

.....  
NOW LEASING  
.....

A unique office opportunity in the  
Historic Minneapolis North Loop Neighborhood





## STATIONED IN THE FASTEST GROWING NEIGHBORHOOD IN MINNEAPOLIS

124 North Third is nestled in the heart of the vibrant North Loop Neighborhood, adjacent to the Mississippi River and within walking distance to over 50 unique shops and restaurants, making it one of the top locations in Minneapolis to live, work and play.



## BUILDING HIGHLIGHTS

- Three-story historic building
- Built in 1885
- Beautiful exposed brick
- 2,593 sf of office space located on the third floor
- First floor retail
- Proposed rent:  
Floor 3: \$18 N
- Join Fairgrounds Coffee, Stilheart Distillery, and Lululemon



HIGH-VISIBILITY SIGNAGE OPPORTUNITY

## RECENT RENOVATIONS

- Brick, window and door restoration
- Mechanical, electrical and plumbing upgrades
- Structural improvements
- Completed December 2017
- New restrooms and common areas
- Timber ceilings exposed to show raw character



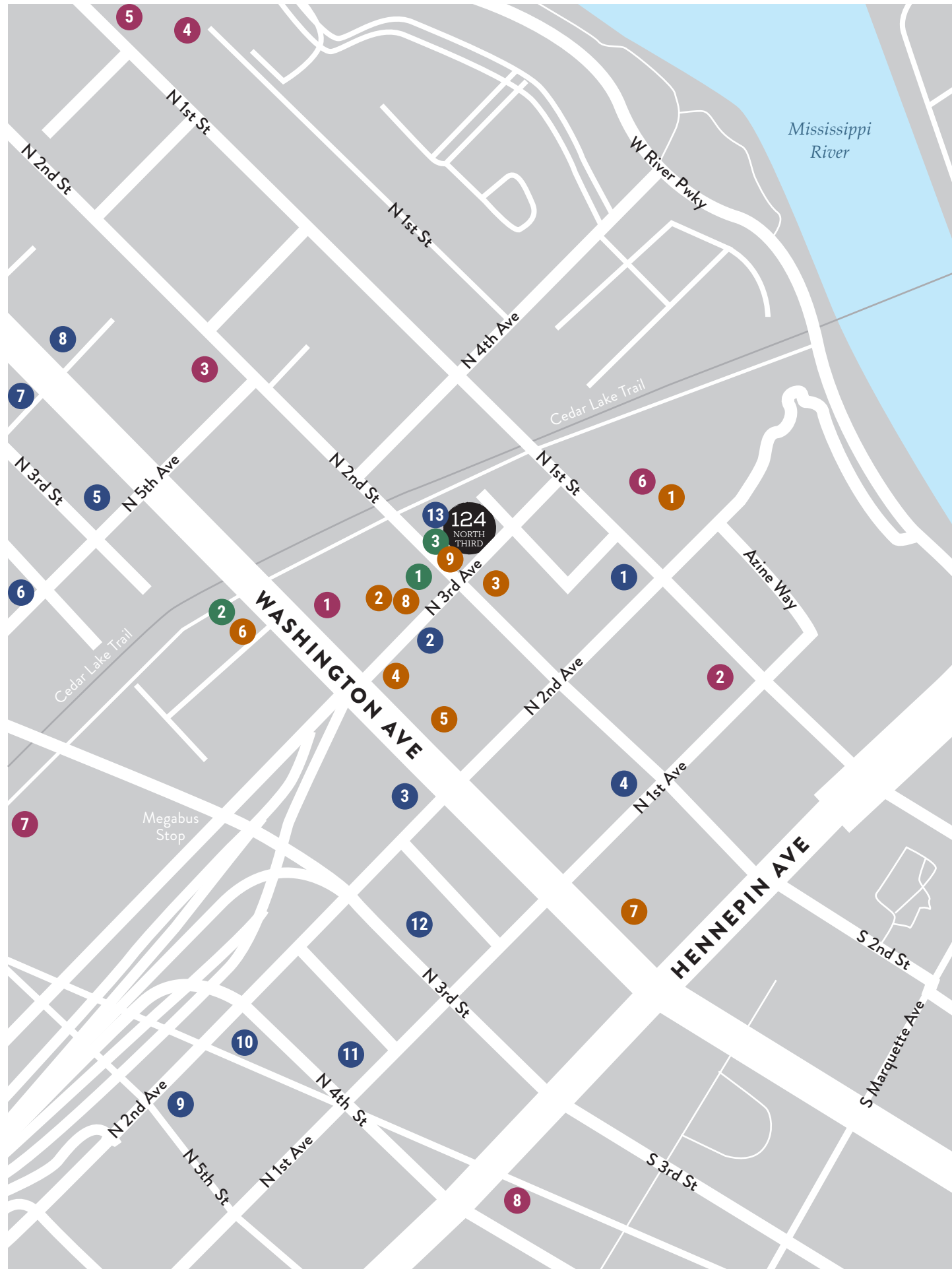
LARGE WINDOWS PROVIDE ABUNDANT NATURAL LIGHT

## A RICH HISTORY

Constructed in the late 1800's for the American Hide and Fur Company, evidence of the furrier industry can still be seen with the presence of Ribnick Fur and Rockler Fur in the immediate vicinity.







