

OFFICE SPACE FOR LEASE

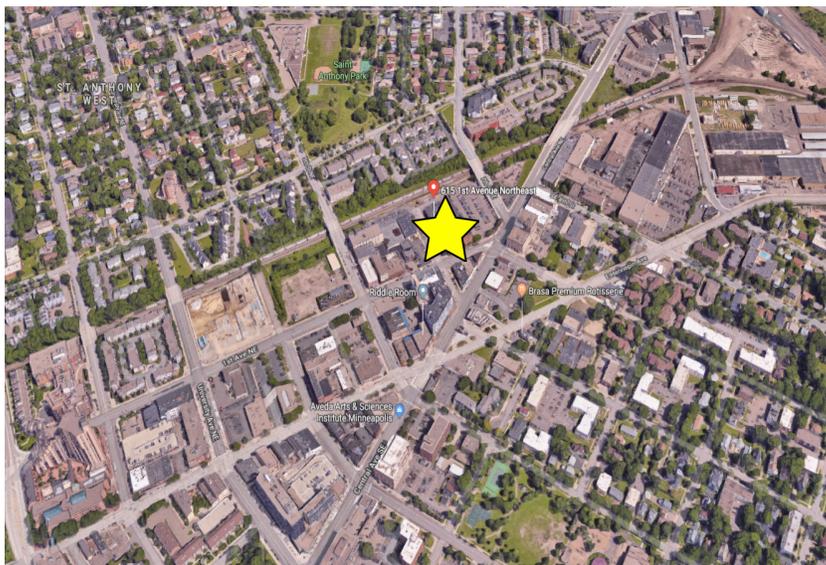


BANKS BUILDING

615 First Avenue NE, Minneapolis, MN 55413

BUILDING HIGHLIGHTS

- 5,408 SF of office space for lease (3/1/2020)
- 18,000 SF of creative, flexible lower level space for lease
- Beautifully restored office building with high ceilings, hardwood floors, exposed brick and wood beams
- A mixture of high tech office, studio and storage tenants
- Built in 1905, renovated in 2001
- Convenient location near popular restaurants, retail shops, coffeehouses and Metro Transit stations
- Equipped with loading docks, freight elevators and onsite showers



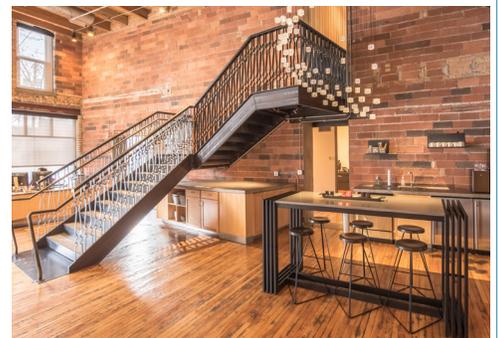
900 North Third Street, Minneapolis, MN 55401

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

BANKS BUILDING

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Building Address	615 First Avenue NE, Minneapolis, MN 55413	
Rentable Area	135,969 Square Feet	
Availability	Suite 125 - 5,408 SF (available 3/1/2020) Lower Level - 18,000 SF (storage space, no parking)	
Ceiling Heights	Vary from 10-12 Feet	
Lease Rates	\$17.00 - \$18.00 PSF Net Lower Level - \$14.00 - \$16.00 PSF Gross	
Operating Expenses	CAM	\$5.58 PSF
	TAX	\$3.14 PSF
	<u>INS.</u>	<u>\$0.14 PSF</u>
	TOTAL	\$8.86 PSF (2019 Est.)
Comments	Beautifully restored 100 year old building with classic and stylish interiors featuring hardwood floors, high ceilings, exposed brick and wood beams.	
Neighborhood	New multifamily developments, retail and restaurants	



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