

# SHERWIN WILLIAMS BUILDING

701 3rd Street North, Minneapolis, MN 55401



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	564 SF-1632 SF
<b>LEASE RATE:</b>	\$11.00 -12.25 SF/yr (NNN) \$7.83/SF-CAM \$2.28/SF-Taxes
<b>LOT SIZE:</b>	0.26 Acres
<b>YEAR BUILT:</b>	1913
<b>BUILDING SIZE:</b>	20,915 SF
<b>RENOVATED:</b>	2008
<b>ZONING:</b>	B4N/Downtown

## PROPERTY OVERVIEW

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

## PROPERTY HIGHLIGHTS

- Ground Level Suite 106-564 SF, \$760/month Modified Gross
- Ground Level Suite 009-811 SF, \$1,100/month Modified Gross
- Second Level Suite 210-1,632 SF, \$12.25 SF NNN
- Open floor plans with abundant natural light, exposed wood beam ceilings
- Newly updated building security system
- Mix of creative, professional, service tenants
- Restrooms each floor & shared kitchenette
- On site property management, family ownership
- Easy access to public transit/ parking/new ramp
- Within walking distance to coffee, restaurants, bar/tap rooms, Target Field, Target Center, and other retail/service

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Suite 009- 811 SF, stamped concrete floor



Suite 009- 811 SF



Suite 009- 811 Sf



Hallway to Lower Level Suite 009



Suite 106- 564 SF



Suite 106- 564 SF

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Suite 210- interior view of large open space, raised floor



