

Prime Redevelopment Opportunity



FOR SALE

**STATION 19
2001 UNIVERSITY AVE SE
MINNEAPOLIS, MN 55414**

Results
COMMERCIAL
RE/MAX RESULTS

TABLE OF CONTENTS

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

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Contents

PROPERTY SUMMARY	3
BUILDING SECTION	13
REDEVELOPMENT POTENTIAL	16
FLOOR PLANS + VIRTUAL TOUR	22
ZONING	28
SURVEY	32
PHOTO GALLERY	38
LOCATION INFORMATION	49
ABOUT THE UNIVERSITY OF MINNESOTA	53
STATION 19 HISTORY SECTION	55
DEMOGRAPHICS & TRAFFIC COUNTS	58
ABOUT THE TWIN CITIES	61
MEET THE TEAM - RESULTS COMMERCIAL	63

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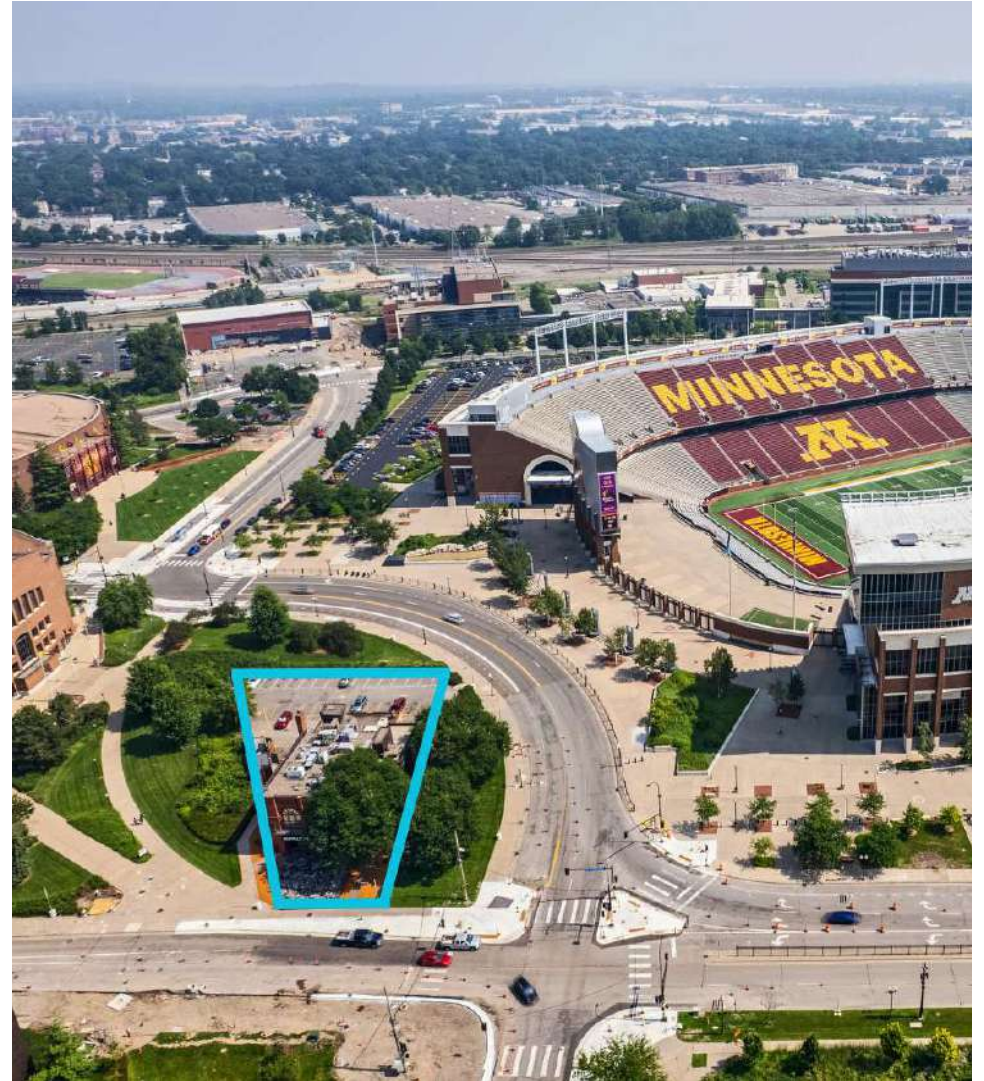
PROPERTY SUMMARY

SITE FOR SALE

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 1 / PAGE 4



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PROPERTY SUMMARY

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 1 / PAGE 5



CALL FOR OFFERS - Due Friday, October 3rd, by 5:00pm CST.

Opportunities like this don't just come along — they're carved out of history and location, and this one has both in spades.

Welcome to **Station 19, 2001 University Ave SE, located at the intersection of SE Oak St and University Ave SE** where you can plant your flag directly across from Huntington Bank Stadium, at the beating heart of the University of Minnesota. This isn't just a development site; **it's a chance to create something iconic**, a property that will be seen by tens

We're talking about a high-octane, **never-to-be-repeated location** — a site that's planted in the heart of Stadium Village that is wrapped in the energy of Golden Gopher athletics. **A Landmark with Over 130 Years of History.** Station 19 is a true Minneapolis original. Built in 1893 by the Minneapolis Public Works Department, the firehouse was designed in the city's distinctive horse-drawn fire station architectural style. For decades, it served as home to the city's firefighters and their horse-drawn wagons, and later became a unique part of University of Minnesota history.

Station 19 is listed on the National Register of Historic Places. It holds a unique place in sports history as the birthplace of "Kitten Ball" (modern-day softball) and once housed legendary Gopher athletes Bronko Nagurski and Urban Odson.

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PROPERTY SUMMARY

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 1 / PAGE 6

Station 19 offers a rare chance to acquire a historically significant property with substantial development potential in the heart of the University of Minnesota district.

This CM3 zoned site spans approximately 19,864 SF (0.46 acres) and sits at the high-traffic, high-visibility intersection of University Avenue and Oak Street. If you're looking for a location that's truly in the middle of it all, Station 19 delivers.

The main and lower level is currently leased by Buffalo Wild Wings and the 2nd level is a former architecture office of ~40 years.



This **~15,570 SF building spans three levels** and offers a unique combination of historic charm and modern amenities. The building showcases striking architectural features, including a Red Brick exterior, interior of exposed brick and steel and exposed wooden beams, floor-to-ceiling arched windows, elevator, sprinkler system, two mezzanines/lofts, skylights, 500 SF rooftop patio with stadium view, separate conference room with views of the football stadium, sauna, kitchenette and expansive open spaces. With panoramic views of University Avenue & Oak Street and surrounding University of Minnesota landmarks, this is truly a one-of-a-kind asset that blends history, design, and functionality in an unbeatable location.

Click the link to access the Virtual Tour: <https://my.matterport.com/show/?m=3x17DWYqcie&>

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PROPERTY SUMMARY

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 1 / PAGE 7



At the Heart of Gopher Nation, **Station 19 is a Prime Location with Powerful Potential.** Positioned at the front gate of Huntington Bank Stadium, home of the Minnesota Golden Gophers football team, and surrounded by some of the university's most iconic athletic and institutional buildings — including 3M Arena at Mariucci (men's hockey), Williams Arena (basketball), Ridder Arena (women's hockey), the Recreation & Wellness Center, Aquatic Center, McNamara Alumni Center, and the University Fieldhouse — steps from other campus hubs that keep this area buzzing with students, fans, and visitors.

The property is **Zoned CM3** (Community Mixed-Use District) with BFC Corridor 6 and University Area (UA) overlays. Based on early discussions with CPED, a Floor Area Ratio (FAR) of 5.35 is considered achievable under current zoning, allowing for an estimated 105,593 SF supporting an estimated 10 stories. Further discussions suggest that a rezoning to Transit 10 could be appropriate, potentially increasing the allowable FAR to 7.80 and supporting an estimated 15 stories (approx. 153,949 SF) of buildable area.

Whether you're thinking about a long-term apartment/condo investment, **a high-profile redevelopment**, or a mixed-use concept that taps into the steady demand from students and alumni, this is a location with both pedigree and potential. This is an exceptional opportunity to invest in a legacy property with both strong current income and transformative development potential — in one of the most vibrant, pedestrian-heavy corridors in the Twin Cities. And with a signaled intersection and direct adjacency to the stadium, alumni center, and major pedestrian routes, it's a site that puts your project in front of thousands daily.

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PROPERTY SUMMARY

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 1 / PAGE 8



Station 19 has had just two owners in its lifetime, with the current ownership dating back to 1977, when the property was thoughtfully converted into office space. Today, the main floor and basement are home to Buffalo Wild Wings. BWW has occupied ~8,052 SF since December 2010 on an initial 10 year term, their lease includes three (3) five year options to extend the term. The upper level is vacant and was recently used for creative office space by Station 19 Architects, keeping the historical architecture of the Firehouse while blending history with functionality in the heart of the University district. This is not just a good site. **This is THE site.** A once-in-a-lifetime chance to **build a statement** project on University Ave, at the literal crossroads of the **University Of Minnesota Campus**. Contact **Results Commercial** for more details.

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EXECUTIVE SUMMARY

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414



OFFERING SUMMARY

Sale Price:	Negotiable
Gross Building Size:	15,570 SF
Lot Size:	0.46 Acres (19,864 SF)
Number of Units:	2
Year Built:	1893
Zoning:	CM3 - Community Mixed Use
2025 Taxes	\$117,024
PID	30-029-23-22-0070

PROPERTY HIGHLIGHTS

- **CALL FOR OFFERS - Due Friday, October 3rd, by 5:00pm CST.**
- Gross area of approximately ~15,570 SF
- Main Level is occupied by Buffalo Wild Wings Restaurant/Bar
- Lower Level is occupied by Buffalo Wild Wings and used as their kitchen
- 2nd Level Vacant Office Space - Architecture Office for ~40 years
- ~518 SF Conference Room looking directly at Huntington Bank Stadium
- ~500 SF Rooftop Patio looking directly at Huntington Bank Stadium
- Elevator & Sprinkler System
- **Click the link for Virtual Tour:** <https://my.matterport.com/show/?m=3x17DWYqcie&>

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PROPERTY HIGHLIGHTS

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 1 / PAGE 10

HIGHLIGHTS

- **Main Level:**
 - Buffalo Wild Wings has occupied the main and lower levels since December 2010 on a net lease
 - See page 13 for additional Buffalo Wild Wings lease information
 - 2 large engine door openings for the original fire station can still be seen at the front of the building
 - Outdoor seating area on the corner of University and Oak
 - 2 restrooms on main floor
- **Second Level:**
 - The upper level was vacated by station 19 architects in 2022. It is currently vacant.
 - ~518 SF Conference Room with perfect view of Huntington Bank Stadium
 - Arched Windows floor to ceiling
 - 2 Lofts/Mezzanines
 - Sauna
 - Skylights
 - Kitchenette (Sink, 2 fridges, microwave)
 - 2 Restrooms (1 shower)



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PROPERTY HIGHLIGHTS

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 1 / PAGE 11

HIGHLIGHTS

- **Basement:**

- Occupied by BWW as the kitchen for their restaurants
- Elevator access
- 2 Restrooms

- **Rooftop Patio:**

- The rooftop patio is ~500 ft.² with a perfect stadium view.
- The only Private Patio with a view of Huntington Bank Stadium, Roy Williams Arena and 3M at Mariucci's Arena.

- Bell from original firehouse

- **Outside:**

- BWW seating area on south side of building facing University Ave
- Parking lot 39 marked spaces
- Dedicated Water retention pond
- Sidewalks surrounding site and through U of M campus areas

- **Signage:**

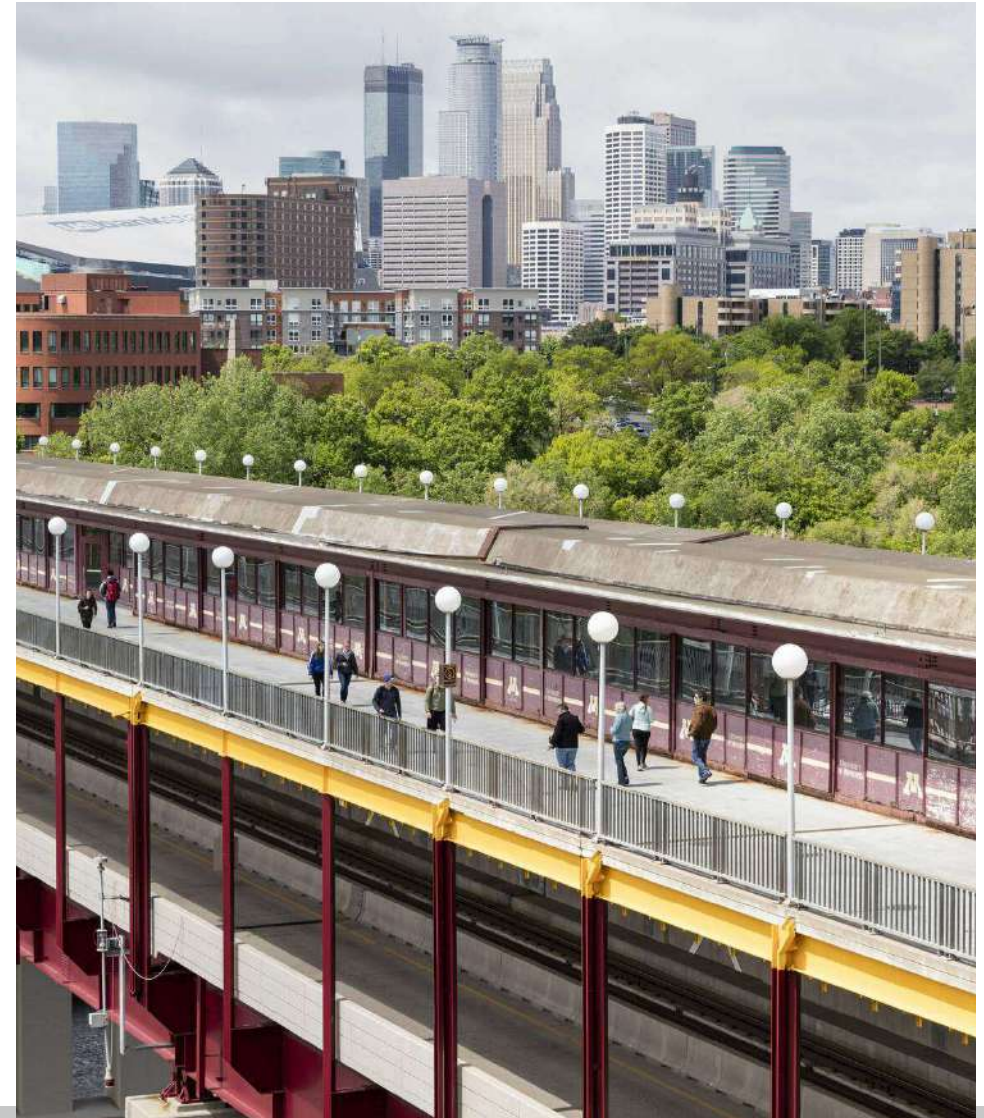
- Monument sign along Oak St, East side of building

