

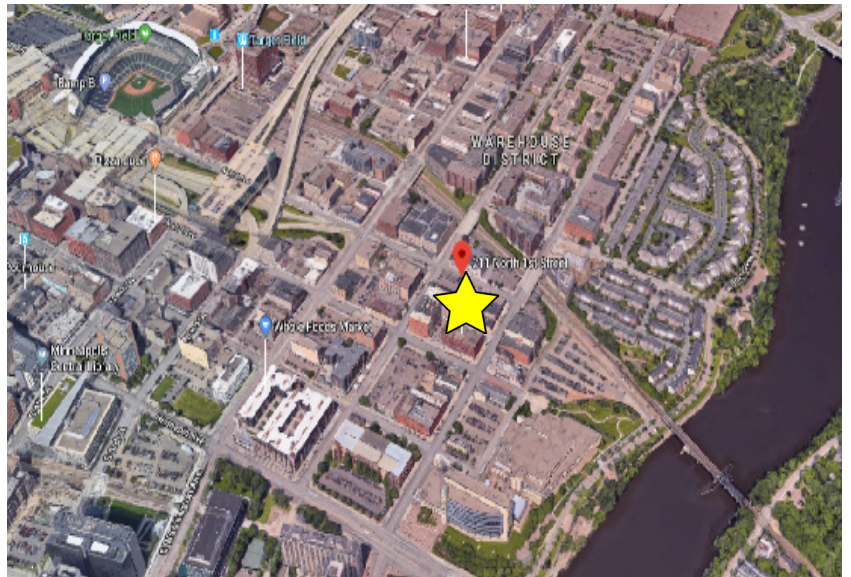
OFFICE SPACE  
FOR LEASE

# IDC BUILDING

211 First Street North, Minneapolis, MN 55401

## BUILDING HIGHLIGHTS

- Creative office building
- \$16.00 - \$18.00 PSF Net Lease Rate
- Located in the heart of the Minneapolis North Loop District near Whole Foods, Red Cow, Aria Event Center, lululemon, Fair Trade Coffee, the Hewing Hotel and more!
- Beautifully restored building with hardwood floors, high ceilings, exposed brick, wood beams and updated interior common area
- Loading docks and freight elevators available
- Critically-acclaimed restaurant Spoon & Stable located in the building



900 North Third Street, Minneapolis, MN 55401

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# IDC BUILDING

211 First Street North, Minneapolis, MN 55401

Building Address	211 First Street North Minneapolis, MN 55401	
Available Suites	Suite 175 - 4,905 SF Suite 240 - 6,389 SF (available 5/1/2020) Suite 285 - 492 SF Suite 290 - 772 SF (available 5/1/2020) Suite 370 - 3,927 SF (available 5/1/2020) Suite 455 - 6,305 SF (available 5/1/2020) Suite 470 - 542 SF	
Original Construction Date	1930	
Floors	Four (4)	
Ceiling Heights	Vary from 12-14 Feet	
Lease Rate	\$16.00 - \$18.00 PSF Net	
Operating Expenses	CAM	\$8.29 PSF
	TAX	\$4.90 PSF
	<u>INSURANCE</u>	<u>\$0.14 PSF</u>
	TOTAL	\$13.33 PSF (2020 est.)
Parking	Numerous surface parking lots available within walking distance	
Comments	Beautifully restored and updated building with classic and stylish interiors including hardwood floors, high ceilings, exposed brick and wood beams. Critically acclaimed restaurant Spoon & Stable in the building.	



**Schafer  
Richardson**

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