

# SHERWIN WILLIAMS BUILDING

701 3rd Street North, Minneapolis, MN 55401



## OFFERING SUMMARY

|                       |  |
|-----------------------|--|
| <b>AVAILABLE SF:</b>  | Total Avail.: 2,368 SF   |
| <b>LEASE RATE:</b>    | \$11.00 - \$15 SF/yr (NNN)<br>\$7.83/SF-CAM<br>\$2.44/SF-Taxes |
| <b>LOT SIZE:</b>      | 0.26 Acres   |
| <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

- Lower Level Suite 008, 778 SF, \$11/SF NNN
- Second Level Suite 208, kitchenette in space, 1,590 SF, \$12-\$15/SF NNN
- 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

**KW COMMERCIAL**  
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## OFFICE FOR LEASE

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Lower Level Suite 008



Lower Level Suite 008

Lower Level Suite 008



Second level Suite 208

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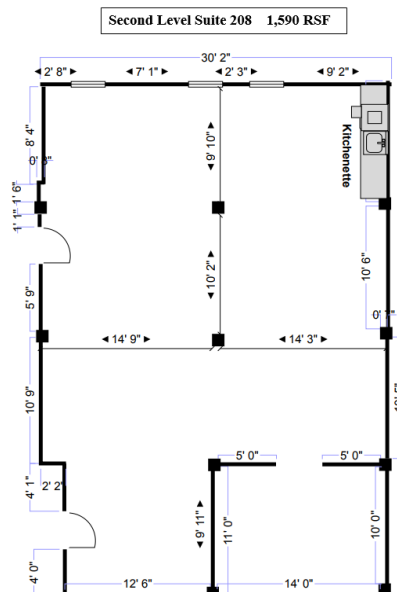
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## 1 LOWER LEVEL SUITE 008 778 SF, \$11/SF NNN



## 2 SECOND LEVEL SUITE 208 1590 SF, \$12-\$15/SF NNN

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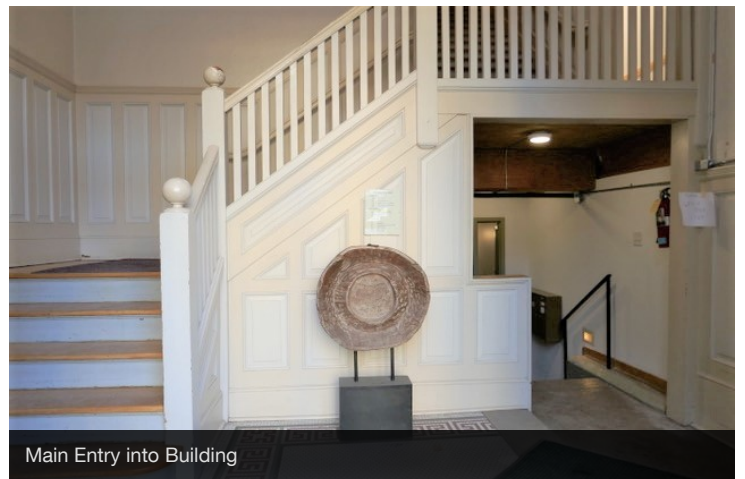
Front of Building