- **Parking:**

- 39 Marked Spaces
- Some parking can be rented for the football games and other events at Huntington Bank Stadium and other nearby sporting arenas

- **Click the link to access the Virtual**

Tour: <https://my.matterport.com/show/?m=3x17DWYqcie&>



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PROPERTY DETAILS

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 1 / PAGE 12

SALE PRICE

NEGOTIABLE

LOCATION INFORMATION

Building Name	Station 19 Redevelopment
Street Address	2001 University Ave SE
City, State, Zip	Minneapolis, MN 55414
County/Township	Hennepin
Cross Streets	University Ave SE and Oak Street SE
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	I-94 & I-35
Nearest Airport	MSP - Minneapolis / St. Paul International Airport

BUILDING INFORMATION

Building Size	15,570 SF
Number Of Floors	2
Year Built	1893
Sprinkler System	Yes
Elevator	Yes
Main Level Rentable SF	4,906 SF
Lower Level Rentable SF	3,146 SF
Upper Level Rentable SF	5,683 SF
Gross Rentable Area	13,735 SF

PROPERTY DETAILS

Property Type	Retail/Redevelopment
Property Subtype	Street Retail
Zoning	CM3 - Community Mixed Use
Lot Size	(19,864 SF) 0.46 Acres
APN#	30-029-23-22-0070
Corner Property	Yes

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BUILDING SECTION

BUFFALO WILD WINGS INFORMATION

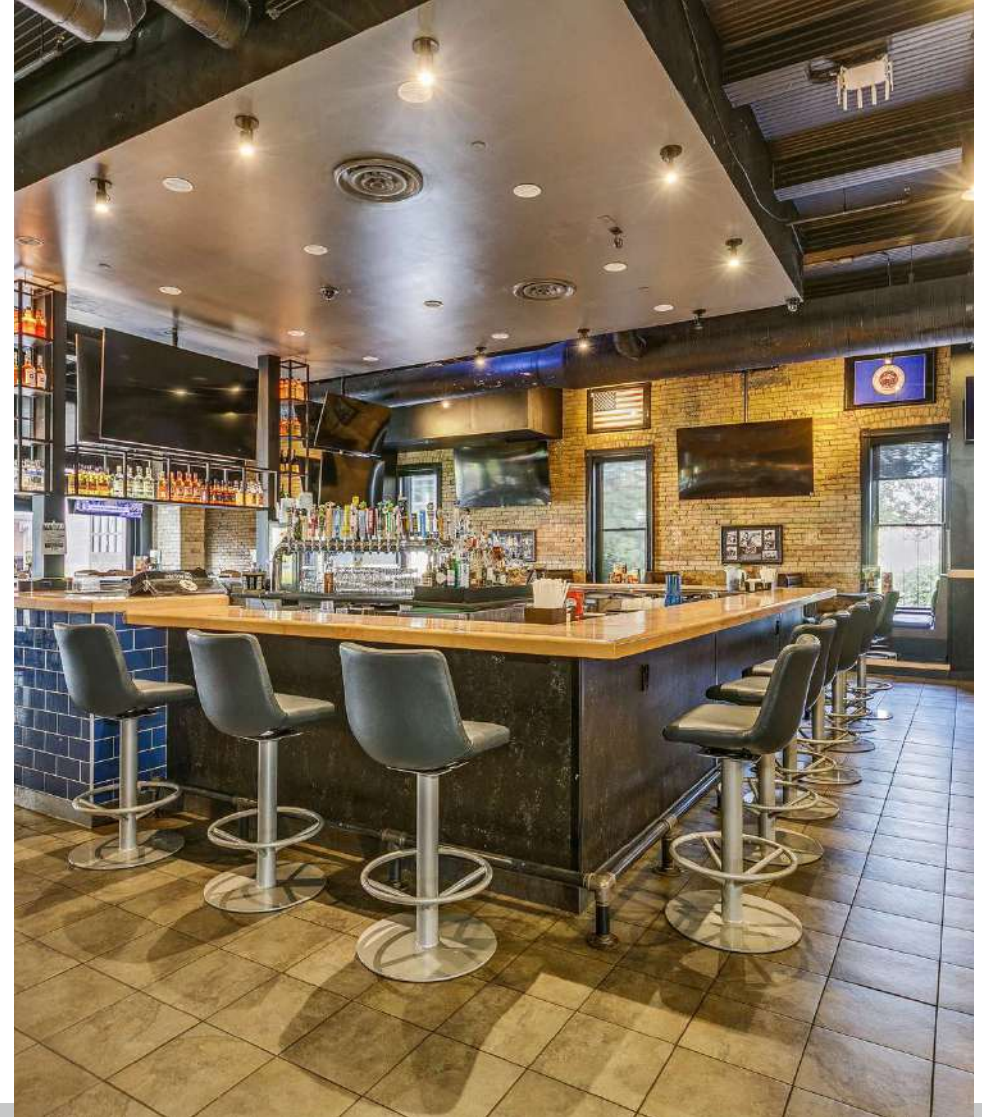
STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 2 / PAGE 14

BWW LEASE DETAILS

- The Main Floor (4,906 SF) and Lower Level (3,146 SF) are currently leased to Buffalo Wild Wings (BWW) on a net lease for a total of 8,052 SF
- Lease Commencement Date: 1/1/2010
- Primary Lease Term Expiration: 12/31/2020
- 1st Renewal (Exercised): 1/1/2021 to 12/31/2025
- 2nd Renewal (Exercised): 1/1/2026 to 12/31/2030
- 3rd Renewal (Not Exercised): 1/1/2031 to 12/31/2035
- Each Renewal boasts an 8% increase on the main level rent and an 11% increase on the lower level rent.
- BWW's pro rata share of real estate taxes and operating expenses is 59.12%.
- BWW's utilities are separately metered except for water.
- For more information about the BWW lease, please contact listing brokers.



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2ND LEVEL OFFICE SPACE

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 2 / PAGE 15



2ND LEVEL OFFICE SPACE INFORMATION

- Gorgeous VACANT 2nd level office space
- ~518 SF conference room looking directly at Huntington Bank Stadium
- ~5,683 SF on the 2nd Floor
- Elevator Access
- Great natural lighting from Skylights and Large Ceiling to Floor Windows
- Rustic timber framework
- Ideal for professional services, creative firms, nonprofits, or institutional users seeking a unique headquarters
- Direct access to rooftop patio
- For more information about the 2nd level office space, please contact listing brokers.

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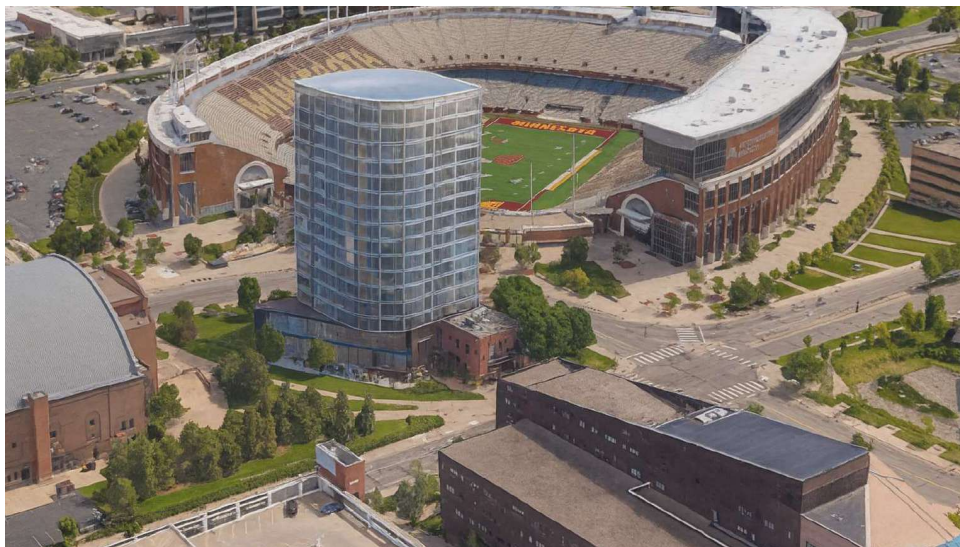
REDEVELOPMENT POTENTIAL

REDEVELOPMENT POTENTIAL

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 3 / PAGE 17



The property's location, zoning designations, and adjacency to the University of Minnesota campus present a compelling opportunity for redevelopment. According to the City of Minneapolis, the site is currently zoned CM3 – Community Mixed Use, with the BFC Corridor 6 Built Form Overlay and University Area Overlay (UA).

These designations are intended to support mid-to-high density mixed-use development. Based on conversations between Station 19 Architects and CPED, a Floor Area Ratio (FAR) of 5.35 may be achievable under current zoning provisions with applicable development premiums.

A conceptual proposal for a 10-story project has been shared with the City, and staff has indicated that an amendment to Transit 10 could be appropriate, potentially allowing up to 15 stories and a FAR of 7.80, subject to City review and approval.

It is important to note that CPED indicated only the 19,737 Sq. Ft. of deeded land would be used for calculating allowable building area. Under current zoning, this could yield approximately 105,593 Sq. Ft. of gross building area, while an amendment to Transit 10 could allow up to 153,949 Sq. Ft. All development potential is subject to city approval, zoning confirmation, and compliance with historic preservation requirements.

Prospective developers are encouraged to independently verify all information with the City of Minneapolis.

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PRELIMINARY STUDY OF 15-STORY STATION 19 ADDITION W/ STADIUM VIEW LOOKING NORTHEAST

STATION 19 REDEVELOPMENT

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SECTION 3 / PAGE 18



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PRELIMINARY STUDY OF 15-STORY STATION 19 ADDITION W/ CITY VIEW LOOKING SOUTHWEST

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SECTION 3 / PAGE 19



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PRELIMINARY STUDY OF STATION 19 ADDITION 5-UNIT UPPER FLOOR PLAN CONCEPT

STATION 19 REDEVELOPMENT

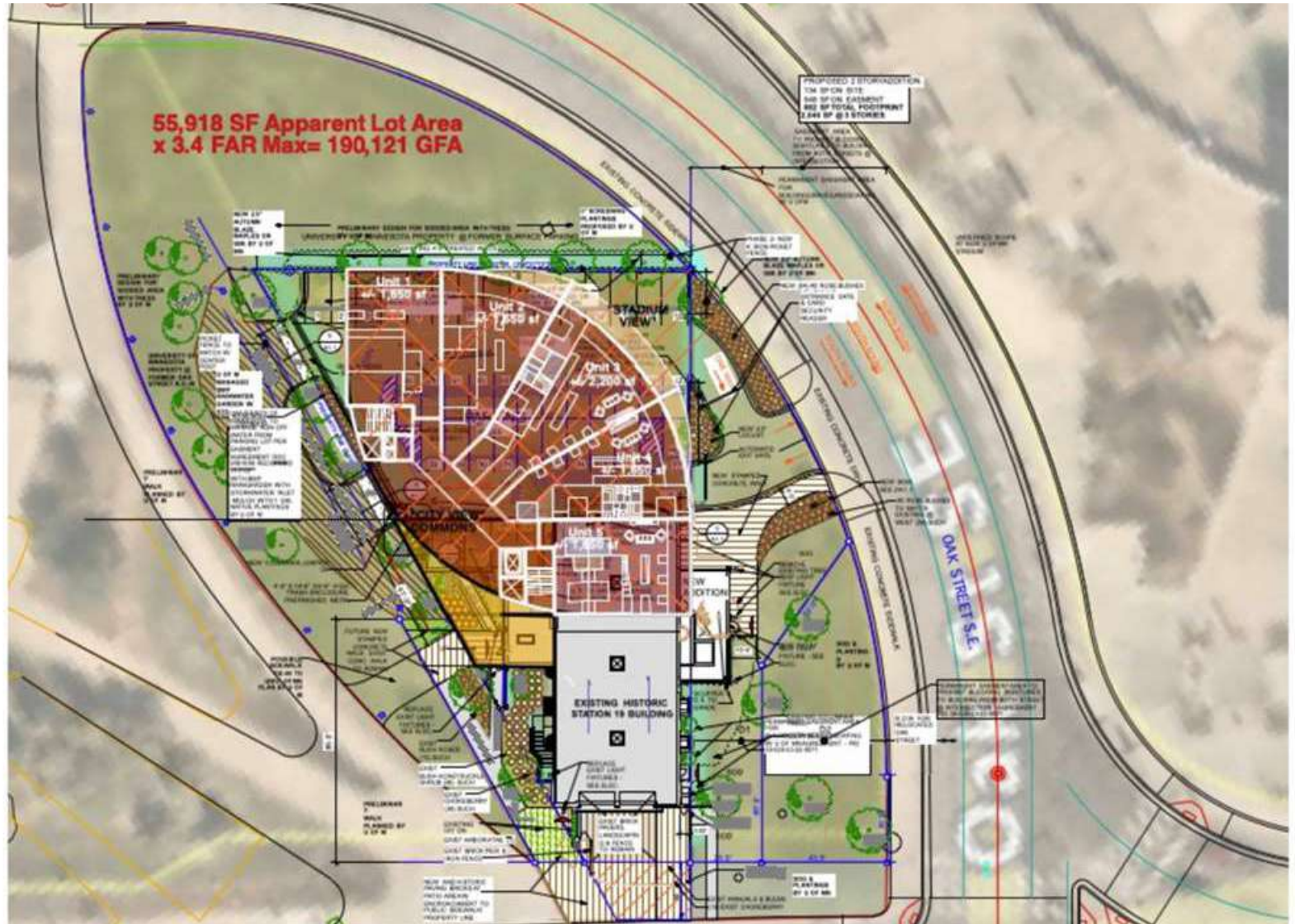
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SECTION 3 / PAGE 20



