

SHERWIN WILLIAMS BUILDING

701 3rd Street North, Minneapolis, MN 55401



OFFERING SUMMARY

AVAILABLE SF:	Total Avail: 5,304 RSF
LEASE RATE:	\$9.00 -\$15 SF/yr (NNN) \$7.83/SF-CAM \$2.62/SF-Taxes
LOT SIZE:	0.26 Acres
BUILDING SIZE:	28,080 SF
RENOVATED:	2008
ZONING:	B4N/Downtown

PROPERTY OVERVIEW

North Loop office space for lease in a historic Brick & Timber building built in 1913, renovated in 2008.

PROPERTY HIGHLIGHTS

- Second Level Suite 204, 2,304 RSF, \$15/SF NNN-Available Sept. 1, 2022
- Ground Level Suite 001A, kitchenette & conference room in the space, 1,740 RSF, \$9/SF NNN- available with 6 months notice
- Ground Level Suite 001B, open floor plan w/ private office in space, 1,260 RSF \$9/SF NNN- vacant
- Open floor plans with abundant natural light, exposed wood beam ceilings
- Newly updated building security system, restroom on each floor, shared kitchenette
- Mix of creative, professional, service tenants
- On site property management, family ownership
- Within walking distance to coffee, restaurants, bar/tap rooms, Target Field, Target Center, and other retail/service. Easy access to public transit/parking

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OFFICE FOR LEASE

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Suite 204 Open Workspace



Suite 204 Open Workspace



Suite 204 Private Office



Suite 001A Conference Room



Suite 001A Conference Room



Suite 001A Kitchenette

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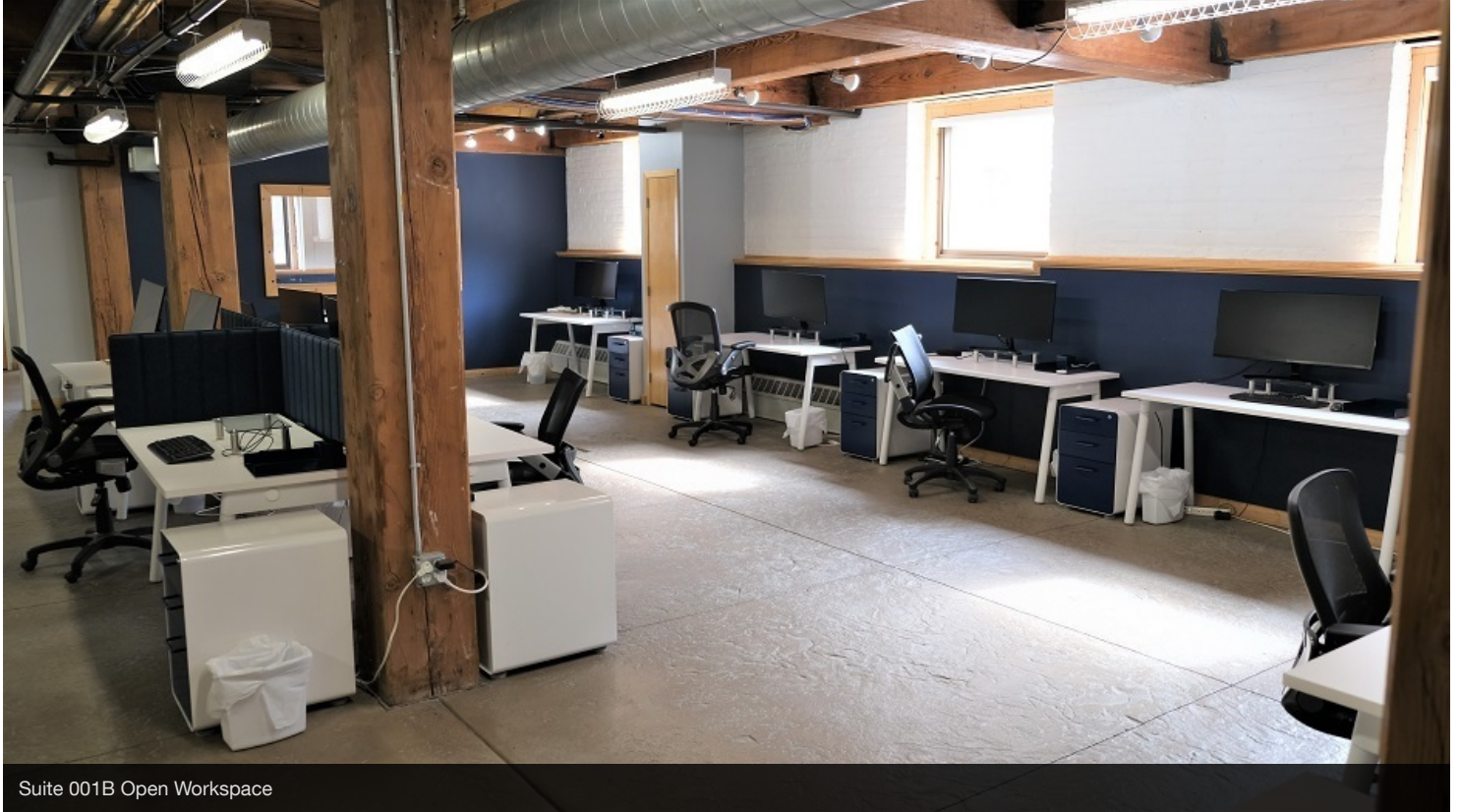
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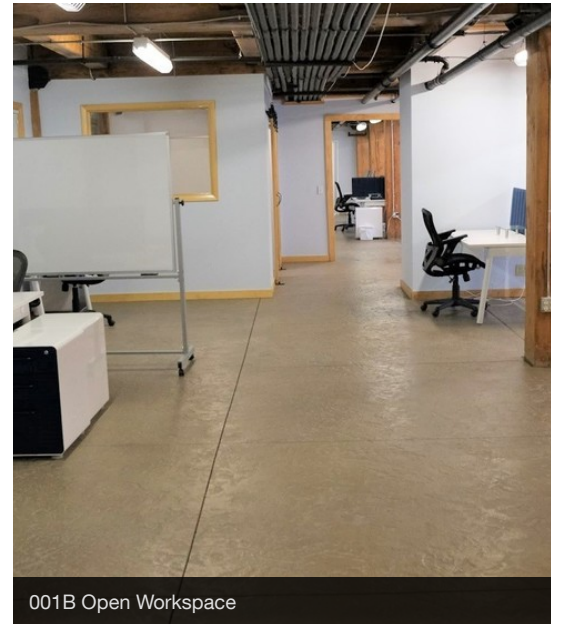
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Suite 001B Open Workspace