Suite 210-interior view of raised floor space



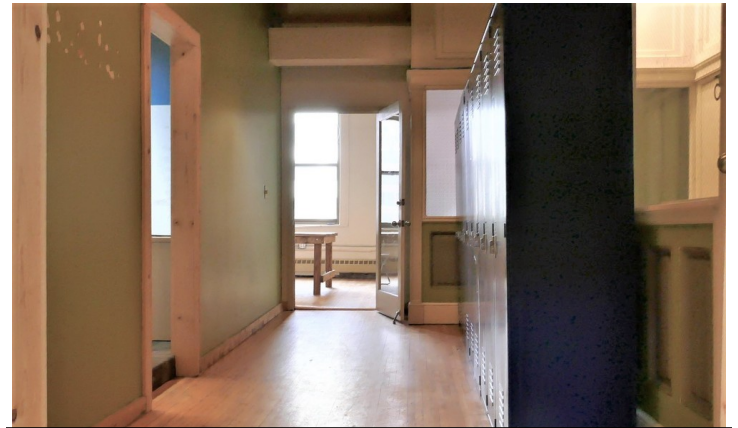
Suite 210- individual office space



Suite 210- individual office space



Suite 210- individual office space, natural light



Suite 210- internal hallway

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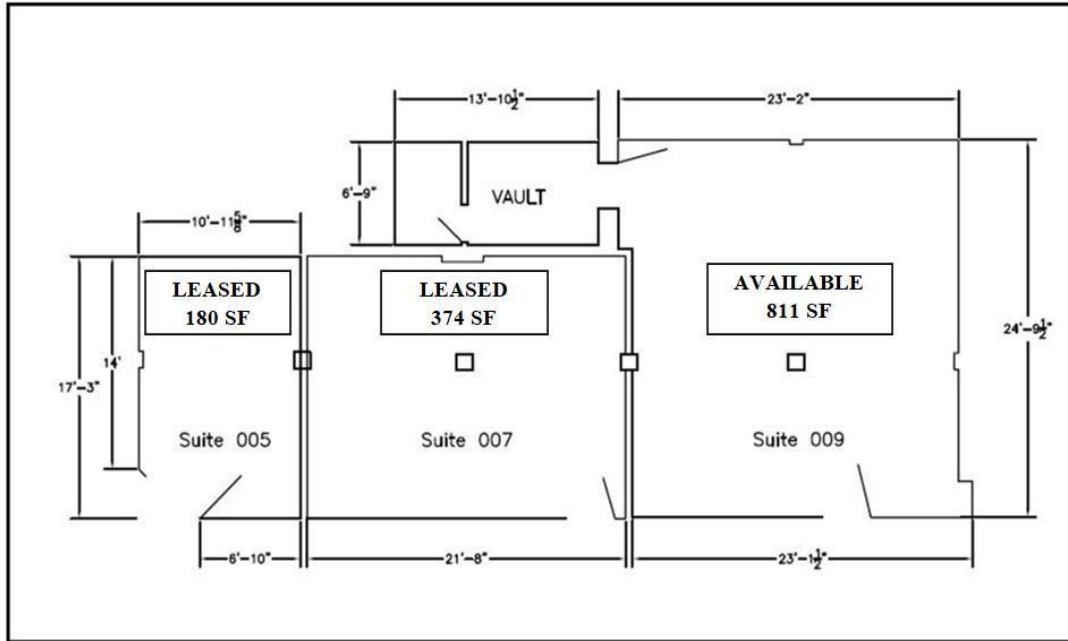
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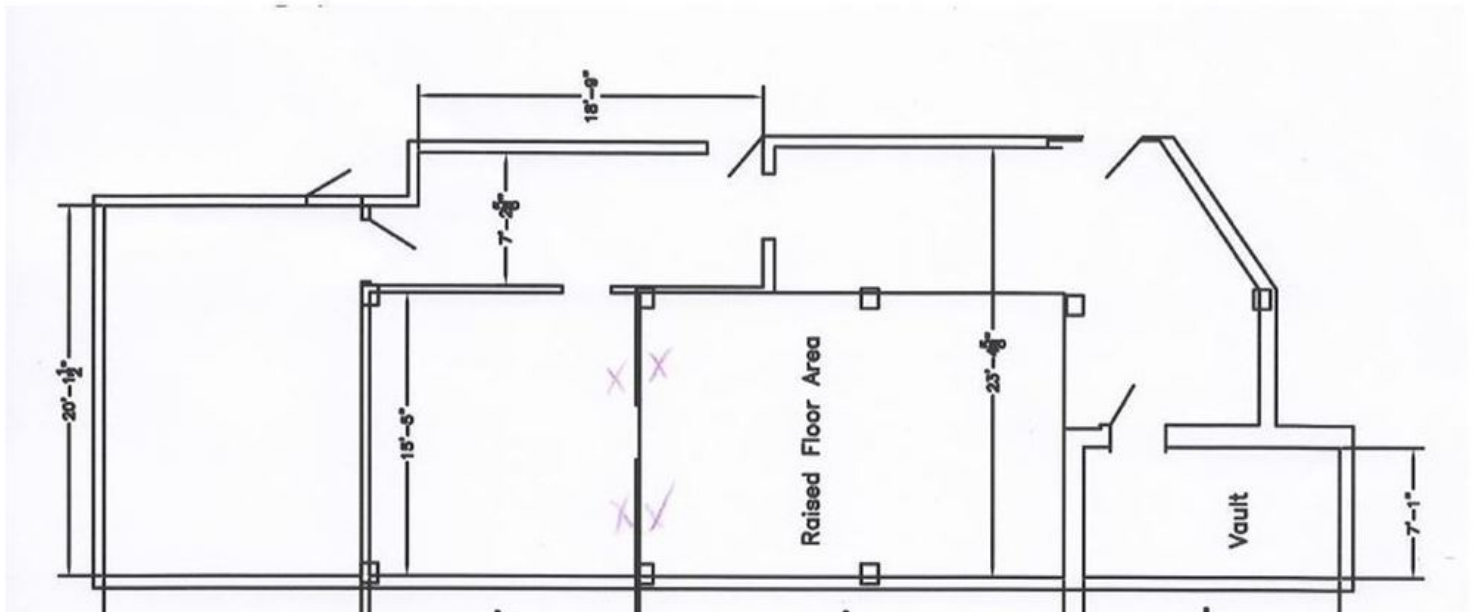
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## LOWER LEVEL SUITES