STADIUM
VIEW
PROJECT @
HISTORIC
STATION 19

**POSSIBLE
UPPER
"FOOTBALL
TOWER"
PRELIMINARY
TYP. 5-UNIT PLAN**
Floors 3-6,(7-10)
Above Flrs 1 & 2
"Plinth" & N.
Station 19



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SITE FOR SALE

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SECTION 3 / PAGE 21



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FLOOR PLANS + VIRTUAL TOUR

VIRTUAL TOUR

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 4 / PAGE 23



VIRTUAL TOUR LINK

Take your own personal virtual tour through Station 19 by clicking the web link below.

Click the link to access the Virtual Tour: <https://my.matterport.com/show/?m=3x17DWYqcie&>

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FLOOR PLAN - MAIN LEVEL: BUFFALO WILD WINGS

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 4 / PAGE 24



TOTAL: 4600 sq. ft
FLOOR 1: 4600 sq. ft
EXCLUDED AREAS: ELEVATOR: 52 sq. ft, BAY WINDOW: 5 sq. ft
WALLS: 176 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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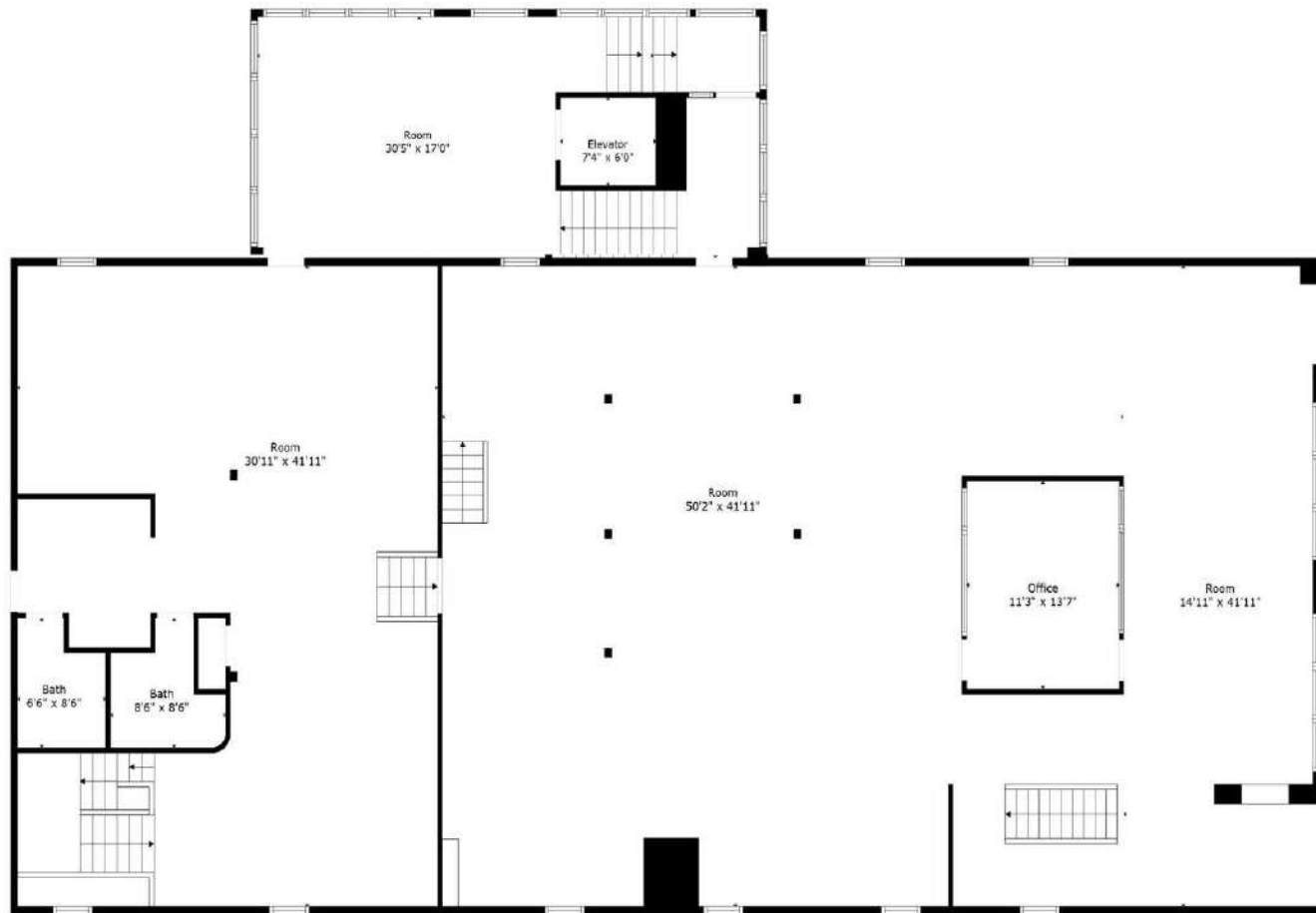
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FLOOR PLAN - SECOND LEVEL: VACANT OFFICE SPACE

STATION 19 REDEVELOPMENT

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SECTION 4 / PAGE 25



TOTAL: 6030 sq. ft

BELOW GROUND: 217 sq. ft, FLOOR 2: 681 sq. ft, FLOOR 3: 4229 sq. ft, FLOOR 4: 903 sq. ft

EXCLUDED AREAS: ELEVATOR: 88 sq. ft, OPEN TO BELOW: 1972 sq. ft

WALLS: 430 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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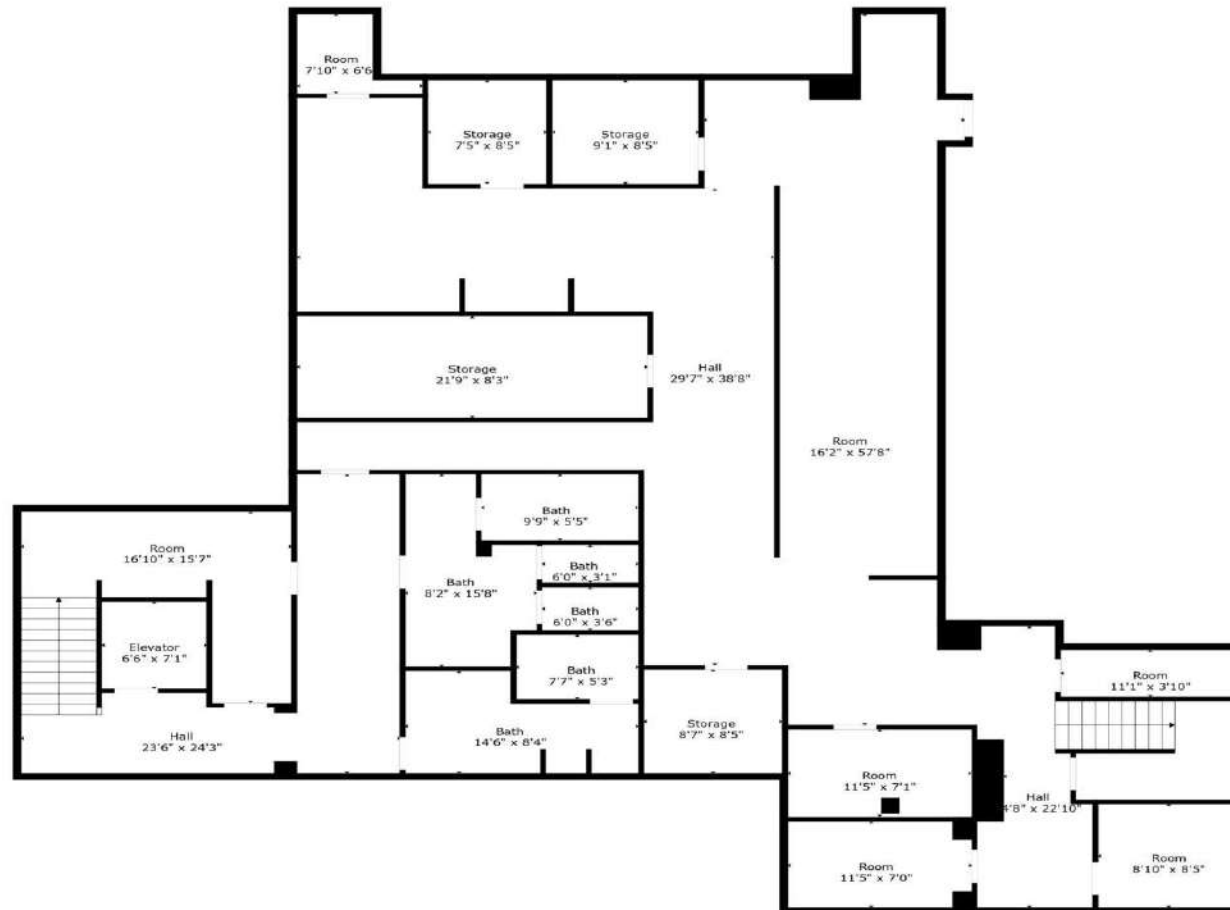
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FLOOR PLAN - LOWER LEVEL: BUFFALO WILD WINGS KITCHEN

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SECTION 4 / PAGE 26



TOTAL: 2600 sq. ft

FLOOR 1: 2600 sq. ft

EXCLUDED AREAS: ROOM: 127 sq. ft, STORAGE: 394 sq. ft, ELEVATOR: 46 sq. ft,
WALLS: 157 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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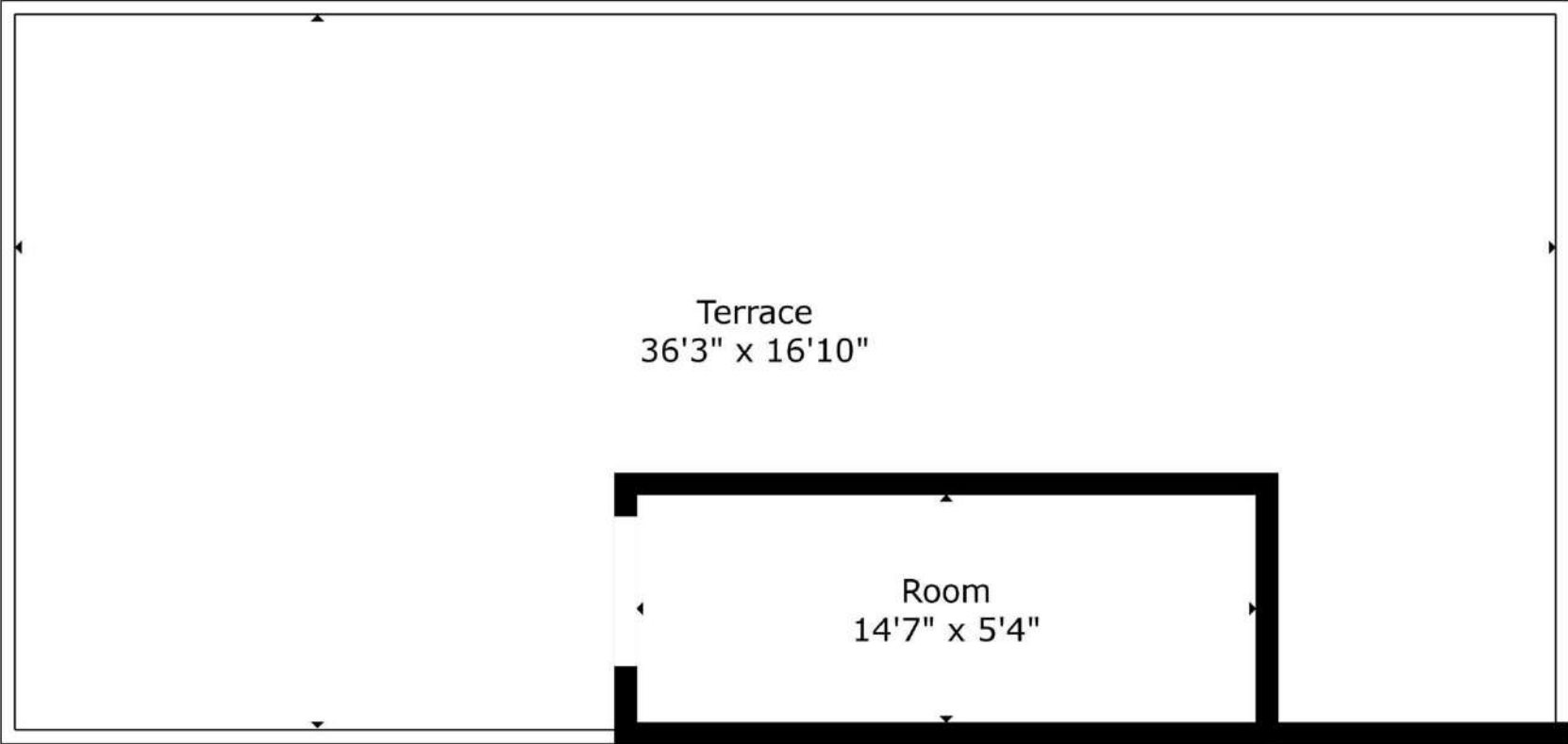
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FLOOR PLAN - ROOFTOP PATIO

