

MoZaic

TAKE YOUR PLACE AT

MoZaic



CBRE

ACKERBERG



Zeller

CREATIVE OFFICE  
SPACE FOR LEASE



# THE UPTOWN NEIGHBORHOOD

Join the neighborhood filled with convenient housing, cafes and ample retail



## ACCESS TO OVER 12 MILES OF PATHS SURROUNDING THE CHAIN OF LAKES

Made for walking, running, biking and even the option for paddle boarding, kayaking and canoeing



## THE MOST WALKABLE NEIGHBORHOOD IN THE TWIN CITIES

Walk score of 99 | Bike score of 99



## NEXT TO THE MIDTOWN GREENWAY CONNECTING UPTOWN TO DOWNTOWN

## ABOUT THE AREA

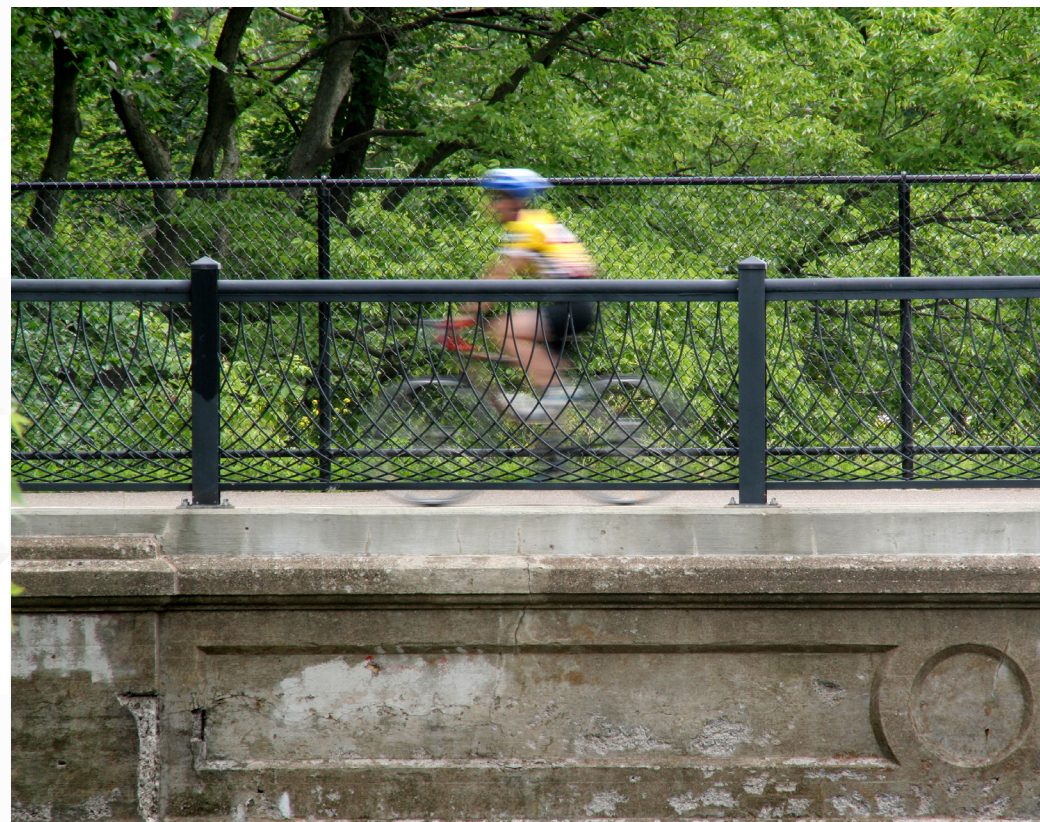
**34**  
MEDIAN AGE

**\$76,674**  
MEDIAN INCOME

**12,000**  
NEW HOUSING UNITS

**113,614**  
HOUSEHOLDS  
WITHIN 3 MILES

**4,100**  
HOUSING UNITS PLANNED  
OR UNDER CONSTRUCTION



## ABUNDANCE OF AMENITIES





SPACE READY

# FOR THE NEXT GENERATION OF OFFICE

SUITE 850  
4,654 SF AVAILABLE

SUITE 880  
6,732 SF AVAILABLE

FLOOR 7  
19,605 SF AVAILABLE

11,386 MAX CONTIGUOUS  
ON 8TH FLOOR



FLOOR TO CEILING VIEWS OF  
DOWNTOWN MINNEAPOLIS





SPACE READY  
**FOR GREATNESS**

FLOORS 2,3,5,6

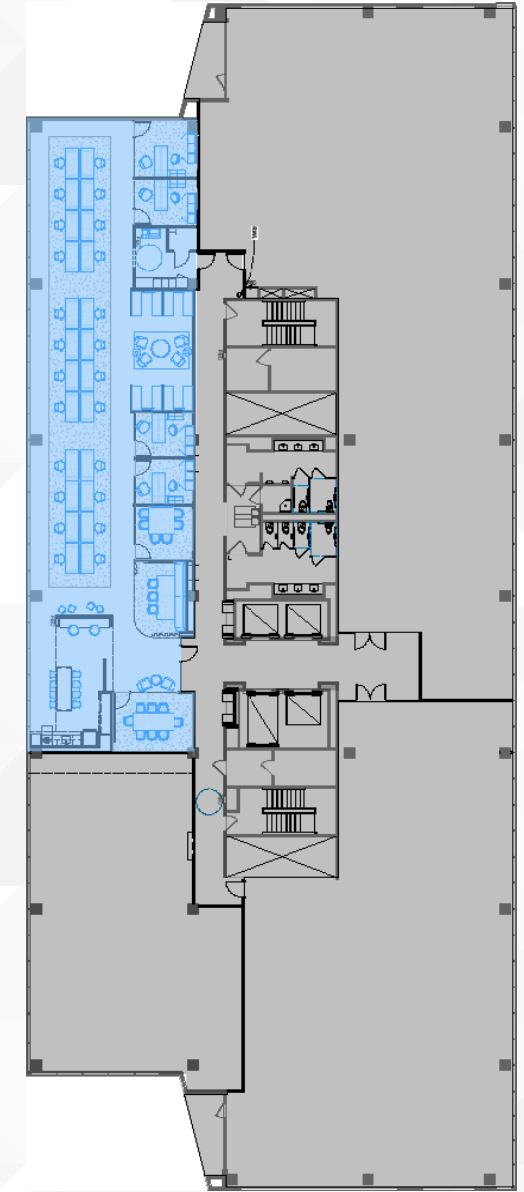