## SUITE 210 1632 SF



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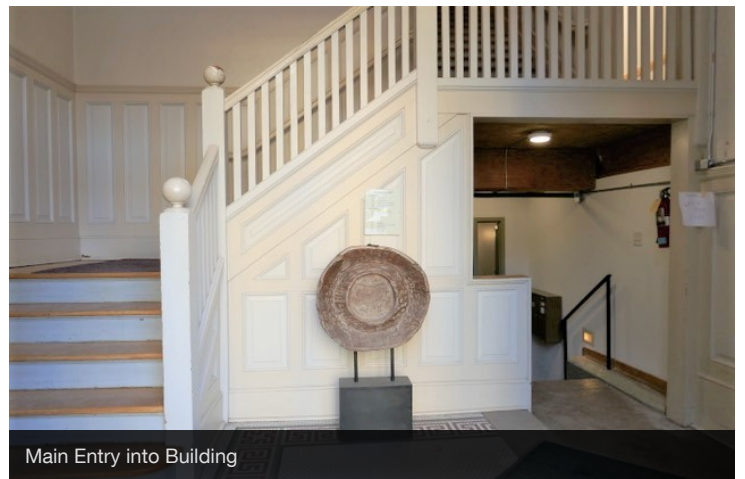
Front of Building



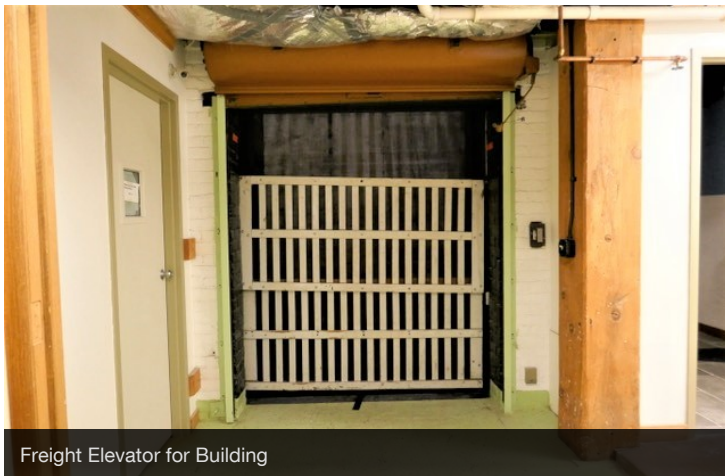
Building side



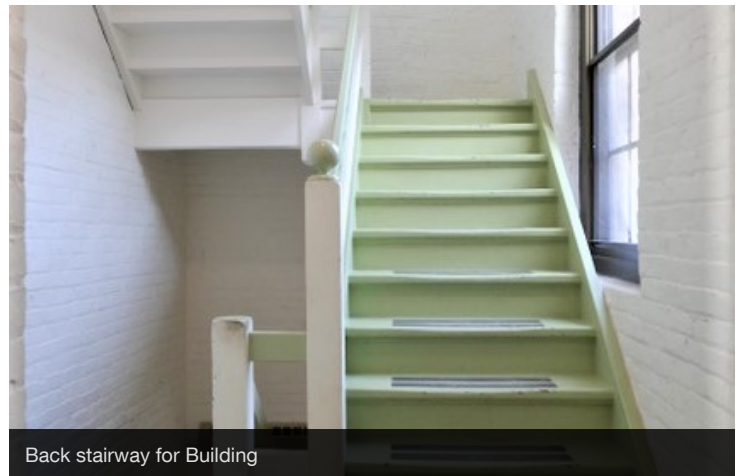
Historic marker



Main Entry into Building



Freight Elevator for Building



Back stairway for Building

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