SUBLEASE FEATURES

- 1 conference room and 2 huddle rooms
- 12 workstations and 4 private offices
- Inviting entry area
- In-suite kitchenette
- Elevator lobby visibility
- Private, floor-exclusive restrooms
- Dedicated storage space *(currently photo studio)*
- High ceilings with abundant natural light

## BUILDING FEATURES

- Prime Downtown / Nicollet Mall location
- Walkable to restaurants, retail, and hotels
- Strong public transit access
- Convenient access to I-94, I-394, and I-35W





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**FOR ADDITIONAL INFORMATION PLEASE CONTACT:**

**MIKE SALMEN**

Managing Principal  
(612) 359-1660  
[mike.salmen@transwestern.com](mailto:mike.salmen@transwestern.com)

**KEVIN SALMEN, CCIM, SIOR**

Vice President  
(651) 295-6434  
[kevin.salmen@transwestern.com](mailto:kevin.salmen@transwestern.com)

**DANNY CALLAHAN**

Associate  
(651) 895-4514  
[danny.callahan@transwestern.com](mailto:danny.callahan@transwestern.com)