Suite 001B Private Office/Conference Room



001B Open Workspace

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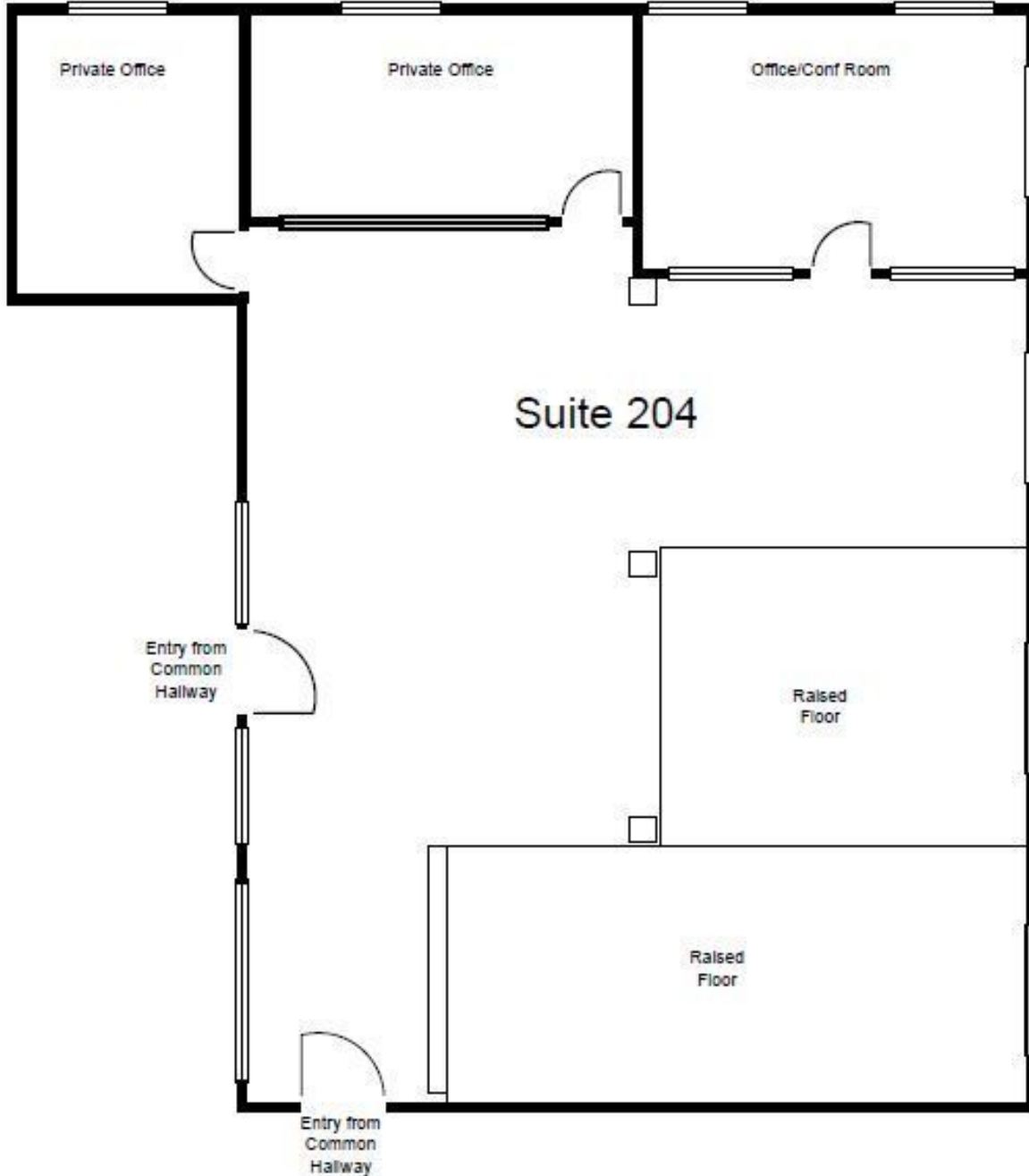
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1

SUITE 204: AVAILABLE SEPT. 1, 2022- SECOND LEVEL SUITE; 2,304 RSF; \$15/SF NNN

Sherwin Williams Building

