

RECEIVERSHIP COURT ORDER SALE – MINNEAPOLIS, MN

Bid Deadline: October 22, 2025

(Dates Subject to Receivership Court Approval)



DUAL ASSET PORTFOLIO – HISTORIC LANDMARK & REDEVELOPMENT SITE

697 13th Ave, NE | 1010 2nd Ave, N | Minneapolis, MN | Historic Commercial / Office & Mixed Use



AVAILABLE FOR INDIVIDUAL OR COMBINED SALE

KEY PROCESS TIMELINE AND DATES

- Bid Deadline - October 22, 2025
- Selection of Baseline Bid October 29, 2025
- Auction – November 5, 2025
- Sale Closing – December 15, 2025

(All Dates are subject to change at the sole discretion of the Company)

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PROPERTY SPECIFICATIONS

BUILDING INFORMATION

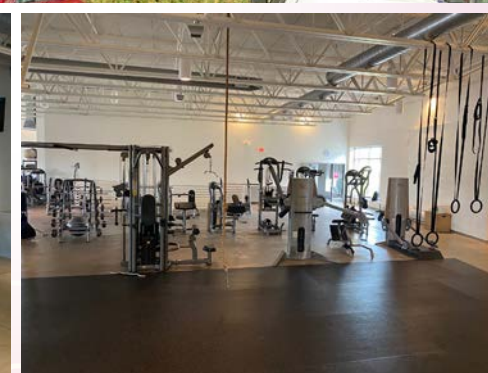
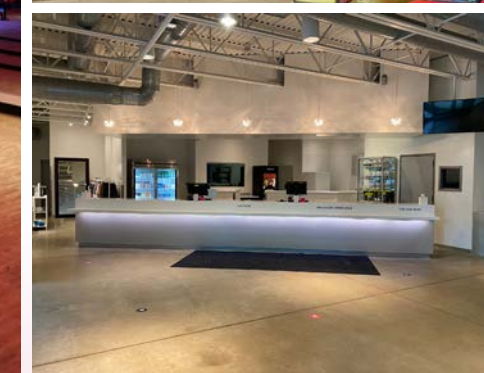
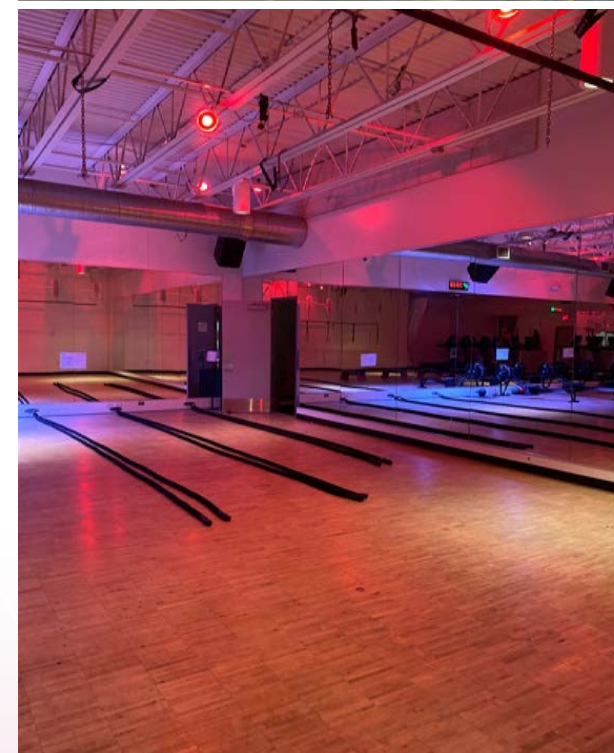
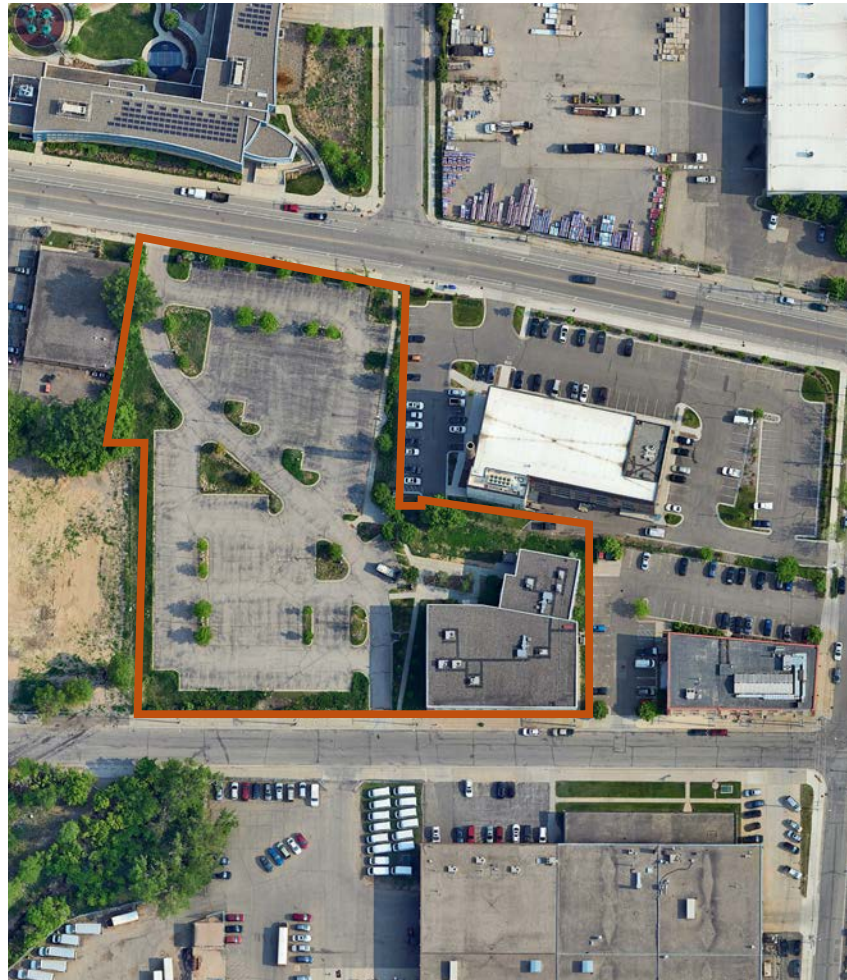
1010 2nd Ave N is located outside downtown Minneapolis in the Harrison neighborhood with direct access to I-94 and I-394 corridor, in a growth zone with nearby redevelopment projects and amenities. The two story building situated on a 2.84-acre parcel offers 30,000 SF of existing office space, on-site parking, and flexible zoning create a rare tax-advantaged redevelopment opportunity for investors.