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TOTAL: 78 sq. ft
FLOOR 1: 78 sq. ft
EXCLUDED AREAS: TERRACE: 515 sq. ft
WALLS: 25 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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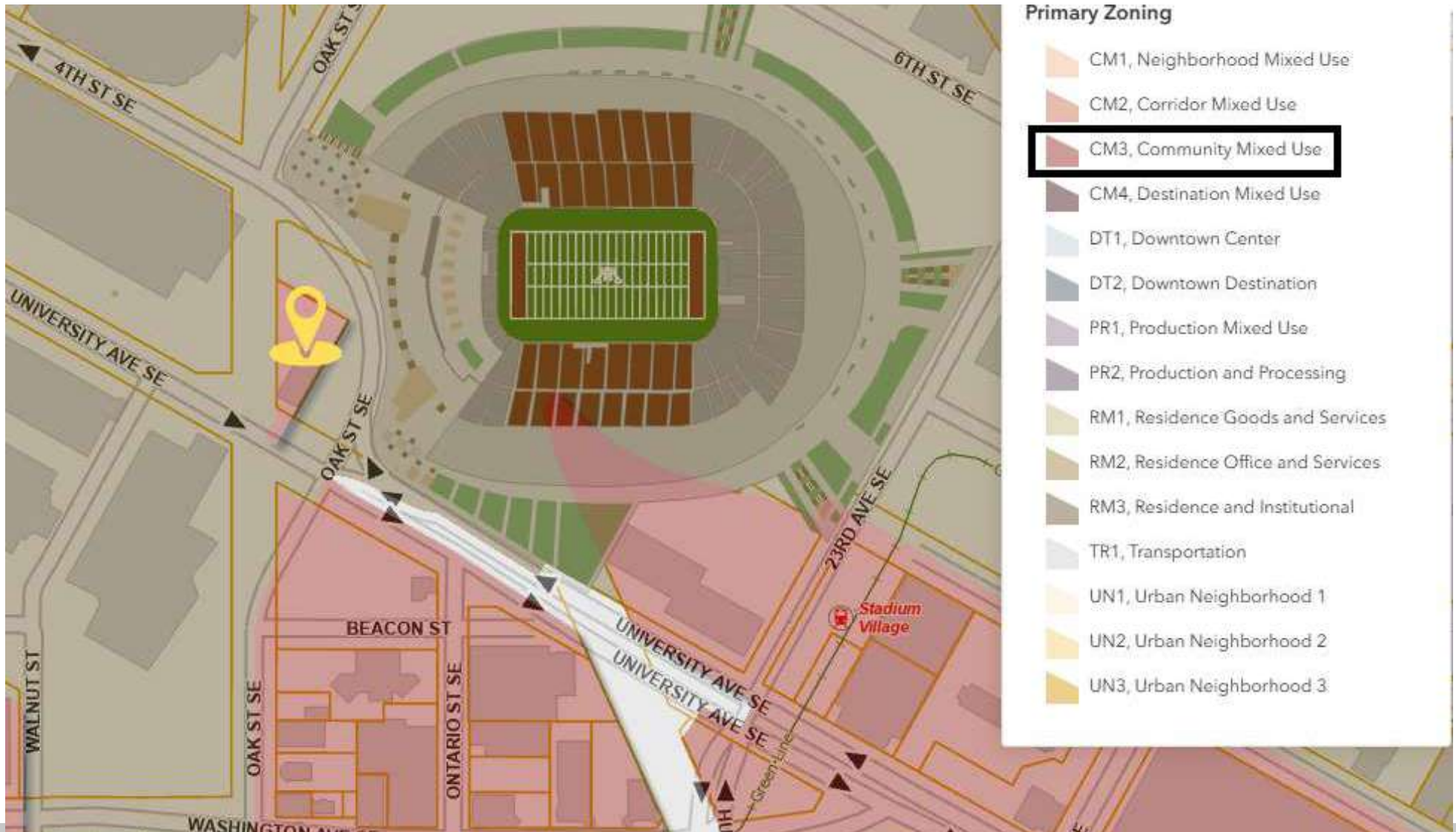
ZONING

CURRENT ZONING MAP

STATION 19 REDEVELOPMENT

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SECTION 5 / PAGE 29



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ZONING INFORMATION

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 5 / PAGE 30



The subject property is zoned CM3 – Community Mixed Use District in the City of Minneapolis. It is also subject to the BFC Corridor 6 Built Form Overlay District and the UA University Area Overlay District.

CM3 allows for a broad range of residential, commercial, institutional, and mixed-use developments.

The Corridor 6 Overlay permits building heights of up to 6 stories, with a base FAR of 3.5, and potential bonuses (or "premiums") for achieving up to a maximum FAR of 5.35.

The University Area Overlay includes additional design and compatibility standards to support walkability and transit-oriented development near the University of Minnesota.

A zoning amendment to change the Built Form Overlay to Transit 10 may be considered appropriate by the City, which—if approved—could increase the maximum height to 15 stories (210 feet) and allow a maximum FAR of 7.8. The allowable FAR is calculated based on the 19,737 SF of deeded land area.

The property is also located within a local historic district and subject to review by the Minneapolis Historic Preservation Commission (HPC). Any redevelopment would need to comply with HPC requirements and applicable historic preservation standards.

Prospective buyers should independently verify all zoning details, FAR calculations, and applicable requirements with the City of Minneapolis.

To Learn More, Please Visit: <https://www.minneapolismn.gov/business-services/planning-zoning/zoning-maps/>

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ZONING INFORMATION

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 5 / PAGE 31

According to the City of Minneapolis Community Planning and Economic Development (CPED) department, the subject property is currently zoned CM3 – Community Mixed Use District, with the BFC Corridor 6 Built Form Overlay District and the UA University Area Overlay District, as of July 1, 2023.

Station 19 Architects, on behalf of the property owners, met with CPED to understand what level of development density the City may likely approve if presented with a formal proposal. Based on those discussions, Station 19 Architects reported that a Floor Area Ratio (FAR) of 5.35 is potentially achievable under the existing zoning, utilizing premiums related to construction type, enclosed parking, and environmental provisions. A conceptual development proposal of 10 stories was shared with CPED and aligned with those calculations. CPED staff also noted—at a high level—that a zoning amendment to change the Built Form overlay from Corridor 6 to Transit 10 may be appropriate for the site. If approved, such a change could potentially allow for up to 15 stories (210 feet) and a higher FAR of 7.80, which may translate to a total building area of approximately 153,949 square feet. However, CPED indicated that only the 19,737 square feet of deeded land area, as shown on the survey, would be used to calculate allowable density under either FAR scenario.

In addition, the property is subject to oversight by the Minneapolis Historic Preservation Commission (HPC). According to Station 19 Architects, CPED has indicated that development on the Station 19 parking lot could be permitted, provided it complies with the Department of the Interior's Guidelines for Rehabilitation and receives approval from the HPC. Note: All zoning details, development calculations, and interpretations referenced above were based on discussions with City staff and materials submitted by Station 19 Architects. **Prospective buyers are strongly encouraged to conduct their own due diligence with the City of Minneapolis to verify current zoning, overlay designations, applicable FAR calculations, and any required approvals for redevelopment.**

To Learn More, Please Visit: <https://www.minneapolismn.gov/business-services/planning-zoning/zoning-maps/>

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SURVEY



SITE FOR SALE

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 6 / PAGE 33



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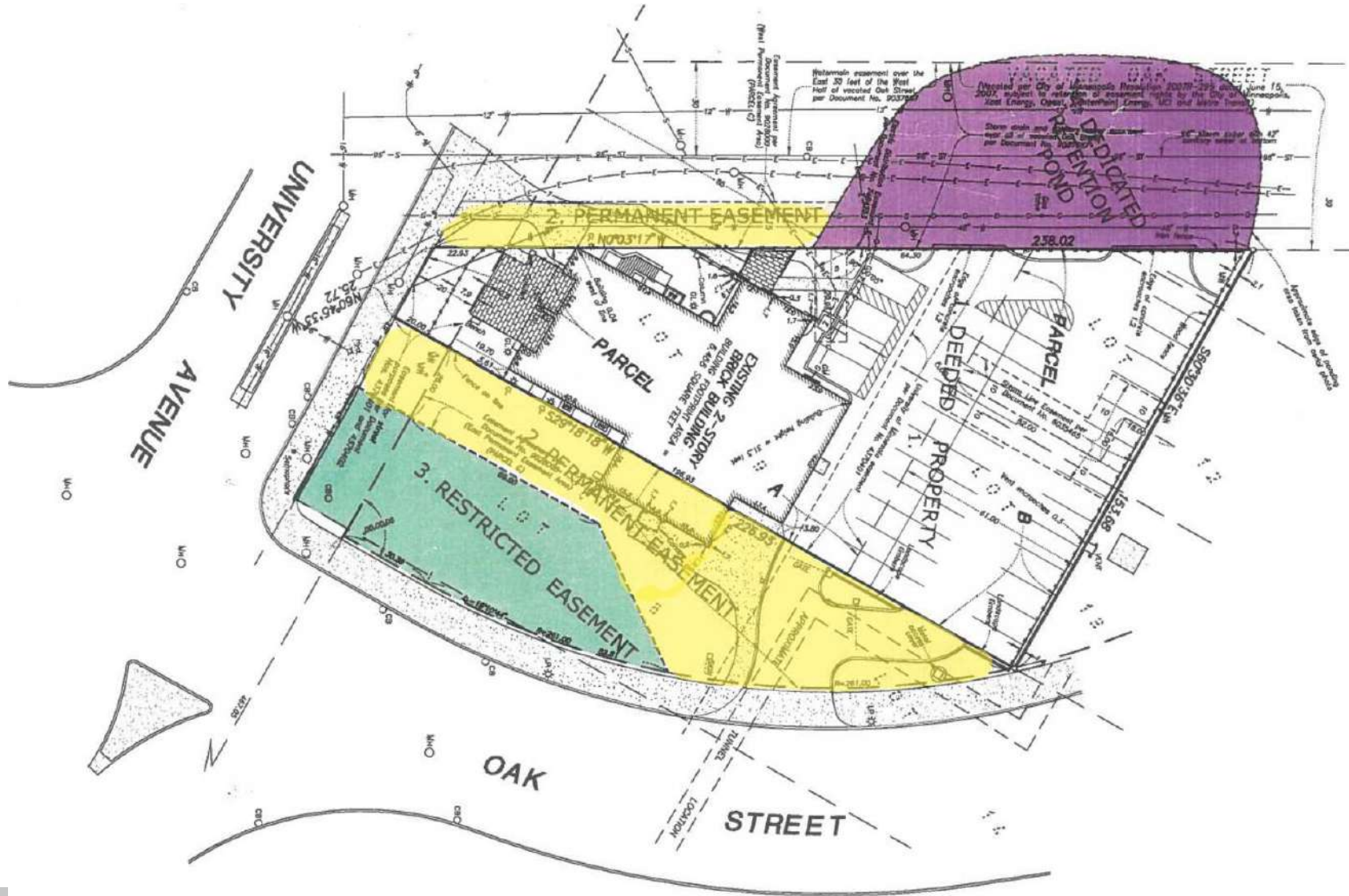


ENHANCED SURVEY MAP (AVAILABLE DIGITAL FILE)

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 6 / PAGE 35



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SITE SURVEY MEASUREMENT INFORMATION

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 6 / PAGE 36

	Parcel	Sidewalk Easement	Combined
1. Deeded Property	19,737 SQ. FT.	627 SQ. FT.	20,364 SQ. FT.
2. Permanent Easement	7,962 SQ. FT.	844 SQ. FT.	8,806 SQ. FT.
3. Restricted Easement	3,867 SQ. FT.	820 SQ. FT.	4,687 SQ. FT.
4. Dedicated Retention Pond	N/A	N/A	7,300 ± SQ. FT.
1-4. Encumbered Area		N/A	41,157 ± SQ. FT.