## RESTAURANTS & BARS

1. Spoon & Stable
2. The Monte Carlo
3. Red Rabbit
4. Red Cow North Loop
5. Cuzzy's Grill & Bar
6. Modist Brewing Co
7. Smack Shack
8. Black Sheep Coal Fired Pizza
9. Cowboy Jack's
10. Pizza Luca
11. FineLine Music Cafe
12. 112 Eatery
13. Stilheart Distillery



## RETAIL

1. Askov Finlayson
2. Statement Boutique
3. Lappin Lighting
4. Filson
5. North Loop Wine & Spirits
6. Lolè Twin Cities
7. Whole Foods Market
8. Martin Patrick 3 (Forbes "Hottest Retailer")
9. Lululemon



## COFFEE SHOPS

1. Moose & Sadie's
2. Dunn Bros. Coffee
3. Fairgrounds Coffee



## OTHER

1. Hewing Hotel
2. Aria
3. Town Place Suites
4. The Lab Theatre
5. Acme Comedy Club
6. Cooks of Crocus Hill
7. Target Field
8. Minneapolis Central Library

# NORTH LOOP MARKET OVERVIEW

FASTEST GROWING NEIGHBORHOOD IN MINNEAPOLIS

210% POPULATION GROWTH FROM 2000-2015

2,864 HOUSEHOLDS

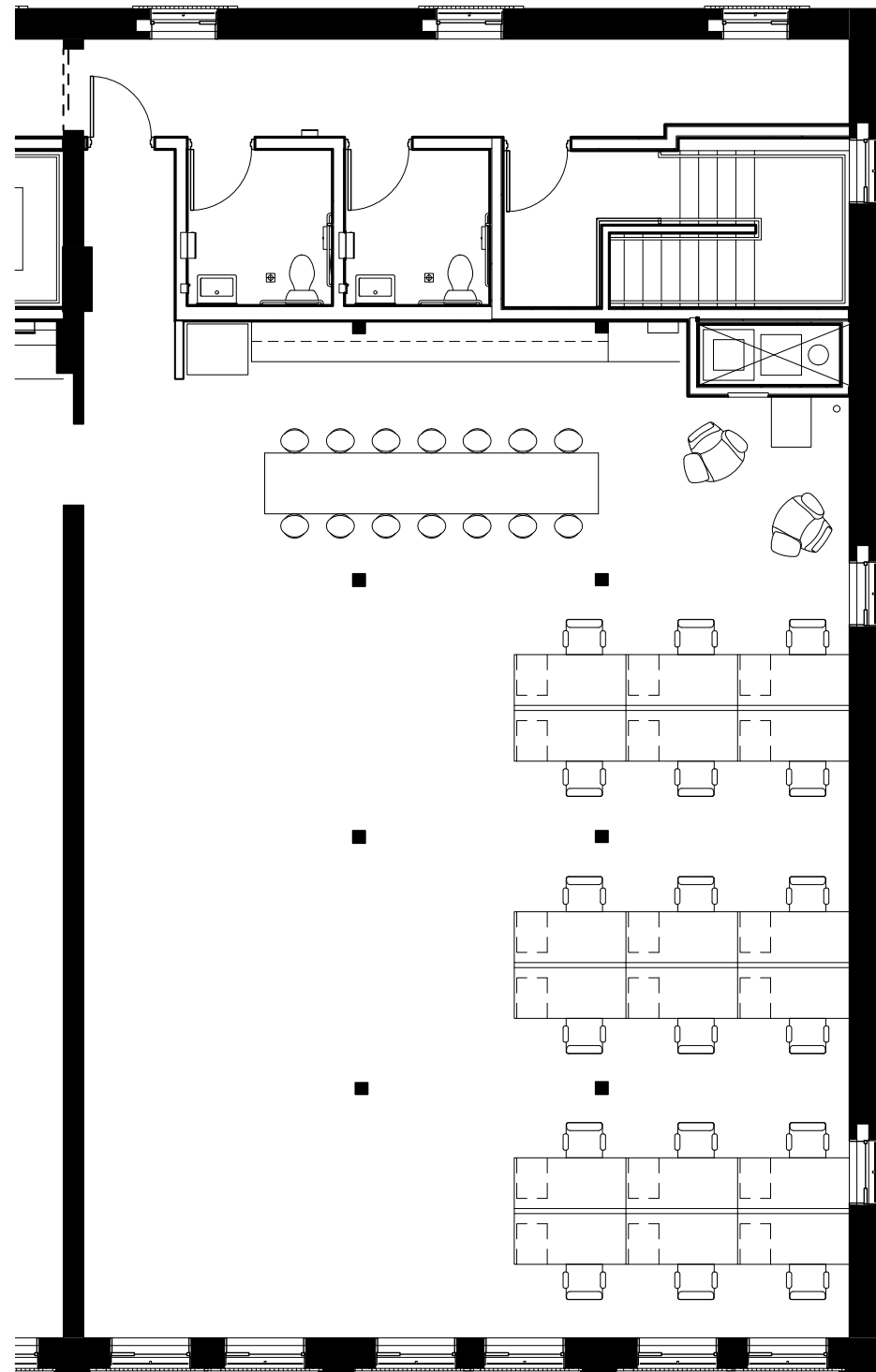
RANKED #3 BICYCLING CITY BY BICYCLE MAGAZINE