PROPERTY SUMMARY

- Building Size: 30,000 SF
- Number of Stories: 2
- Parcel Size: 2.84 Acres
- Year Built: 1986
- Parking: 180 Surface
- Zoning: CM3 Community Mixed-Use

PROPERTY HIGHLIGHTS

- Great Location
- Existing Office Space
- On-Site Parking
- Flexible Zoning
- Current owners undertook extensive environmental remediation project at the time of construction



FLOOR PLANS

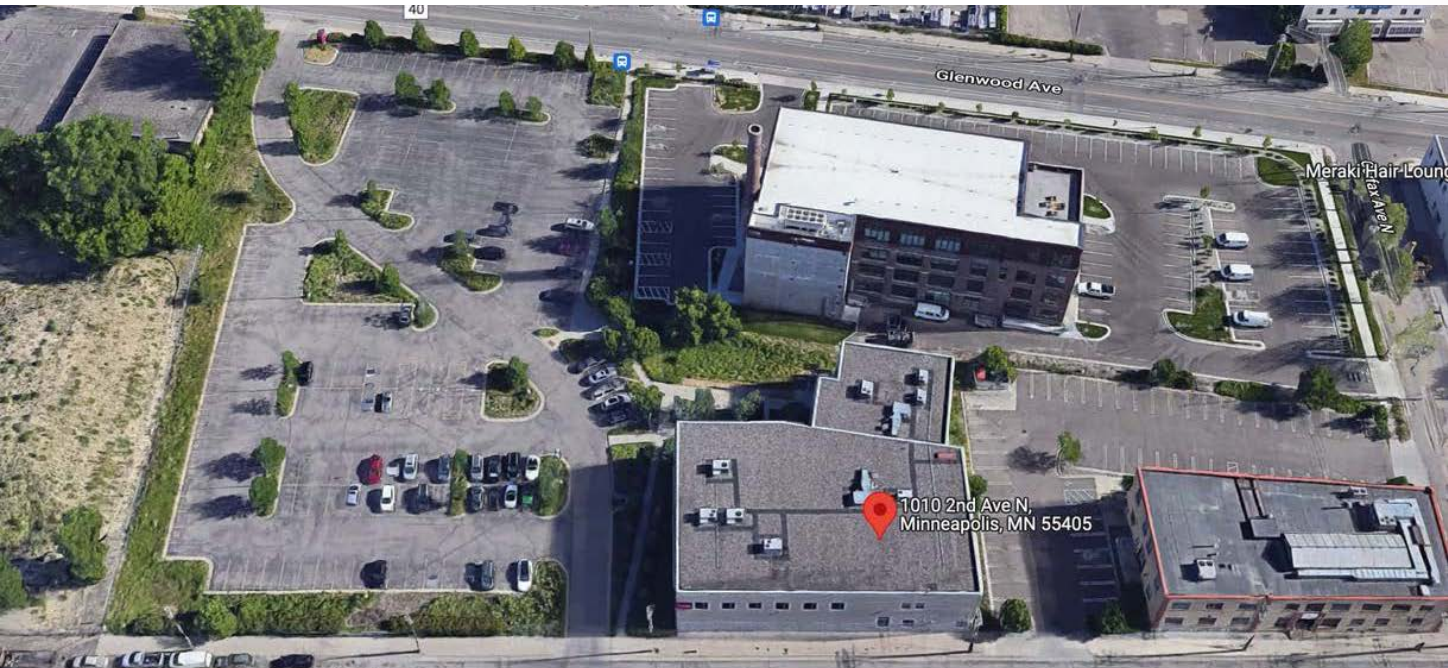
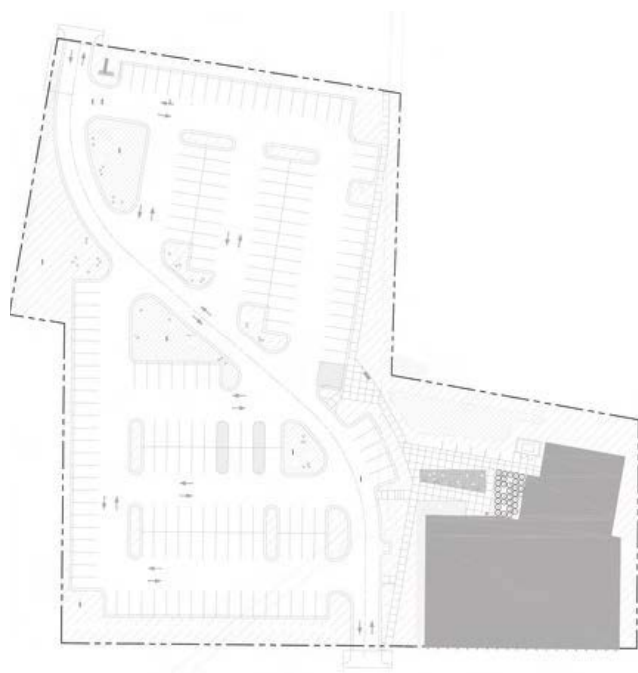
1ST FLOOR