**FLOOR 2:** 34,347 RSF  
**FLOOR 3:** 33,340 RSF  
**MAX CONTIGUOUS** 67,687 RSF

**FLOOR 5:** 23,184 RSF  
**FLOOR 6:** 23,666 RSF  
**FLOOR 7:** 19,605 RSF











HIGH-END SPEC SUITE  
**READY TO PLUG INTO**  
SUITE 850 | 4,654 RSF





# AMENITIES DESIGNED FOR CONNECTION

-  Balconies on each floor
-  Fitness & Locker Rooms
-  Conference & Training Room
-  Tenant Lounge Spaces
-  Bike Room with Storage
-  MoZaic Art Park
-  Pet Friendly
-  Walkable shops and restaurants





BUILDING  
**DETAILS**

**MOZAIC EAST**

1330 Lagoon Ave, Minneapolis

- 175,444 TOTAL SF
- 145,528 SF AVAILABLE
- 8 stories

**MOZAIC WEST**

1350 Lagoon Ave, Minneapolis

- 64,201 TOTAL SF
- 9,343 SF AVAILABLE
- 10 stories
- 3 floors of office
- 6 floors of parking



**GUARD SERVICE**

Onsite 24/7, 365 days a year



**PARKING**

Executive Parking @ Mozaic East  
\$225/month

Electric Charging Station  
\$250/month

MoZaic Parking Ramp  
434 stalls

0 - 1/2 hrs. - \$1.75

1/2 - 1 hrs. - \$3.50

1 - 2 hrs. - \$7.00

2 - 3 hrs. - \$10.50

3 - 24 hrs. - \$12.00

Monthly (6am-6pm) - \$95.00

Monthly (24hrs) - \$110.00





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