*All measurements deemed accurate but not guaranteed

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EASEMENT NOTES (2025 COMMITMENT AVAILABLE)

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 6 / PAGE 37

EASEMENT NOTES CORRESPONDING TO LAND TITLE, INC. COMMITMENT NO. 343518 DATED APRIL 20, 2010

Item 11 – Easement for public street purposes in favor of the City of Minneapolis contained in Quit Claim Deed filed as Document No. 4370401 and Warranty Deed filed as Document No. 4370402 affects the property and is shown on the survey.

Item 12 – Parcel B is subject to easements for steam line and other utility purposes filed as Document No. 6035465 including an easement restricting the use or obstruction of by plantings, construction or physical occupation lying above elevation 846.0 for satellite dishes until they are removed.

Item 14 – Electric Distribution Easement in favor of Northern States Power Company filed as Document No. 7484253 affects the property and is shown on the survey.

Item 15 – Easement Agreement dated June 14, 2007, filed November 7, 2007 as Document No. 9061689 provides that Station 19 and the University of Minnesota shall enter into a permanent easement in the form attached as Exhibit E (Document No. 9028000). Exhibit E is not contained within Document No. 9061689.

Item 16 – Easement Agreement filed as Document No. 9028000 affects the property and is shown on the survey.

Item 17 – Parcel C is subject to utility easements within portions of vacated Oak Street as reserved in deed filed as Document No. 9037667.

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PHOTO GALLERY

PHOTO GALLERY

STATION 19 REDEVELOPMENT

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SECTION 7 / PAGE 39



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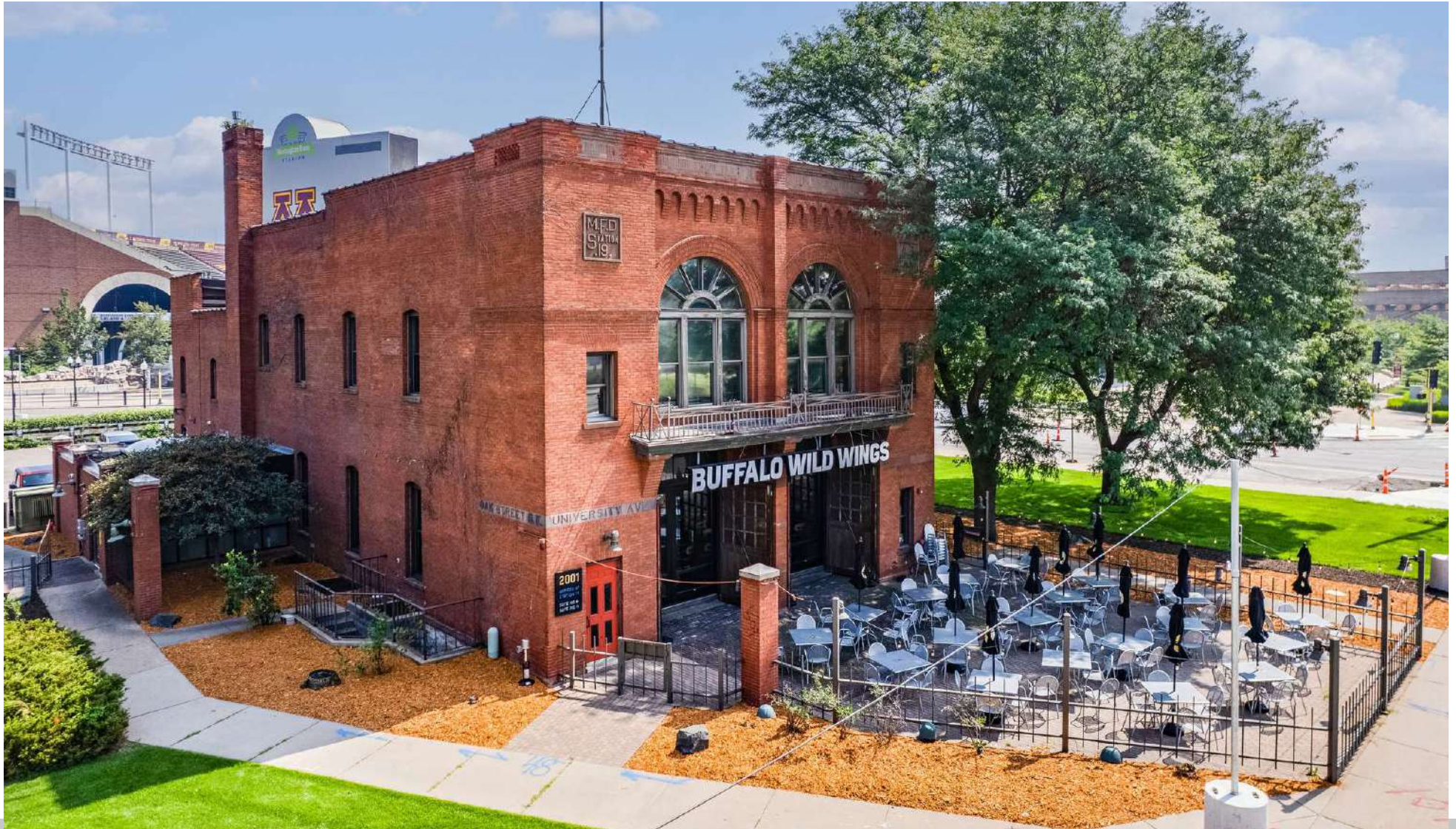


PHOTO GALLERY

STATION 19 REDEVELOPMENT

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SECTION 7 / PAGE 40



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PHOTO GALLERY

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 7 / PAGE 41



Buffalo Wild Wings - First Floor



Buffalo Wild Wings - First Floor



Buffalo Wild Wings - First Floor



Buffalo Wild Wings - First Floor

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STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 7 / PAGE 42



Buffalo Wild Wings - Outdoor Seating



Buffalo Wild Wings - Outdoor Seating



Buffalo Wild Wings Kitchen - Lower Level



Buffalo Wild Wings Kitchen - Lower Level

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PHOTO GALLERY

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 7 / PAGE 43



Buffalo Wild Wings Kitchen - Lower Level



Buffalo Wild Wings Kitchen - Lower Level



Buffalo Wild Wings Kitchen - Lower Level



Buffalo Wild Wings Kitchen - Lower Level

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SECTION 7 / PAGE 44



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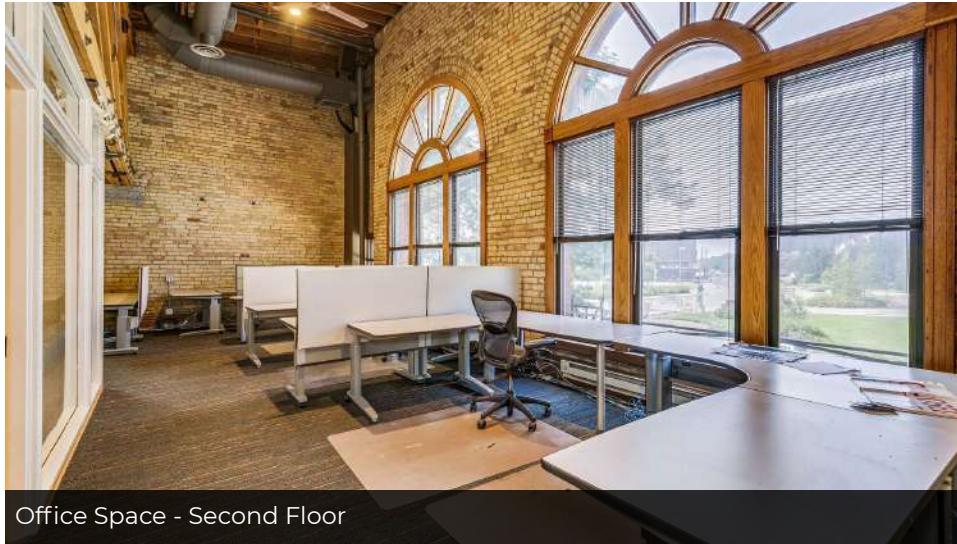


PHOTO GALLERY

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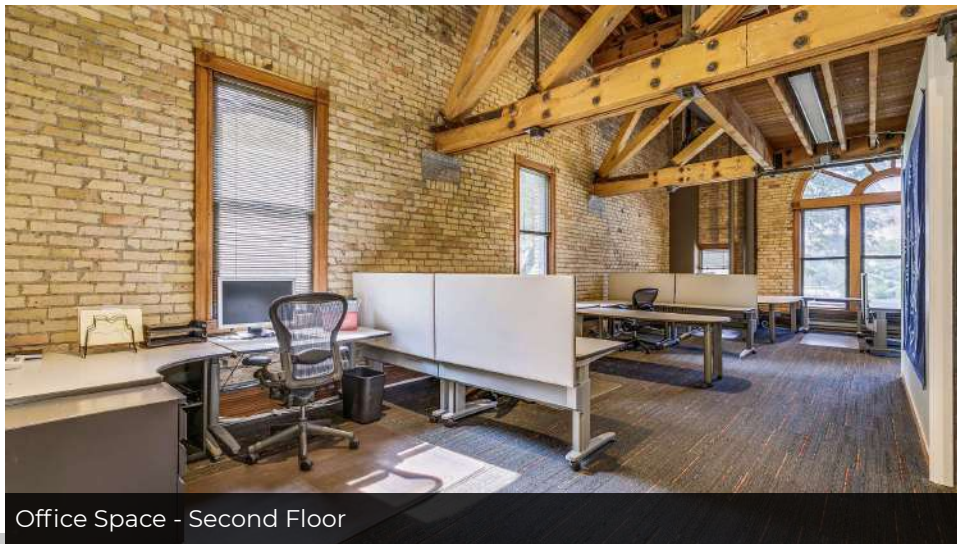
SECTION 7 / PAGE 45



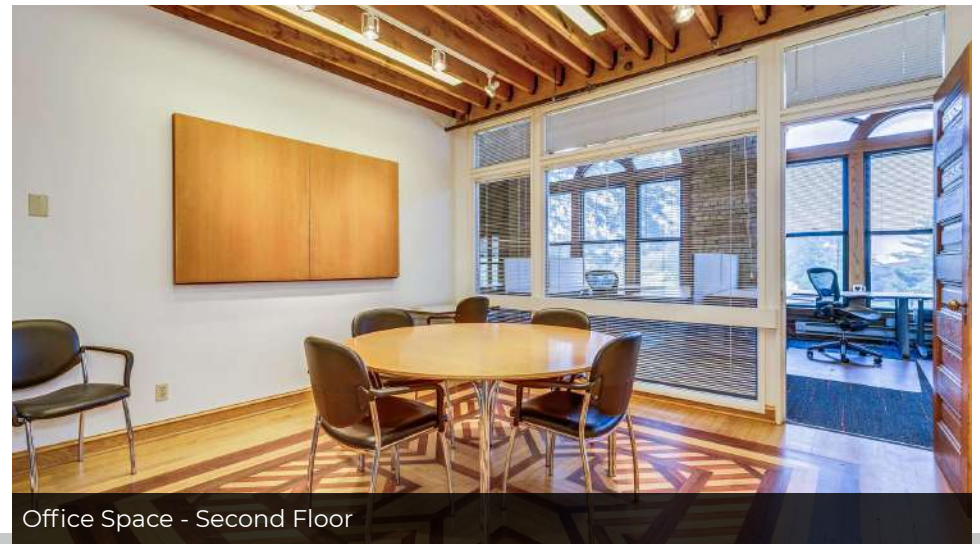
Office Space - Second Floor



Office Space - Second Floor



Office Space - Second Floor



Office Space - Second Floor

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PHOTO GALLERY

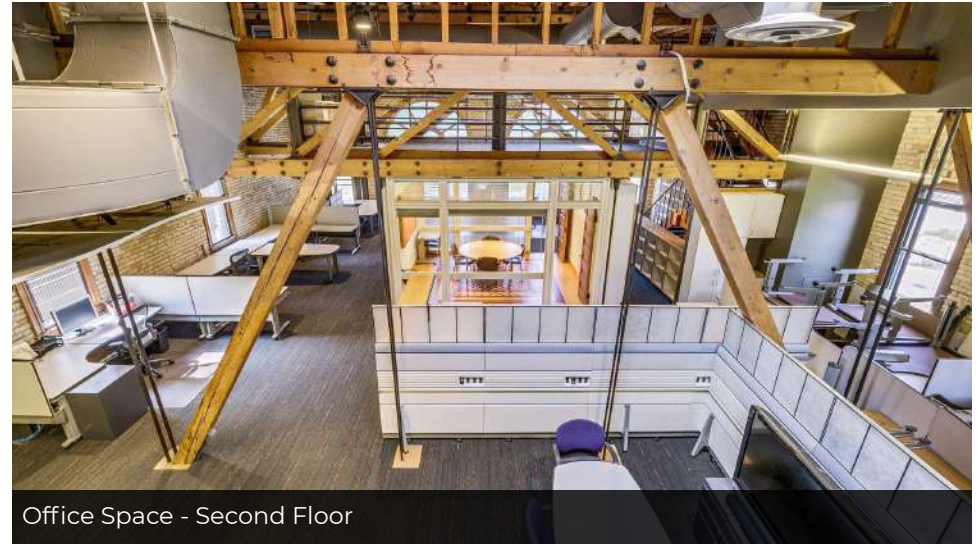
STATION 19 REDEVELOPMENT

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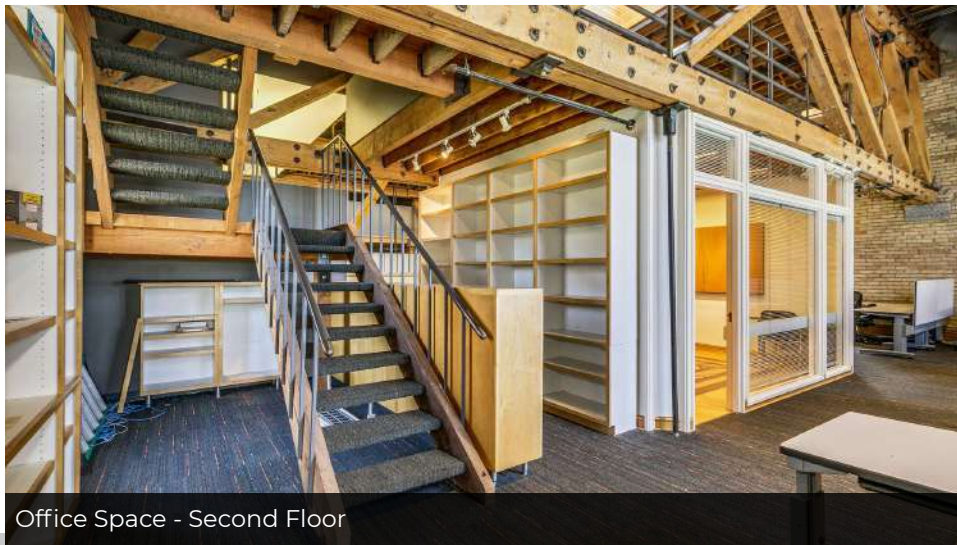
SECTION 7 / PAGE 46