SECOND RANKING MIDWEST ECONOMY

3.5% UNEMPLOYMENT RATE

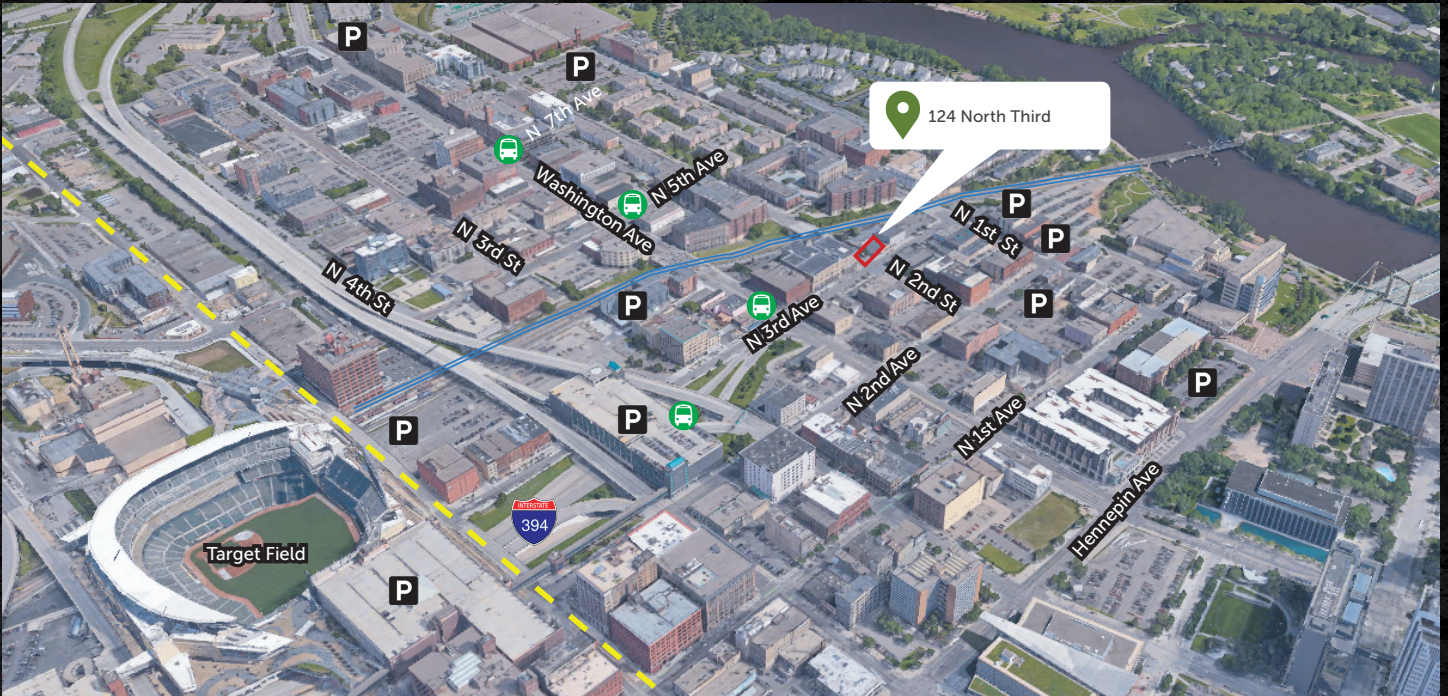


# 3RD FLOOR 2,593 SF Available





# AERIAL VIEW



- Site
- Parking Lot
- Bus Stop
- Light Rail Transit
- Northstar Commuter Rail Line

## FOR LEASING INFORMATION:

**Mary Burnton**

612.430.9968

mary.burnton@ngkf.com

**Brent Erickson**

612.430.9970

brent.erickson@ngkf.com

**Callie Ronkowski**

612.430.9975

callie.ronkowski@ngkf.com

Owned by:

**NEWMARK**

100 South 5th Street #2100, Minneapolis, MN 55402



**URBAN ANTHOLOGY**  
COMMERCIAL REAL ESTATE

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.