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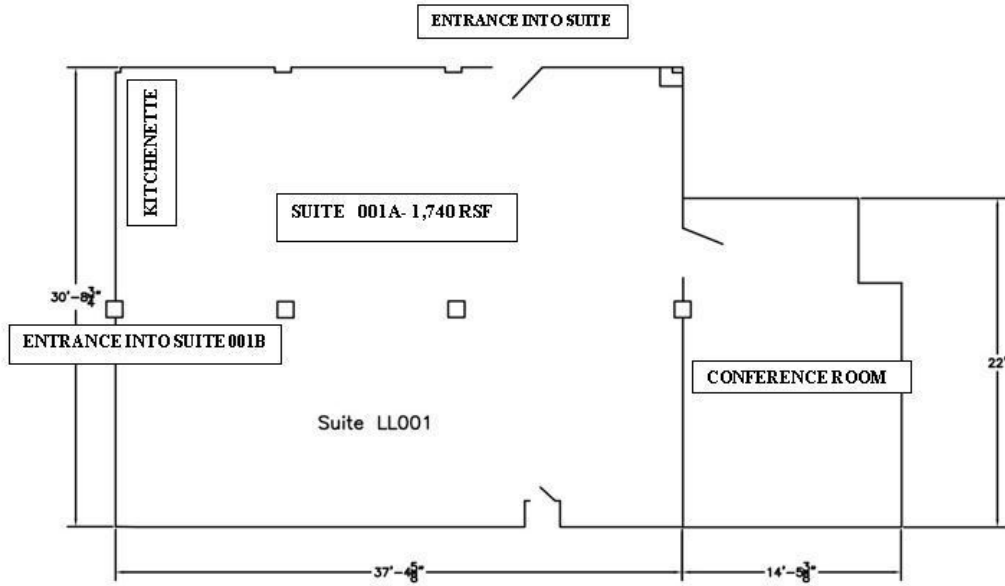
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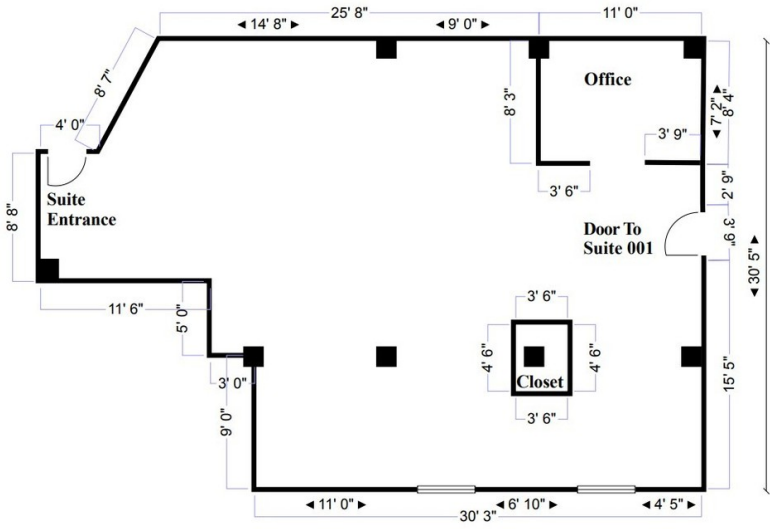
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1 SUITE 001A-AVAILABLE WITH 6 MONTHS NOTICE: 1,740 RSF \$9/SF NNN
 Sherwin Williams Building