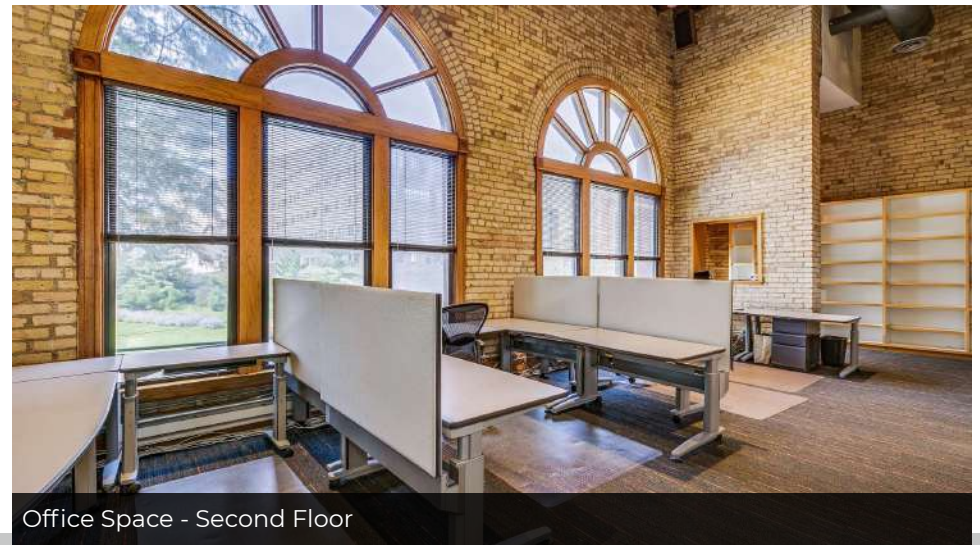
Office Space - Second Floor



Office Space - Second Floor



Office Space - Second Floor



Office Space - Second Floor

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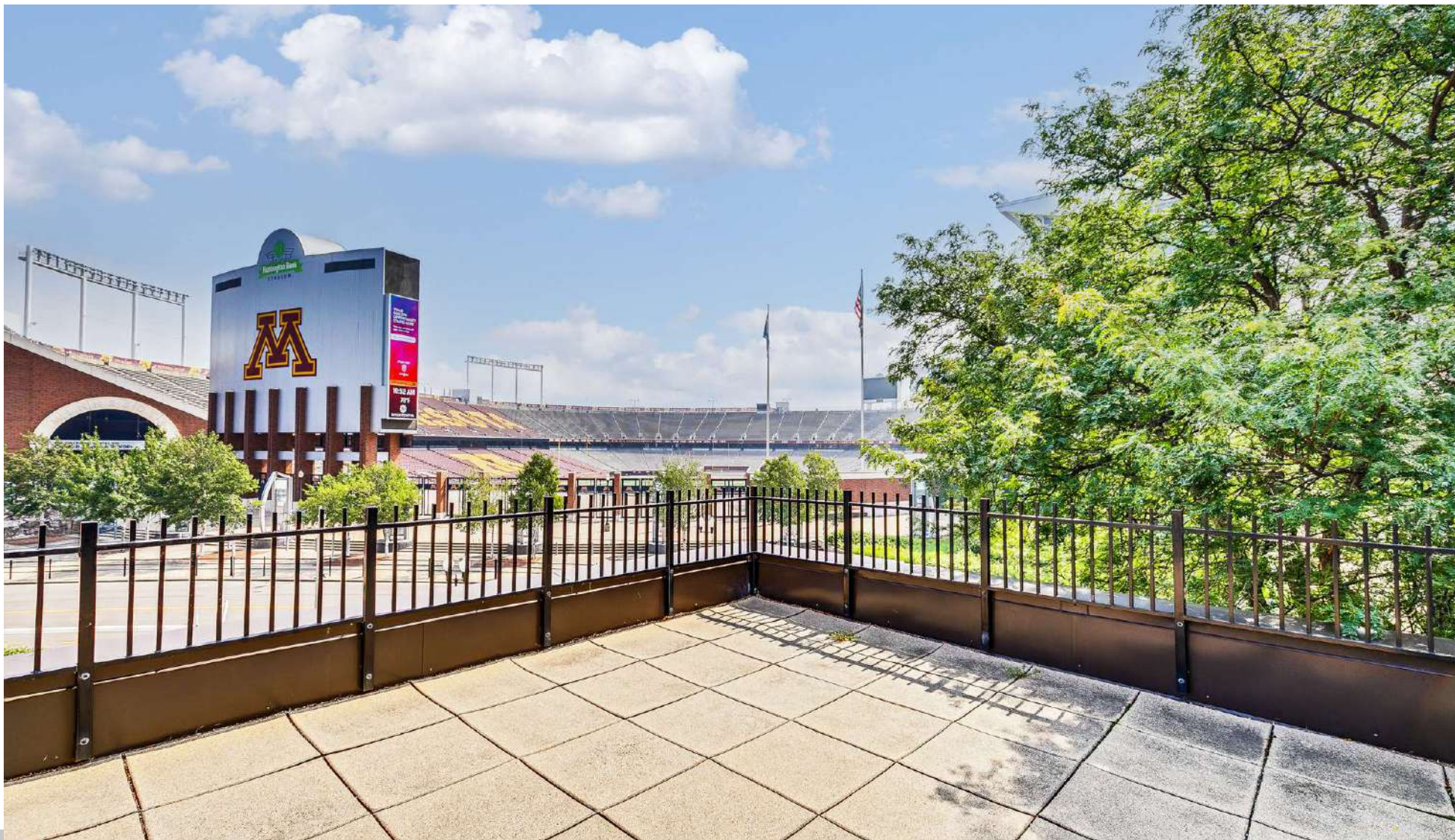
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PHOTO GALLERY

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SECTION 7 / PAGE 47



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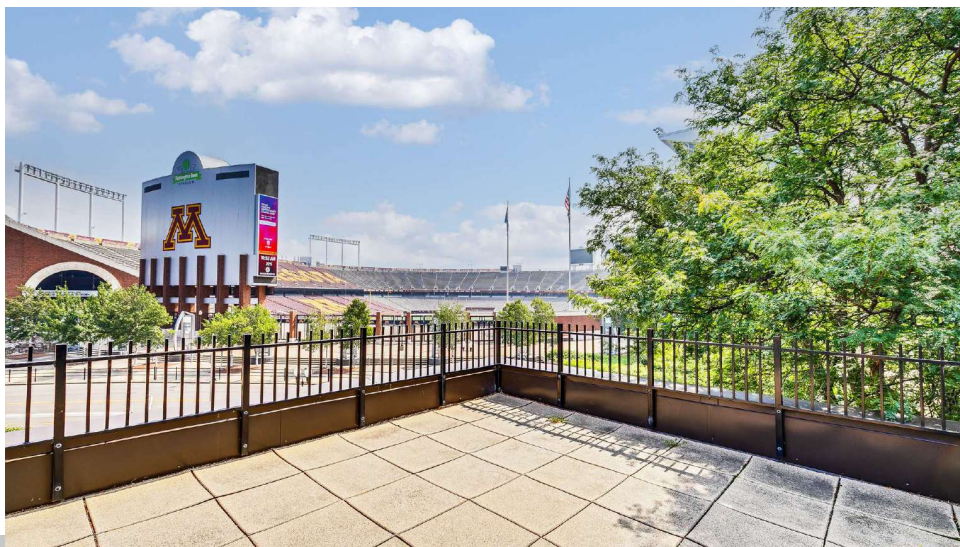
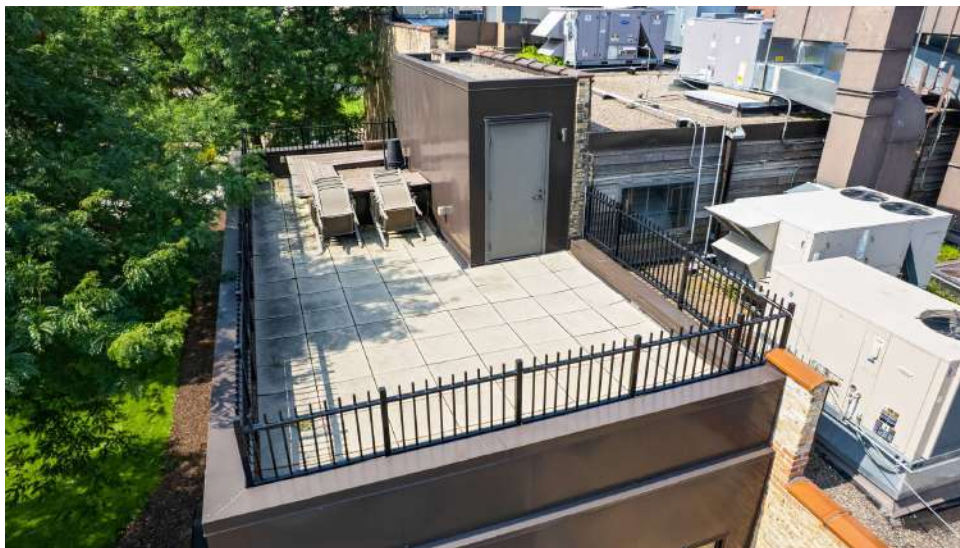


