

Incredible North Loop Retail
218 North Washington Ave, Minneapolis, MN 55401

FOR LEASE



Driving Possibilities

Kevin Kuppe

612.436.8202

Kevin@elementmn.com



JoAnna Hicks

612.436.8201

JoAnna@elementmn.com





FOR LEASE

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

This prominent Washington Avenue store front is an exceptional opportunity for great visibility in a highly trafficked area. The large windows facing Washington Avenue are immediately visible to those entering the city from I-394. This inline space is available as either one 3200SF space, or divided into two separate, smaller spaces. The historic building is one of the oldest in Minneapolis and features 14' ceilings and exposed brick. Unisex restrooms available in suite.

LOCATION DESCRIPTION

The 218 Washington building is situated in the heart of Minneapolis' North Loop Neighborhood, a bustling commercial and residential neighborhood located adjacent to the Mississippi River and immediately north of the Minneapolis Commercial Business District. The area has seen major redevelopment of new spaces housing fresh and exciting tenants such as Warby Parker, Upstairs Circus, and Bonobos. The site is highly accessible to the Twin Cities' growing transit system. Additionally, the site is well connected to a network of bus routes and bike systems.

This building is located just steps away from some of the Twin Cities most unique spots including Warby Parker, Runyon's, Whole Foods, Bank of America, Red Rabbit, Edwards, Invision, Love Your Melon, & Hewing Hotel.



OFFERING SUMMARY

Suite 130 A Size:	1,342 RSF
Suite 130 B Size:	1,907 RSF
Or Suites A & B combined:	3,249 RSF
Lease Rate:	Negotiable
CAM & Taxes:	\$15.06 SF/yr
Availability	October 2020

