

117 Washington Ave N, Minneapolis, MN  
55401

FOR LEASE



*Driving Possibilities*

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## PROPERTY SUMMARY



### LOCATION DESCRIPTION

The 117 Washington building is situated in the heart of Minneapolis' North Loop Neighborhood, a bustling commercial and residential neighborhood located adjacent to the Mississippi River and immediately north of the Minneapolis Commercial Business District. The block has seen major redevelopment of new spaces housing fresh and exciting tenants such as Warby Parker, Upstairs Circus, and Bonobos. The site is highly accessible to the Twin Cities' growing transit system. Additionally, the site is well connected to a network of bus routes and bike systems.

This mixed use building is located just steps away from some of the Twin Cities most unique spots including Warby Parker, Runyon's, Whole Foods, Bank of America, Red Rabbit, Edwards, Invision, Love Your Melon, & Hewing Hotel.

### PROPERTY HIGHLIGHTS

- High 12' ceilings
- Hardwood flooring
- Renovations will be complete in 2019

### OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	1,500 SF
Building Size:	12,320 SF
Availability:	Fall 2019

### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	10,614	56,067	108,162
Total Population	18,388	110,010	240,428
Average HH Income	\$83,130	\$54,995	\$52,684

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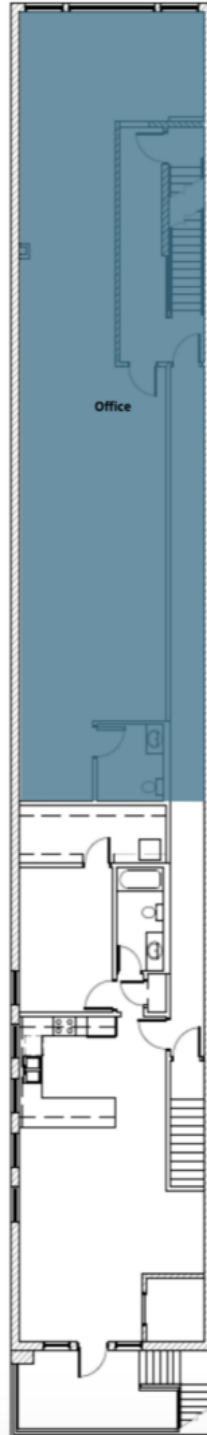
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## FLOOR PLAN - SUITE 200

**TOTAL SPACE** | 1,500 SF  
**LEASE RATE** | \$22.00 SF/yr (NNN)  
**CAM & TAXES** | Est. \$6.36 SF/yr  
**AVAILABILITY** | Fall 2019



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## ADDITIONAL PHOTOS



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# 117 WASHINGTON - NEIGHBORHOOD PROFILE

- Fastest growing neighborhood in Minneapolis, especially among 25-34 year olds
- Designated Historic Neighborhood
- Located in the heart of the North Loop, steps away from Red Rabbit, Pacifier, Bonobos, Hewing Hotel, Upstairs Circus, and many other boutique retailers
- Walking distance to Hennepin Ave - Warehouse District Light Rail Station



## Walk Scores

96  
WALK

95  
TRANSIT

94  
BIKE



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