PHOTO GALLERY

STATION 19 REDEVELOPMENT

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SECTION 7 / PAGE 48



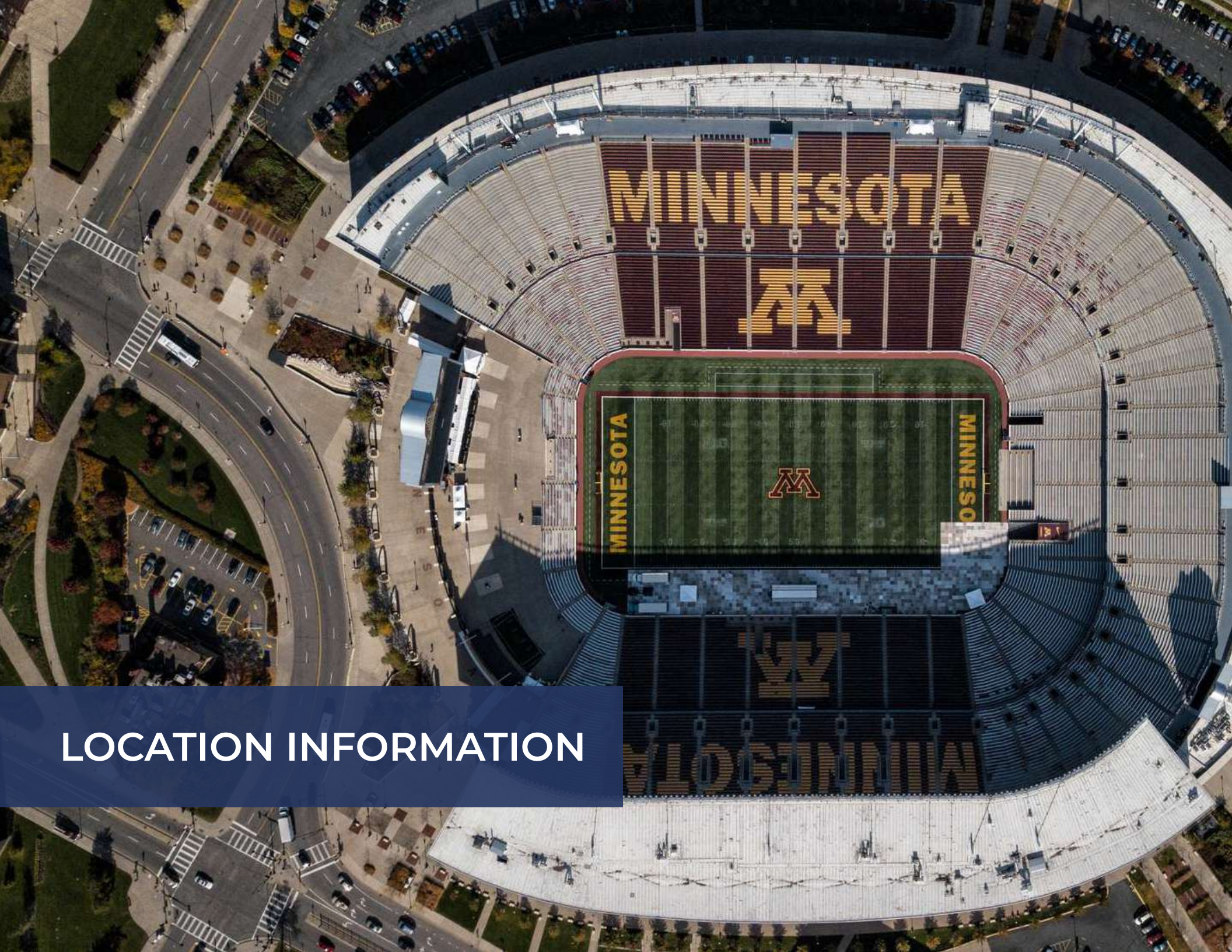
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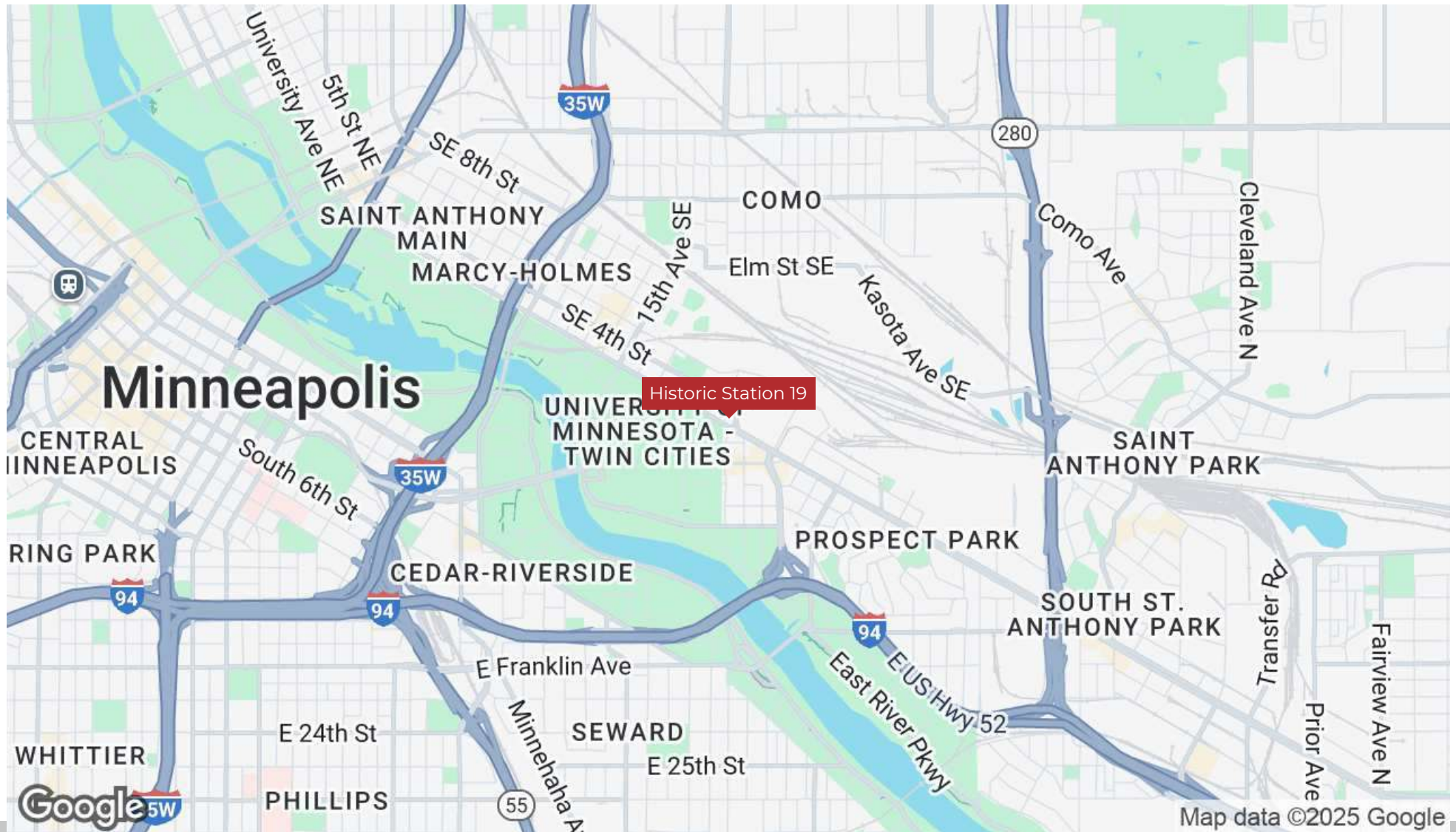
LOCATION INFORMATION

REGIONAL MAP

STATION 19 REDEVELOPMENT

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SECTION 8 / PAGE 50



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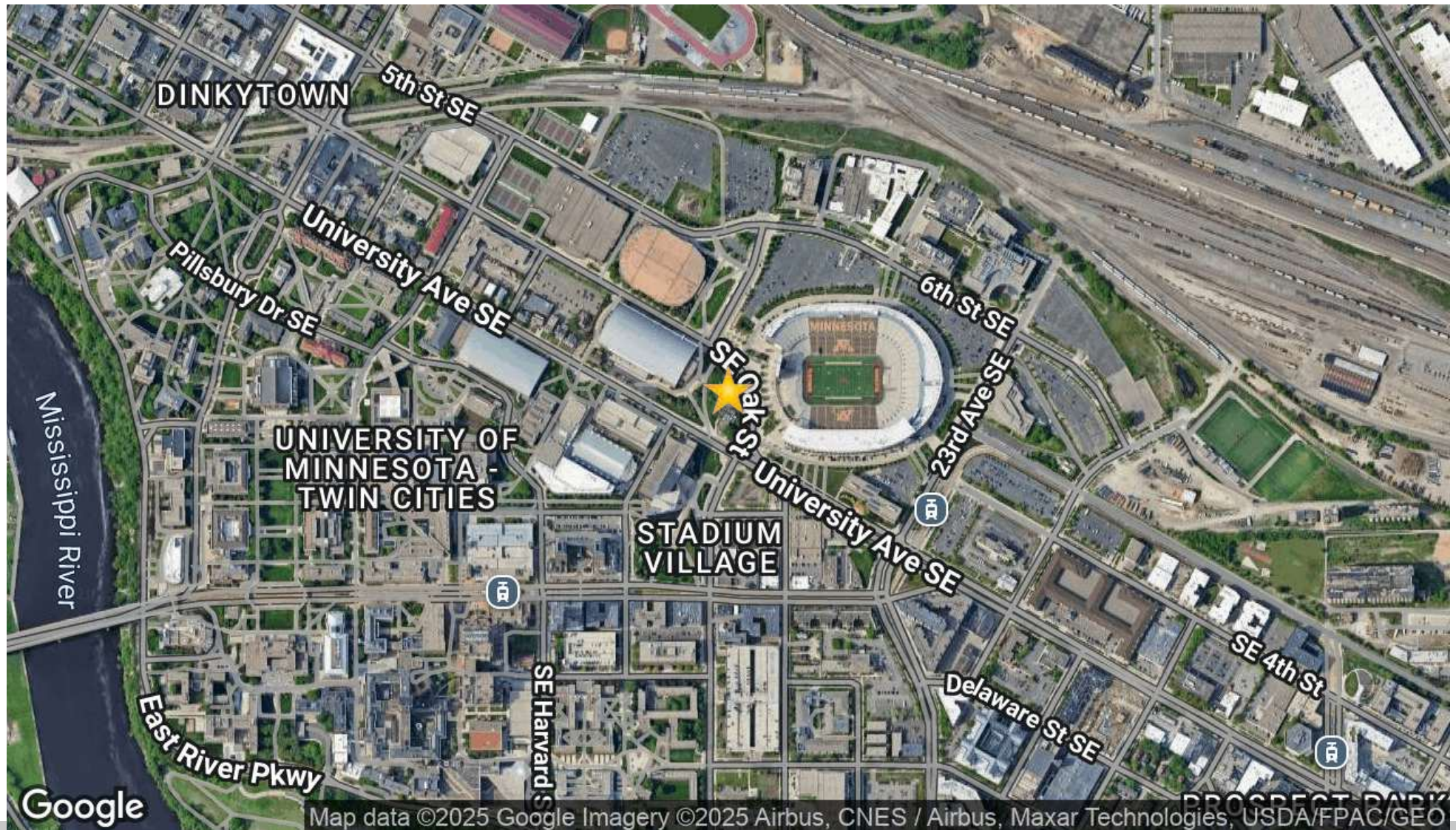


AERIAL MAP

STATION 19 REDEVELOPMENT

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SECTION 8 / PAGE 51



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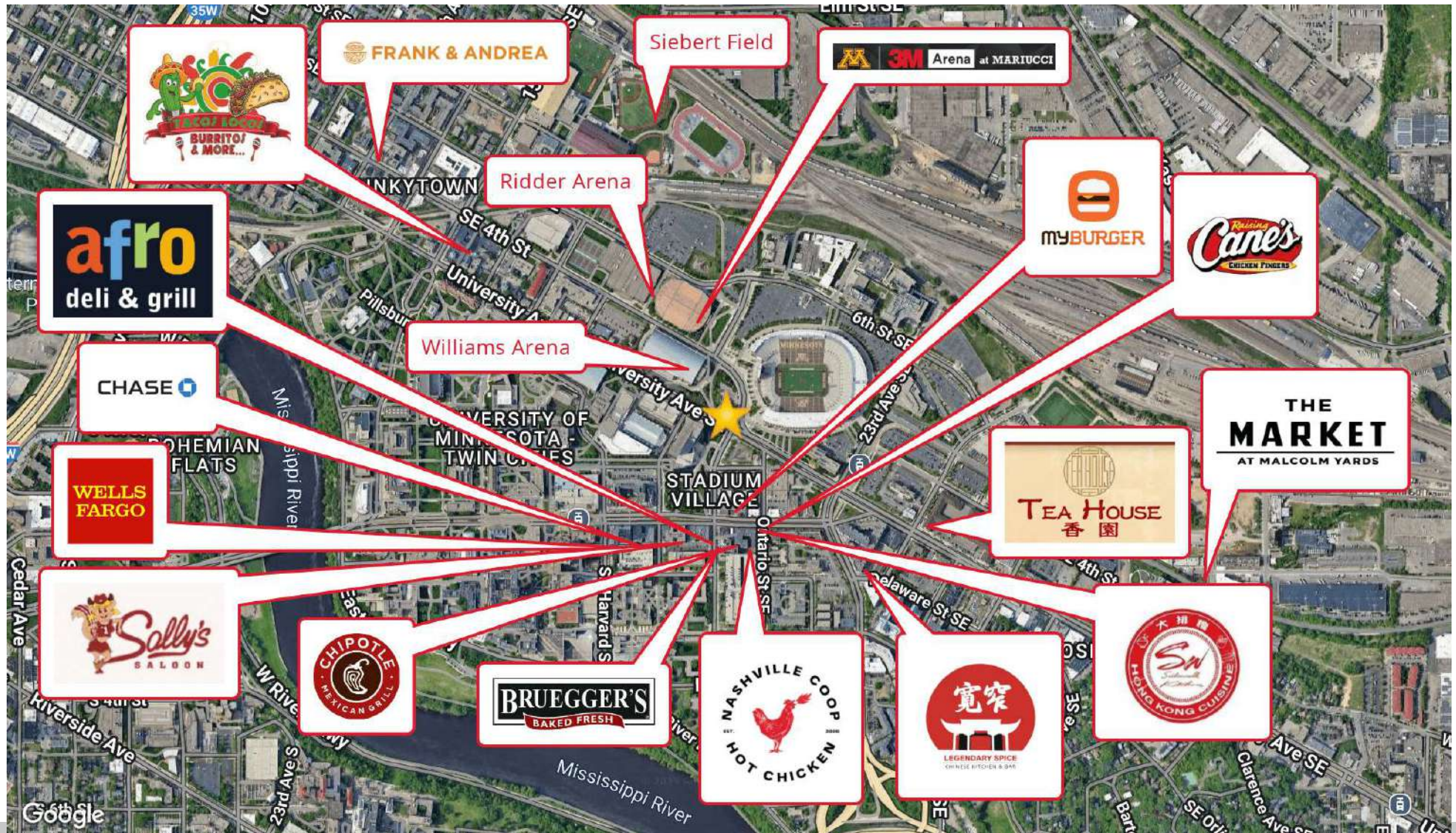


RETAILER MAP

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SECTION 8 / PAGE 52



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ABOUT THE UNIVERSITY OF MINNESOTA

ABOUT THE UNIVERSITY OF MINNESOTA

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 9 / PAGE 54



For every \$1 in state funding the University of Minnesota receives, it generates \$16.75 in economic impact returned to the state. System-wide, the University generates a total impact of \$11.5 billion, supporting over 89,000 jobs and contributing more than \$676 million in state and local tax revenue. But the real return on investment lies in the University's commitment to educating future leaders, fostering innovation, and engaging communities statewide.

