

OFFICE SPACE FOR LEASE

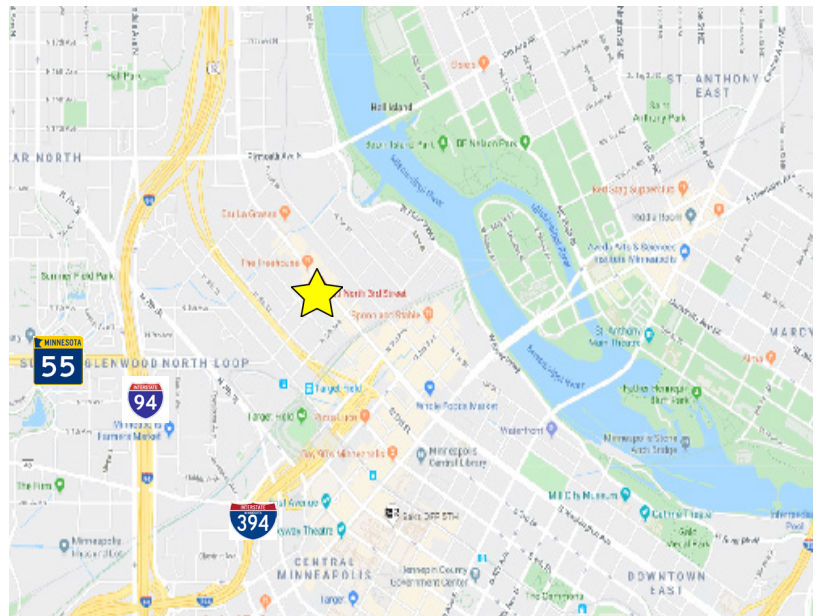


530 NORTH THIRD

530 North Third Street, Minneapolis, MN 55401

BUILDING HIGHLIGHTS

- Five (5) Story - Multi-tenant, Minneapolis North Loop District Office Building
- Located two blocks off Washington Avenue within walking distance to Target Field and the light rail mass transit system
- Large windows with great views of the downtown skyline
- Exposed brick and heavy timber construction
- 12' ceilings
- On-site tenant surface parking & showers
- Convenient access to I-94, I-394 and Highway 55



**Schafer
Richardson**

900 North Third Street, Minneapolis, MN 55401

MIKE OLSON

612-359-5843

molson@sr-re.com

www.sr-re.com

530 NORTH THIRD

530 North Third Street, Minneapolis, MN 55401

Building Address 530 North Third Street, Minneapolis, MN 55401

Availability Suite 10 - 1,856 SF (lower level)
Suite 210 - 3,067 SF (available 2/1/20)
Suite 401- 1,561 SF

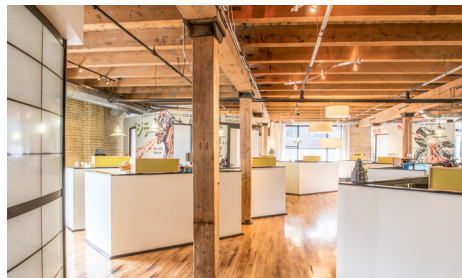
Original Construction Date 1916

Lease Rate \$15.00 - \$16.00 PSF Net

| | | |
|---------------------------|-------------|-------------------------|
| Operating Expenses | CAM | \$8.02 PSF |
| | TAX | \$3.70 PSF |
| | <u>INS.</u> | <u>\$0.16 PSF</u> |
| | TOTAL | \$11.88 PSF (2019 est.) |

Building Features Beautifully restored 95 year old building with hardwood floors, high ceilings, large windows, exposed brick and wood beams. Rise Bagel Company on first floor of the building.

Location Conveniently located in the North Loop neighborhood, two blocks off Washington Avenue near Smack Shack, Black Sheep Pizza, The Freehouse, and Sunrise Bank. Easy access to I-94, I-394, Highway 55 and Target Station LRT.



900 North Third Street, Minneapolis, MN 55401

MIKE OLSON
612-359-5843
molson@sr-re.com
www.sr-re.com