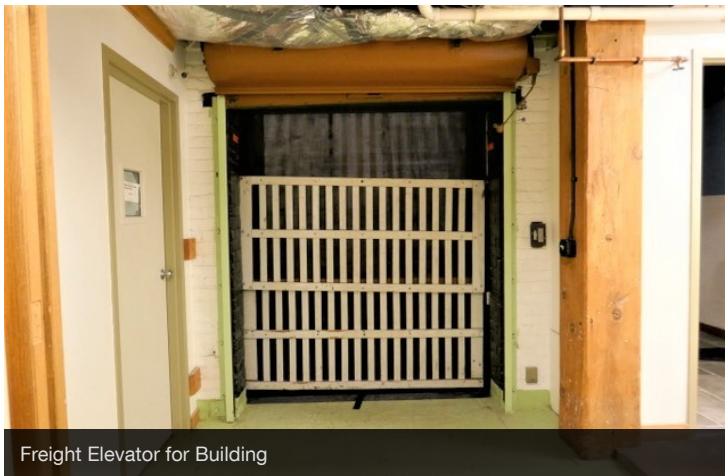
Building side



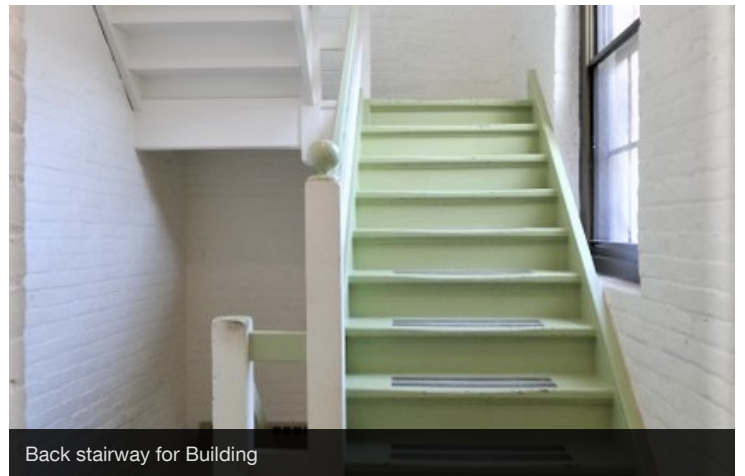
Historic marker



Main Entry into Building



Freight Elevator for Building



Back stairway for Building

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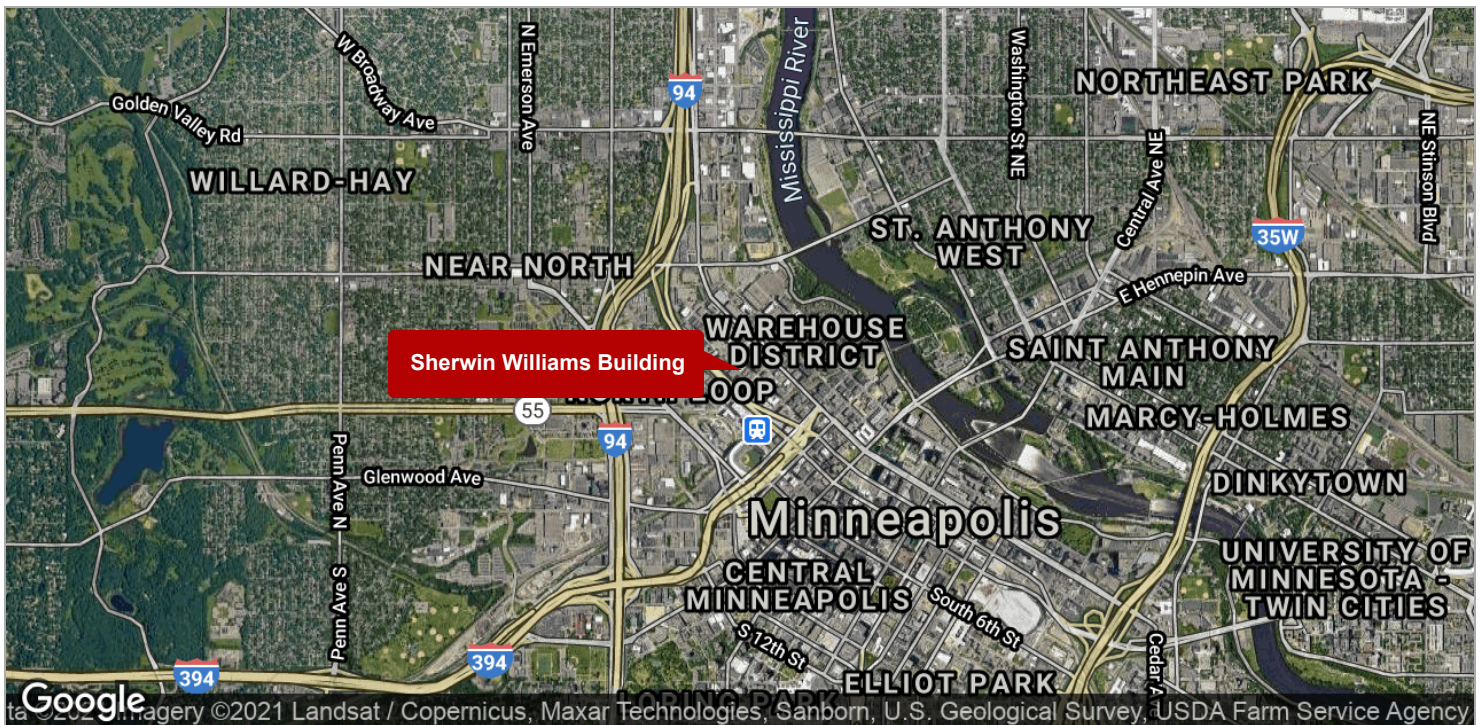
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