The Twin Cities campus is home to more than 54,000 students. With a global network of over 600,000 living alumni, the University of Minnesota has been at the forefront of life-changing discoveries—ranging from the pacemaker and retractable seat belt to breakthrough cancer therapies, biodegradable plastics, and agricultural innovations.

For over 150 years, the University of Minnesota has brought people together to solve complex challenges, lead bold research, and build a better future for Minnesota and the world.

To Learn More, Please Visit: <https://government-relations.umn.edu/sites/government-relations.umn.edu/files/2025-04/UMN%20E%26C%20Report.pdf>

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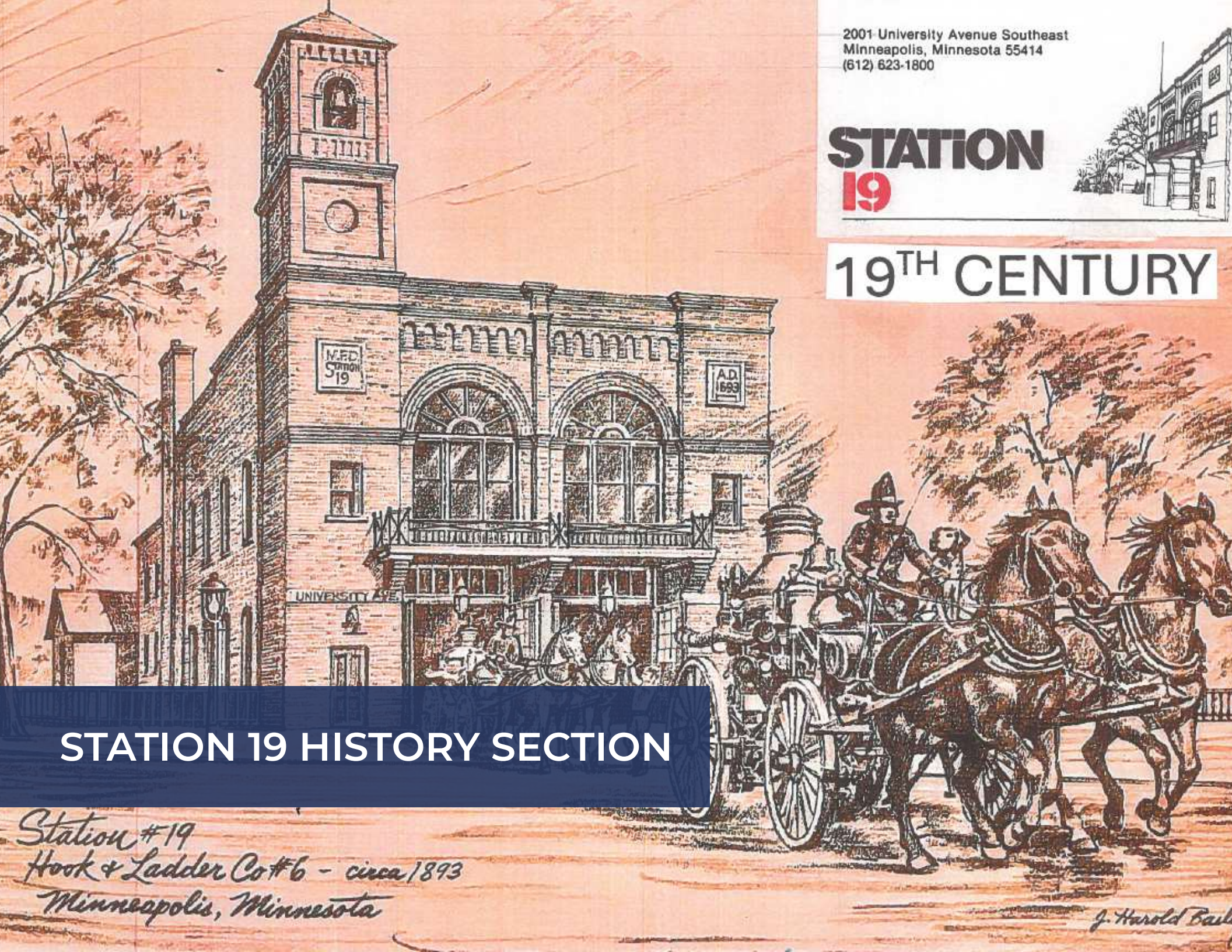


2001 University Avenue Southeast
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(612) 623-1800

STATION
19



19TH CENTURY



STATION 19 HISTORY SECTION

*Station #19
Hook & Ladder Co #6 - circa 1893
Minneapolis, Minnesota*

J. Harold Baul

STATION 19 FIREHOUSE HISTORY

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 10 / PAGE 56



Station 19 Firehouse - 1920's

STATION 19 FIREHOUSE HISTORY

Station 19 was constructed in 1893 by the City of Minneapolis to serve the growing Southeast Minneapolis community. Built during the horse-drawn era of firefighting, the building was designed to stable horses in the rear and provide living quarters for firefighters on the upper level. Its prominent brick façade, arched apparatus bays, and functional layout reflect the architectural style and municipal priorities of the late 19th century. Strategically located just off University Avenue, Station 19 played a critical role in protecting nearby residential, industrial, and commercial properties during a formative period in the city's expansion.

The station operated as an active firehouse for several decades before being decommissioned by the city. In 1977, the property was acquired by a local architect who thoughtfully adapted the building for office use while maintaining its historic character. Over the years, Station 19 has remained a local landmark—its original architectural details largely intact—symbolizing the evolution of urban services and adaptive reuse in Minneapolis. Today, the building stands as a testament to the city's civic history and commitment to preserving architecturally and culturally significant structures.

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KITTENBALL

STATION 19 REDEVELOPMENT

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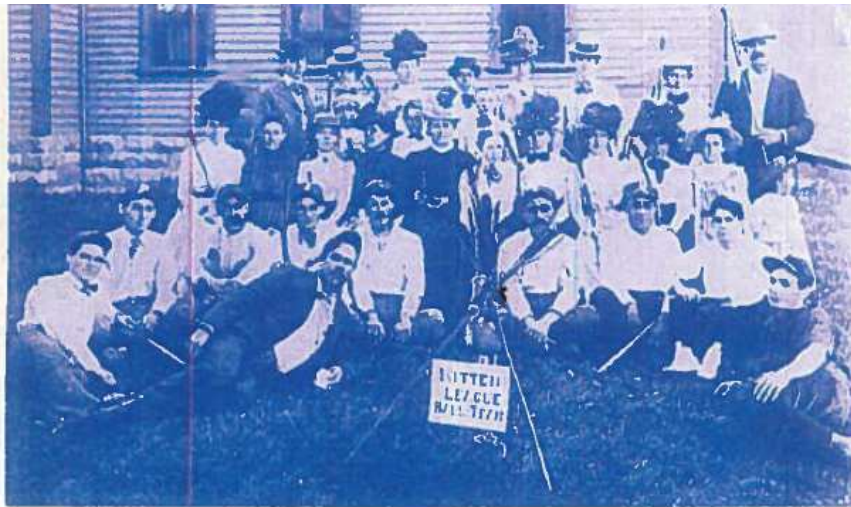
SECTION 10 / PAGE 57



Rober handmade
"Kittenballs" for more
than 20 years, and
they carried
this Trade Mark.

KITTENBALL

Station 19 holds a unique place in American sports history as the birthplace of organized softball. In 1895, Minneapolis fire captain Lewis Rober created "Kittenball" as a recreational game for firemen, outlining a smaller diamond and crafting the underhand pitching style still used today. By 1896, upon his transfer to Station 19, Rober formed the first official team—the "Kittens"—and sparked a local league that drew thousands of spectators. **Minneapolis soon became known as the "Birthplace of Organized Softball,"** and what began as a firehouse pastime grew into a global sport with over 40 million players worldwide. Station 19 remains a nationally recognized landmark, celebrated for its pivotal role in launching what is now widely regarded as "America's Game."



The Original "Kittens."

Lewis Rober is seen in the foreground, wearing a jacket. His two sons, Harry and Louis are standing behind the woman with the hat, in the center of the photograph.

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DEMOGRAPHICS & TRAFFIC COUNTS

DEMOGRAPHICS MAP & REPORT

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 11 / PAGE 59

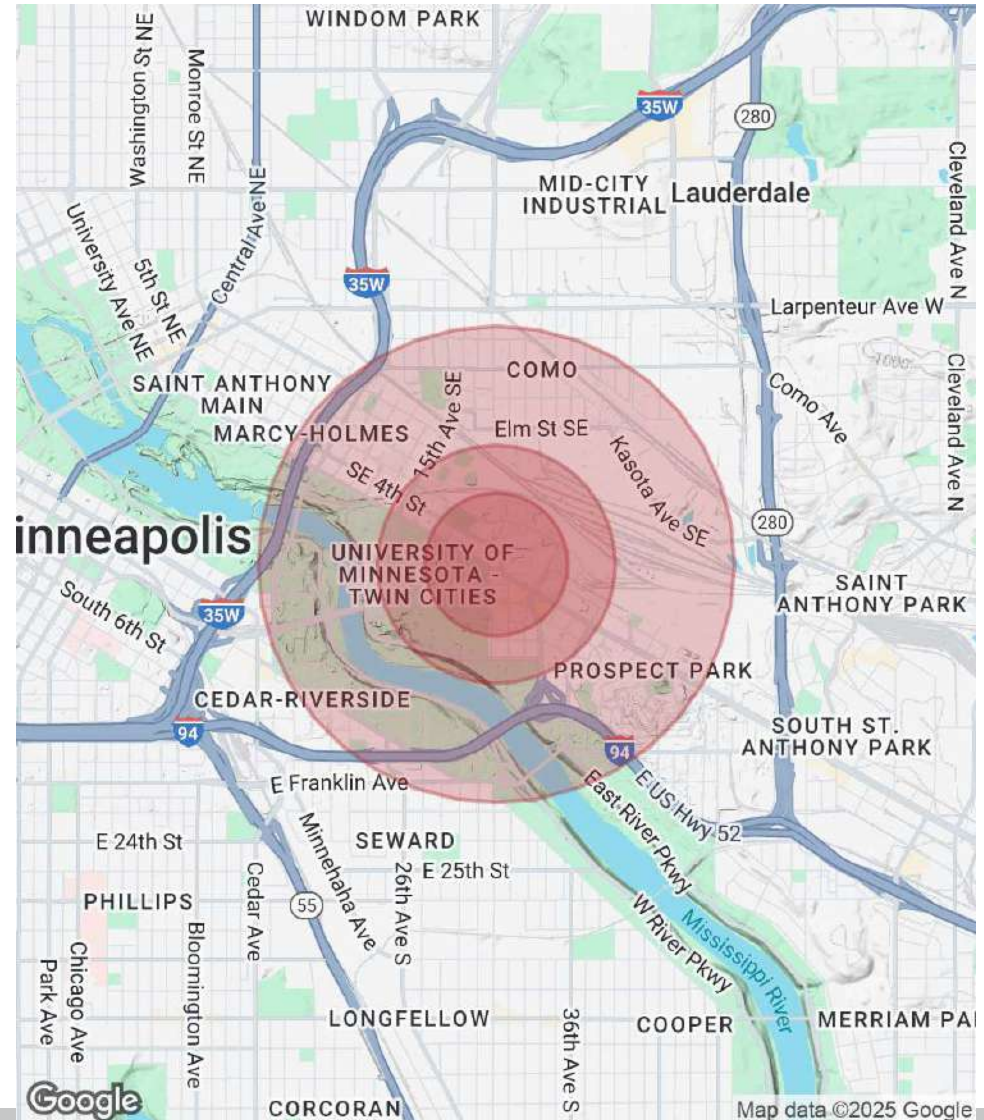
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,044	12,302	35,475
Average Age	22	23	26
Average Age (Male)	23	23	26
Average Age (Female)	22	23	26

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,020	3,384	11,896
# of Persons per HH	4	3.6	3
Average HH Income	\$32,398	\$38,444	\$52,034
Average House Value	\$566,158	\$505,674	\$412,641

Demographics data derived from AlphaMap



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TRAFFIC COUNTS

STATION 19 REDEVELOPMENT

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SECTION 11 / PAGE 60



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Minneapolis, MN



St. Paul, MN

ABOUT THE TWIN CITIES



ABOUT THE TWIN CITIES

STATION 19 REDEVELOPMENT

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 12 / PAGE 62



ABOUT THE TWIN CITIES

The Minneapolis–St. Paul metropolitan area is a vibrant and economically diverse region home to over 3 million residents across seven counties and more than 200 communities. The Twin Cities boasts the highest per-capita concentration of Fortune 500 companies in the nation, supported by a highly educated workforce, robust infrastructure, and a business-friendly environment. Key industries include healthcare, financial services, technology, food production, and advanced manufacturing. With a median household income exceeding \$100,000 in many core areas and a consistently low unemployment rate, the region continues to demonstrate strong fundamentals for long-term investment.

Beyond its economic strength, the Twin Cities is widely recognized for its exceptional quality of life. Residents enjoy over 340 miles of regional trails, a nationally ranked park system, and access to world-class arts, culture, and professional sports. Whether it's the energy of downtown Minneapolis, the historic charm of St. Paul, or the recreational appeal of the region's lakes and green spaces, the Twin Cities offers an unmatched combination of livability and opportunity. Its central location, anchored by MSP International Airport, provides seamless access to national markets, making it an ideal setting for both residents and businesses.

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MEET THE TEAM

MEET THE TEAM

HISTORIC STATION 19

2001 UNIVERSITY AVE SE, MINNEAPOLIS, MN 55414

SECTION 13 / PAGE 64



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