2ND FLOOR



EXTERIOR SITE PLAN



AREA DEMOGRAPHICS

POPULATION TRENDS & KEY INDICATORS



469,401
POPULATION



206,689
HOUSEHOLDS



2.2
AVG. SIZE
HOUSEHOLD



33.2
MEDIAN AGE



70.3
DIVERSITY
INDEX



\$71,440
MEDIAN
HOUSEHOLD
INCOME



\$45,439
PER CAPITA
INCOME



\$66,296
MEDIAN NET
WORTH

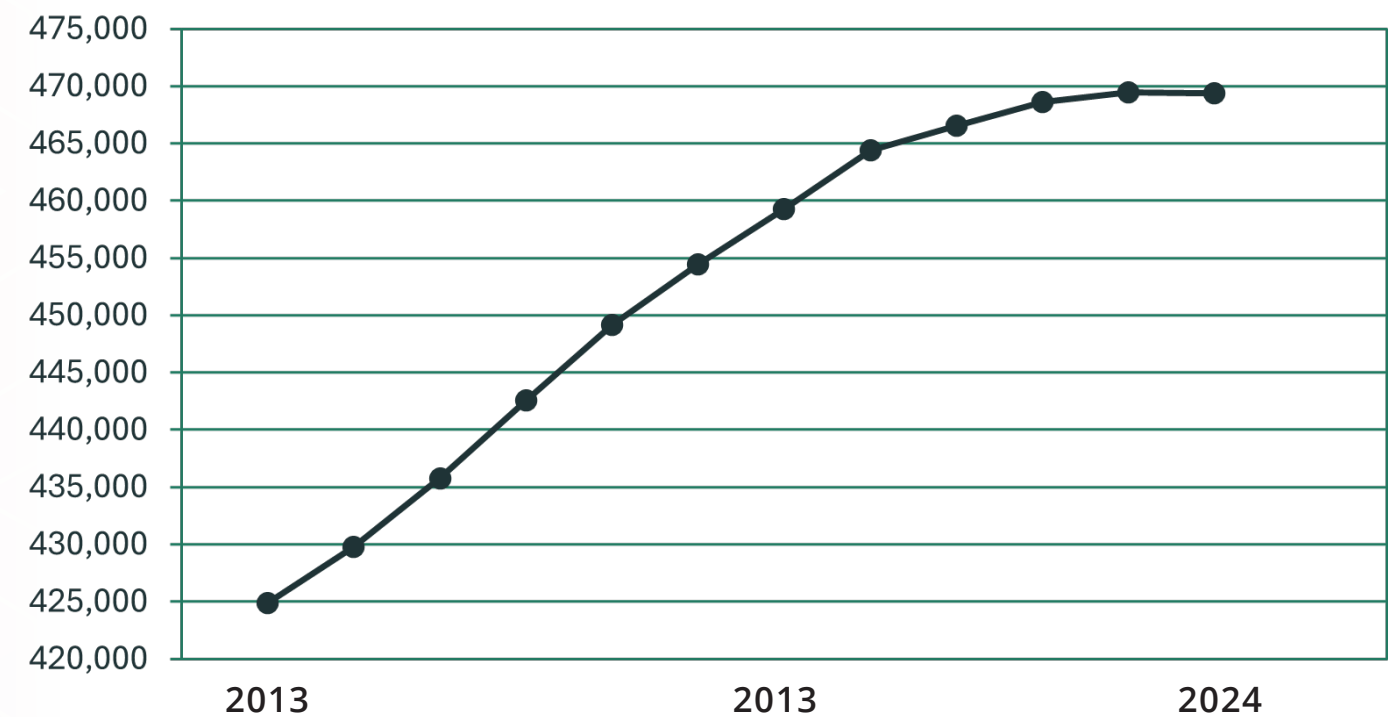


86
HEALTH INDEX



73
HOUSING
AFFORDABILITY

HISTORICAL TRENDS: POPULATION



EDUCATION



51%
BACHELOR'S/GRAD/
PROF DEGREE



24%
SOME
COLLEGE

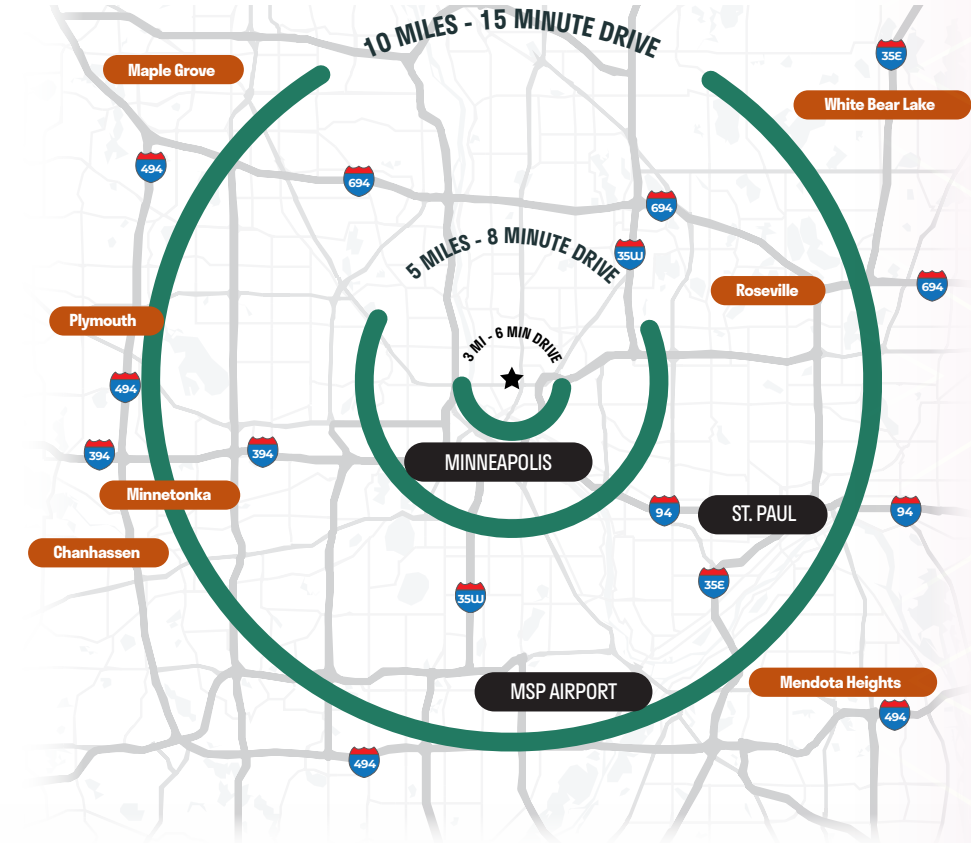


17%
HIGH SCHOOL
GRADUATE



8%
NO HIGH
SCHOOL
DIPLOMA

DRIVE TIME



A STRONG ECONOMY

Minnesota ranks as the #1 best state for small business owners (knuffman.org) with Minneapolis-St. Paul ranking 3rd for business startups (business.org). Minnesota is considered in the Top 10 states with the brightest economic future (Fast Company) and the tech sector accounts for an estimated \$28 billion of the overall Minnesota economy (CompTIA Cyberstates). Overall, Minnesota, and even more specifically, the Twin Cities, are a fantastic place to plant roots for a business, big or small.



COMPARABLE MARKETS

	 MINNEAPOLIS/ST. PAUL	 CHICAGO	 COLUMBUS	 DETROIT	 ST. LOUIS	 DENVER
UNEMPLOYMENT RATE	4.0%	5.7%	3.2%	5.1%	3.4%	2.5%
MEDIAN HOUSEHOLD INCOME	\$89,972	\$80,564	\$75,464	\$69,898	\$73,017	\$94,899
AVERAGE HOME VALUE	\$415,355	\$357,638	\$306,286	\$284,665	\$285,007	\$612,961
BACHELOR'S DEGREE OR HIGHER	46%	42.0%	41.0%	35.0%	38.0%	49.0%
MEAN WORK COMMUTE	25.2 min	31.3 min	24.1 min	26.7 min	25.5 min	27.7 min
EMPLOYMENT BY INDUSTRY (Industrial Employment)	18.4%	20.2%	19.6%	22.7%	19.6%	17.0%



TRANSWESTERN

REAL ESTATE
SERVICES

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