2 SUITE 001B-VACANT; 1,260 RSF; \$9/SF NNN
 Sherwin Williams Building

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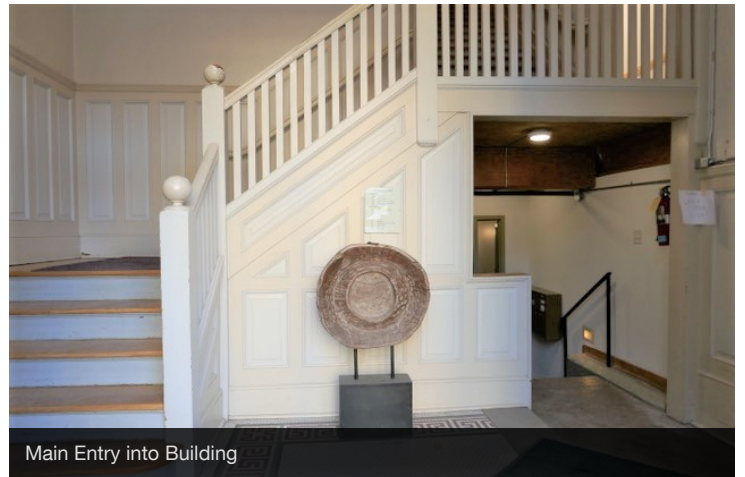
Suite 001B Open Workspace