Kevin Kuppe
612.436.8202
Kevin@elementmn.com

JoAnna Hicks
612.436.8201
JoAnna@elementmn.com



Driving Possibilities



FOR LEASE

ADDITIONAL PHOTOS



Kevin Kuppe
612.436.8202
Kevin@elementmn.com

JoAnna Hicks
612.436.8201
JoAnna@elementmn.com

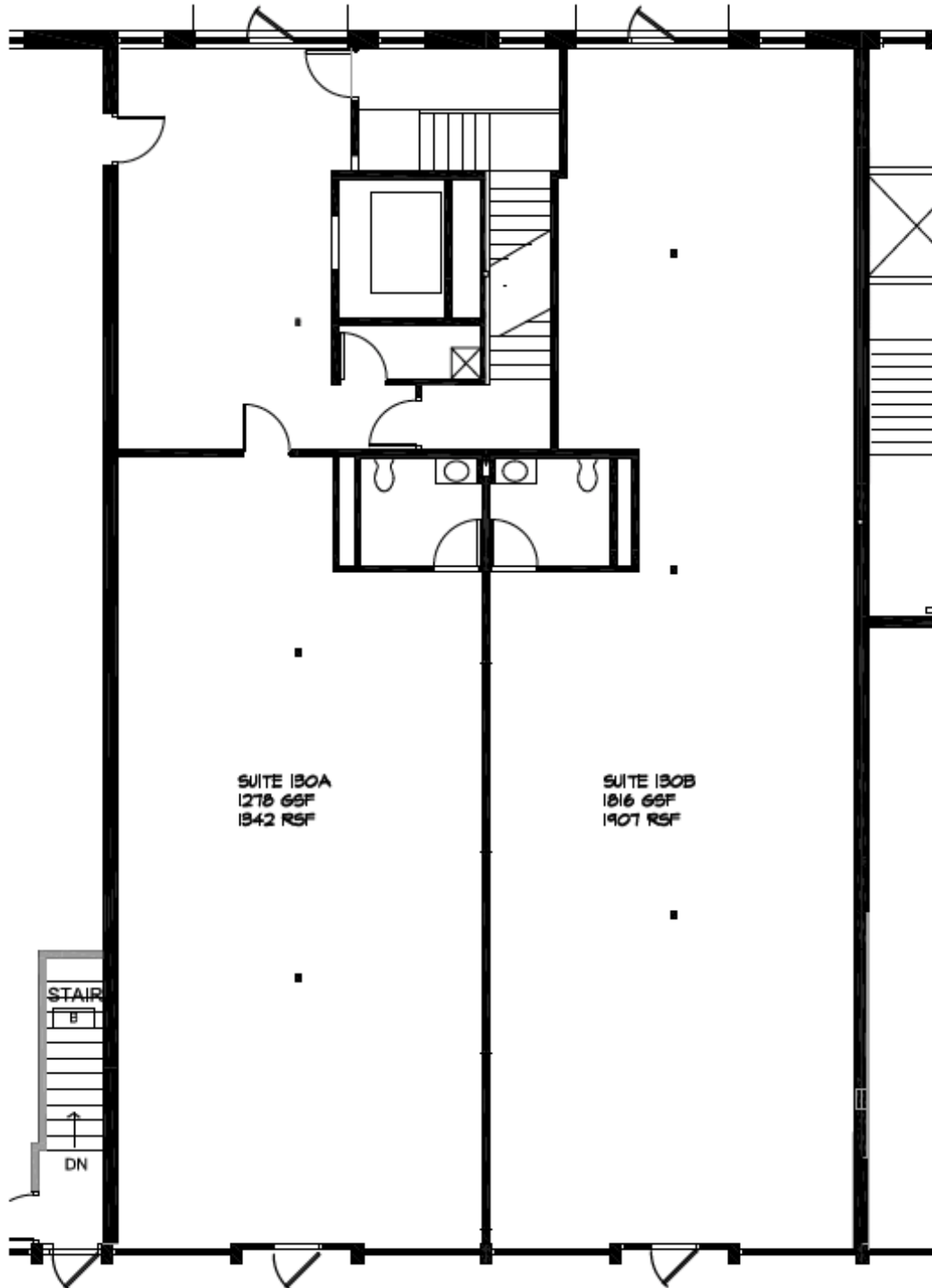


Driving Possibilities



FOR LEASE

FLOOR PLANS



Kevin Kuppe
612.436.8202
Kevin@elementmn.com

JoAnna Hicks
612.436.8201
JoAnna@elementmn.com



Driving Possibilities



FOR LEASE

NEIGHBORHOOD HIGHLIGHTS

- Fastest growing neighborhood in Minneapolis, especially among 25-34 year olds
- Designated Historic Neighborhood
- Located in the heart of the North Loop, steps away from Red Rabbit, Pacifier, Bonobos, Hewing Hotel, Upstairs Circus, and many other boutique retailers

