

FOR LEASE

# 111 Washington Ave

111 N Washington Ave, Minneapolis, MN 55401

Charming historic building has move-in ready spaces with shared roof deck in perfect North Loop location.



# 111 Washington Ave

## About the Property

This three story brick building has classic features including exposed brick, high ceilings, and large industrial windows. Tenants have access to a shared rooftop patio with stunning views of downtown as well as bike storage and a shower to support bicycle commuters.

## Location

Located in the heart of the North Loop, this historic building is just a few steps away from a wide array of unique shopping, dining, and entertainment possibilities. Situated in close proximity to many major roadways, bike paths, & 2 LRT stations, this space is easily accessible from all directions.

### Building Size

15,000 SF

### Year Renovated

2008

### Space Available

2,000 - 4,246 SF

### Rent Rate

\$10.00/SF/yr (NNN)

### CAM & Taxes

\$8.18/SF/yr



- ✓ Exposed brick and large windows
- ✓ Shared roof deck with views of Downtown Minneapolis
- ✓ Parking contracts available across the street
- ✓ Long term ownership



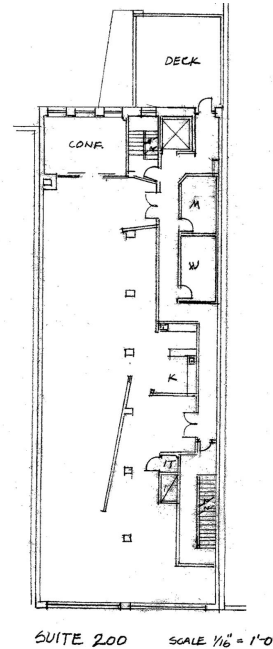
111 Washington Ave  
**Suite 200**

Rentable Area: **2,000–4,246 RSF**

Availability: **Immediately**

Lease Rate: **\$10.00/SF/yr**

CAM & Taxes: **\$8.18/SF/yr**



As a full-floor suite, the layout can easily fit 30+ workstations, providing great flexibility for growing businesses. This North Loop space can also be subdivided into two suites.

- Turn-key suite with conference room and kitchen
- Second level
- Open office layout, high ceilings, and oversized windows
- Impressive views & natural light
- Charming shared roof deck provides a beautiful glimpse of the neighboring Downtown Minneapolis skyline



The Neighborhood  
**North Loop**

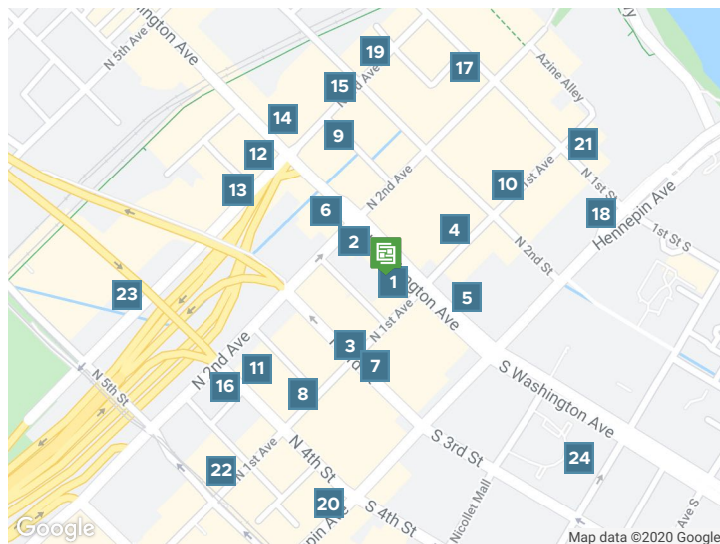
The North Loop fosters a robust and communicative community that promotes and supports its local businesses and entrepreneurs, recognizing that without them the vibrant community would not exist as it does today.



**94**  
 WALK SCORE

**83**  
 TRANSIT SCORE

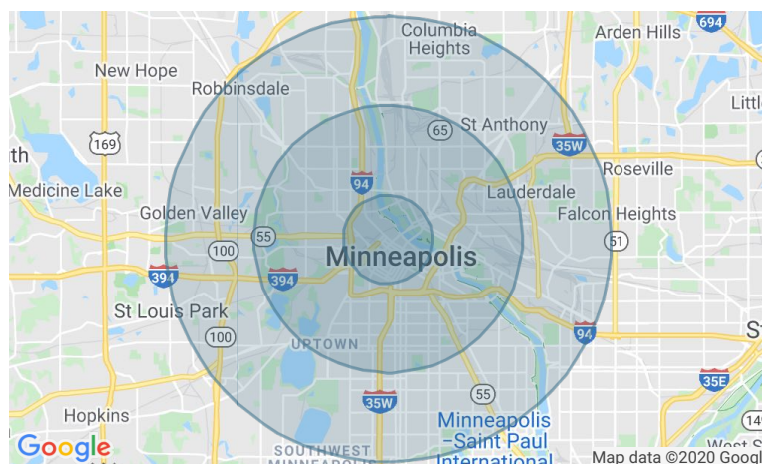
**96**  
 BIKE SCORE



- 1** Runyon's
- 2** Upstairs Circus MPLS
- 3** Jackson's Hole Bar & Grill
- 4** Red Cow North Loop
- 5** Taqueria
- 5** Whole Foods Market
- 6** Stadium Bar And Grill
- 7** Dong Hae Korean Grill & Sushi
- 8** Fine Line
- 9** Cobble Social House
- 9** The Monte Carlo
- 10** Sweet Chow Restaurant And Bar
- 11** Dulono's Pizza & Bar
- 12** The Office Pub & Grill
- 12** J.D. Hoyt's Supper Club
- 13** Bev's Wine Bar
- 14** Rooftop At Hewing Hotel
- 15** Moose & Sadie's
- 16** Pizza Luce
- 17** Spoon And Stable
- 18** Starbucks
- 19** Fairgrounds Coffee & Tea
- 20** Gay 90's Minneapolis
- 21** Kado No Mise
- 22** Kickernick Cafe
- 22** Brothers Bar & Grill
- 23** Belle Ame Lounge
- 24** Potbelly Sandwich Shop

Demographics	1 Mile	3 Miles	5 Miles
<b>Total population</b>	30,293	244,804	477,226
<b>Median age in years</b>	36.3	30.1	33.4
<b>Total households</b>	18,002	104,885	205,308
<b>Median household income</b>	\$88,228	\$49,014	\$59,957
<b>Average household size</b>	1.51	2.18	2.22
<b>Average home value</b>	\$467,212	\$333,436	\$318,848

Data Source: ESRI/ArcGIS (2020)





# Neighborhood Photos