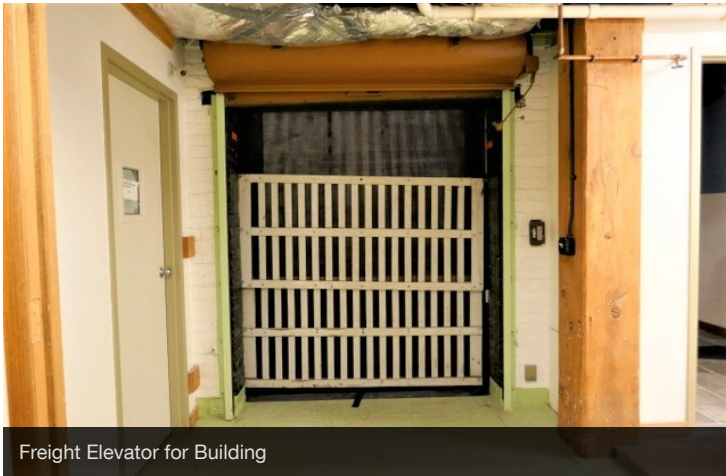
Suite 001B Private Office



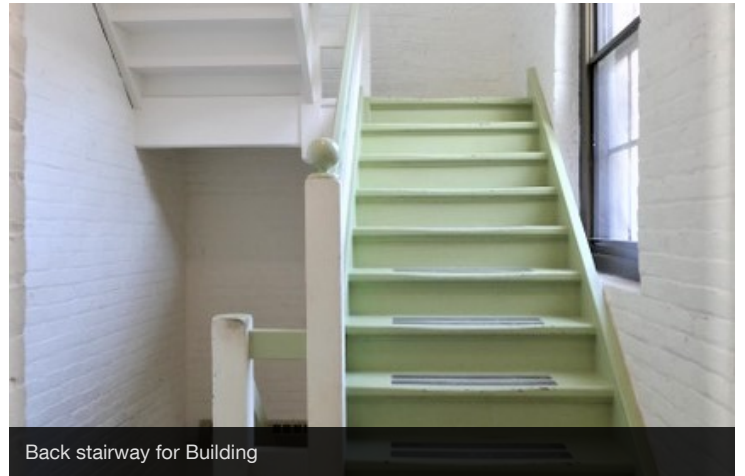
Historic marker



Main Entry into Building



Freight Elevator for Building



Back stairway for Building

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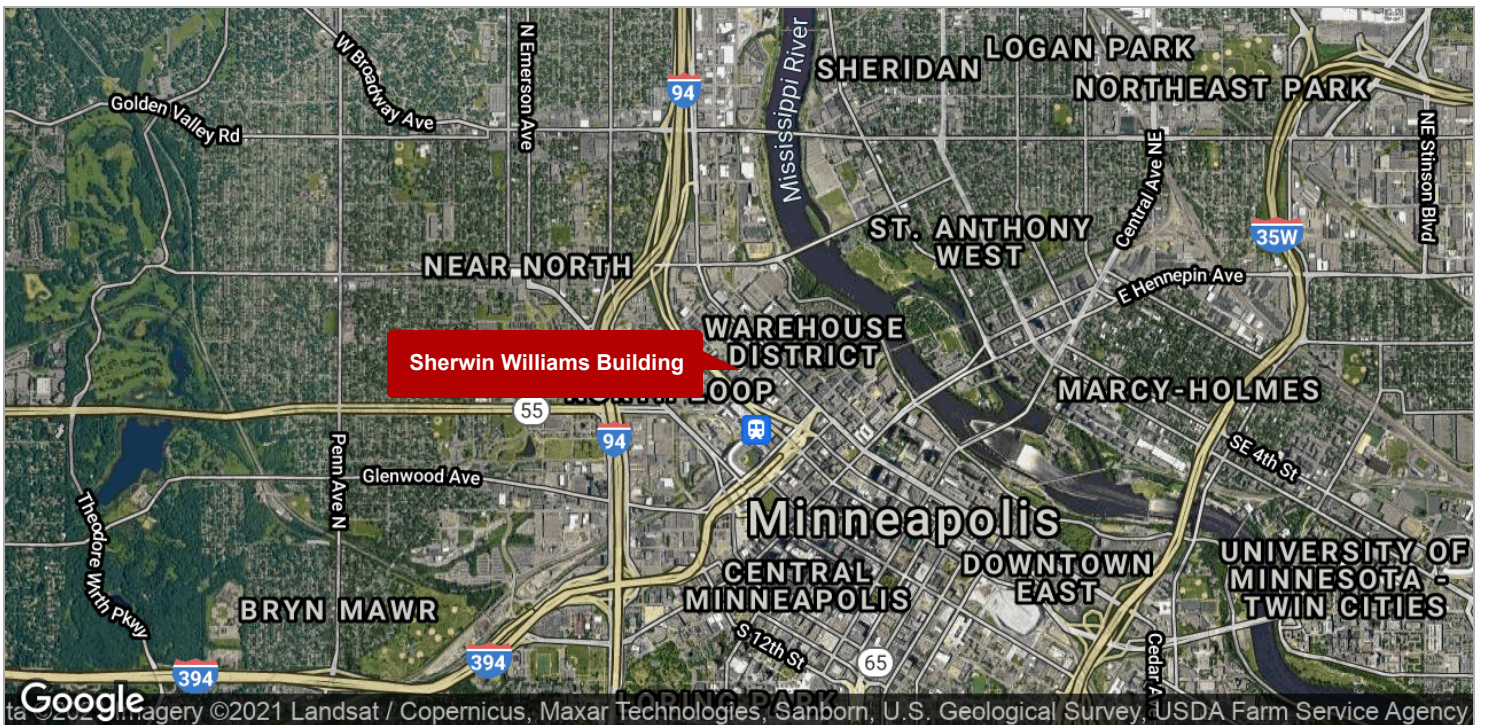
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