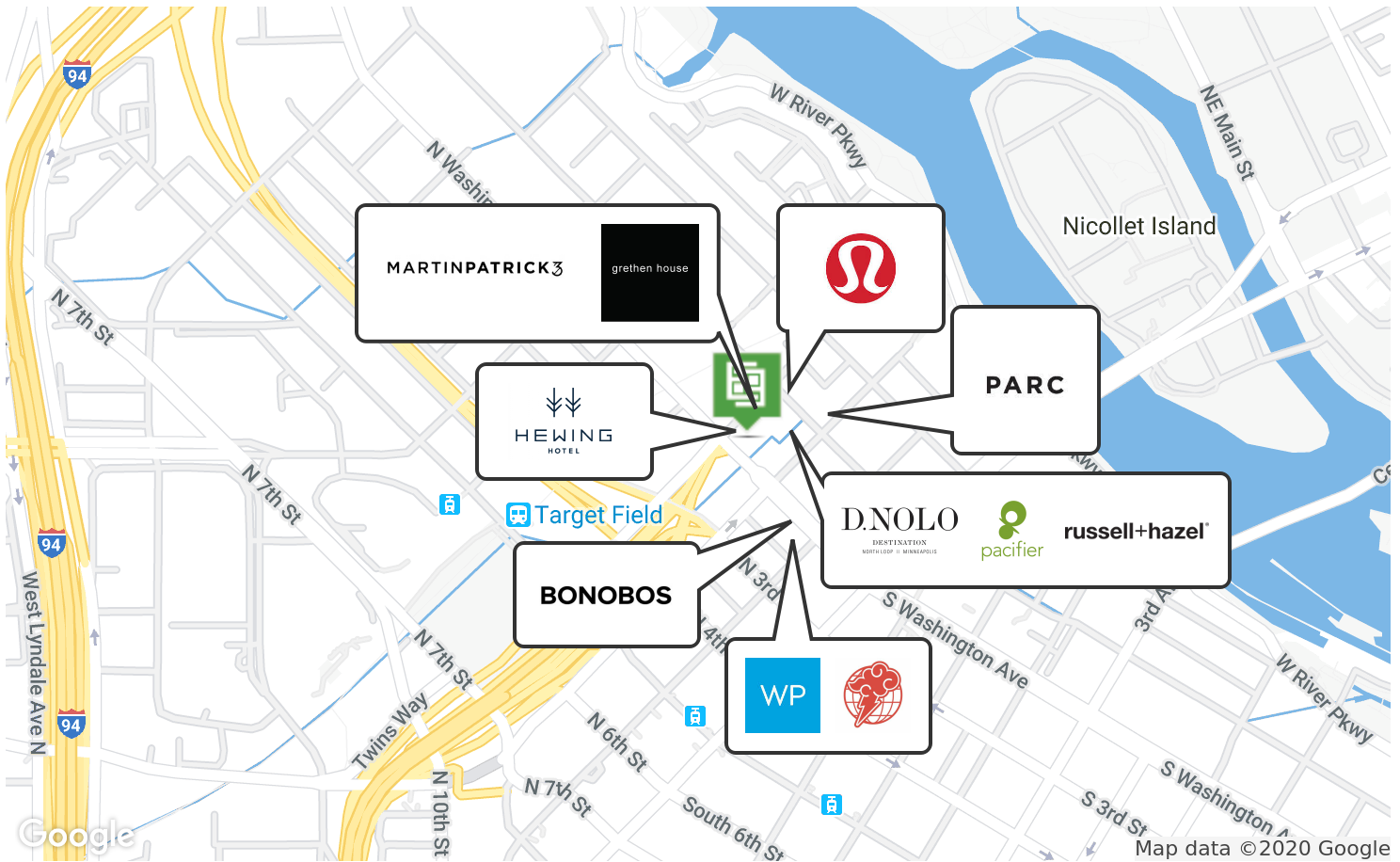


Walk Scores

93
WALK

93
TRANSIT

95
BIKE



Kevin Kuppe
 612.436.8202
 Kevin@elementmn.com

JoAnna Hicks
 612.436.8201
 JoAnna@elementmn.com



Driving Possibilities



FOR LEASE

NEIGHBORHOOD PHOTOS



Kevin Kuppe
612.436.8202
Kevin@elementmn.com

JoAnna Hicks
612.436.8201
JoAnna@elementmn.com

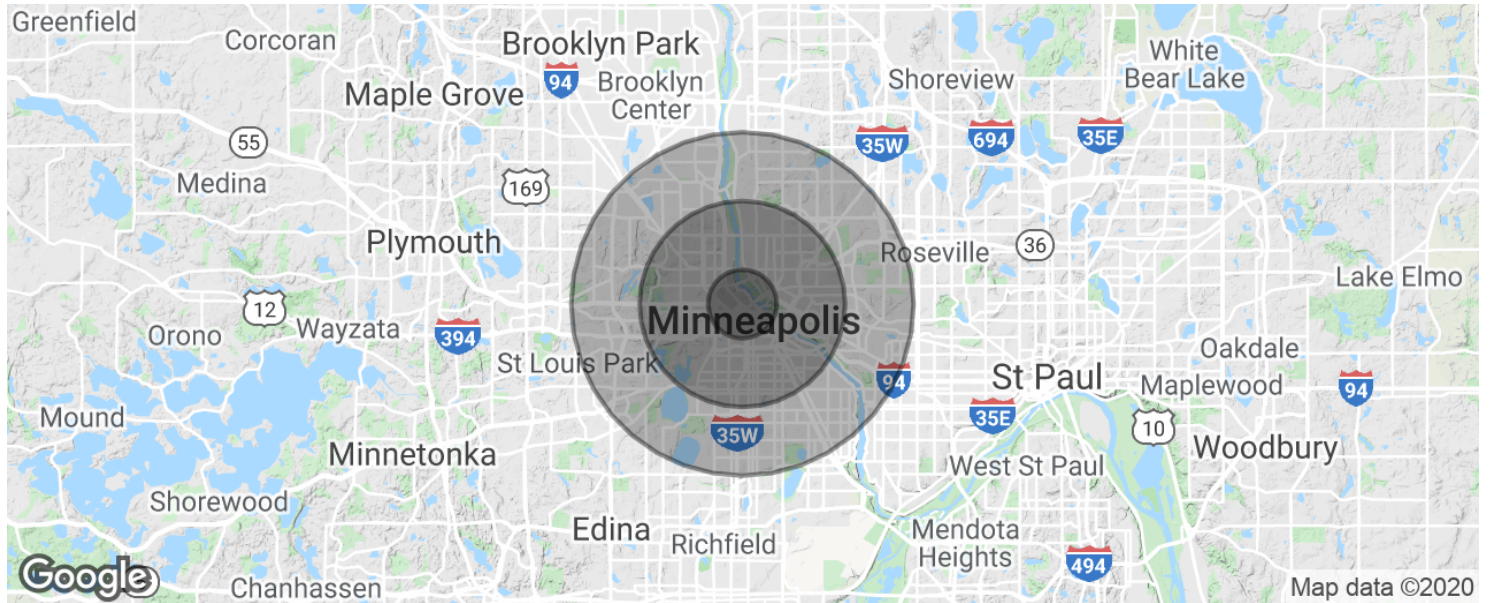


Driving Possibilities



FOR LEASE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,920	239,683	483,294
Median age	35.4	29.7	32.1
Median age (Male)	35.7	30.2	31.8
Median age (Female)	36.4	29.4	32.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,565	108,238	212,470
# of persons per HH	1.8	2.2	2.3
Average HH income	\$86,020	\$52,287	\$62,228
Average house value	\$329,331	\$246,553	\$261,288

* Demographic data derived from 2010 US Census

Kevin Kuppe
 612.436.8202
 Kevin@elementmn.com

JoAnna Hicks
 612.436.8201
 JoAnna@elementmn.com



Driving Possibilities