

FOR LEASE

Northwestern

219 N 2nd St, Minneapolis, MN 55401

Classic industrial warehouse building with creative office and unique retail spaces in the heart of the North Loop.



Building Size

81,319 SF

Year Built / Year Renovated

1910 / 2017

Space Available

2,500 SF - 2,650 SF

Rent Rate

\$18.00/SF/yr (NNN)

CAM & Taxes

\$8.72/SF/yr

Northwestern

About the Property

This four-story brick warehouse is a contributing structure to the Minneapolis Historic Warehouse District. The renovation completed in 2017 highlighted the authentic nature of the building's industrial roots, adding large windows with stunning views and reconnecting it to the North Loop community. The building is home to dynamic and growing professional firms, local boutiques and a social house serving amazing cocktails and food.

Location

Historic converted warehouse building is perfectly situated in the heart of the North Loop. Steps from every amenity imaginable including Whole Foods, Moose & Sadie's, Red Cow, Runyon's, Monte Carlo, Spoon & Stable, and the Hewing Hotel, this building is also immediately accessible to I-394, offers parking contracts, and is walkable to the Target Field LRT stop.

- ✓ Large windows with views of downtown
- ✓ Exposed concrete columns and ceilings
- ✓ Parking contracts are available



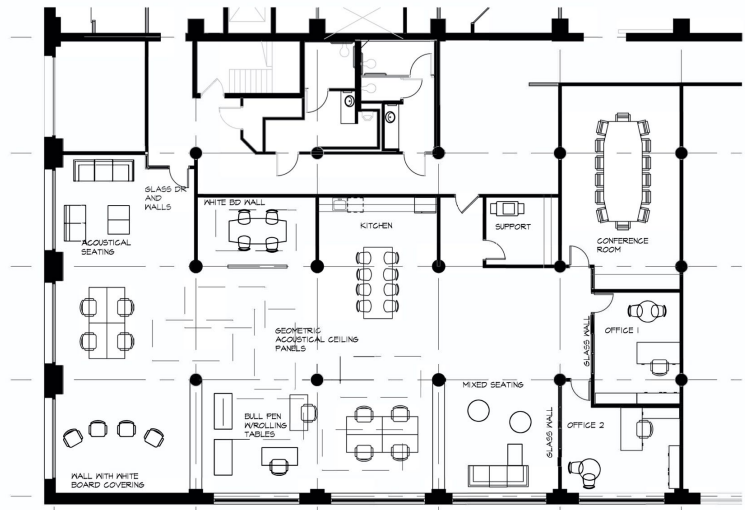
Northwestern
Suite 302

Rentable Area: **4,500 RSF**

Availability: **2/1/21**

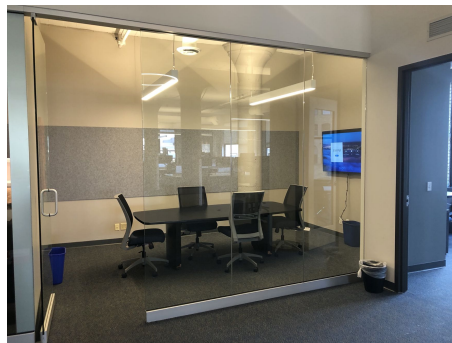
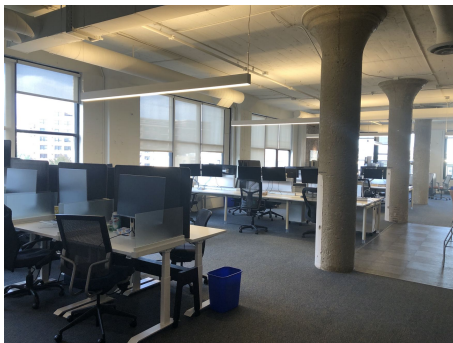
Lease Rate: **\$18.00/SF/yr**

CAM & Taxes: **\$8.72/SF/yr**



Fully furnished office suite in the historic North Loop.

- Move-in ready
- Private offices
- Conference Room
- Mixed seating areas
- Kitchen
- Acoustical ceilings panels



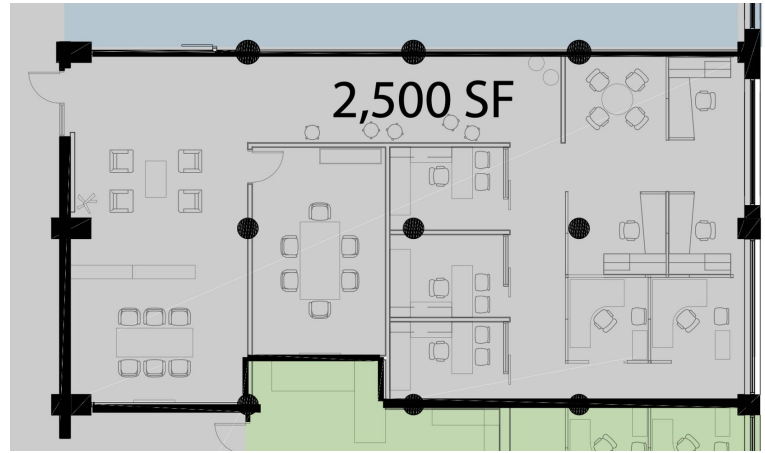
Northwestern
Suite 308

Rentable Area: **2,500 RSF**

Availability: **Immediately**

Lease Rate: **\$18.00/SF/yr**

CAM & Taxes: **\$8.72/SF/yr**



Move-in ready office suite in the North Loop with an exceptional view of downtown.

- Three conference rooms
- Three semi-private offices
- Small open office area
- Large industrial windows



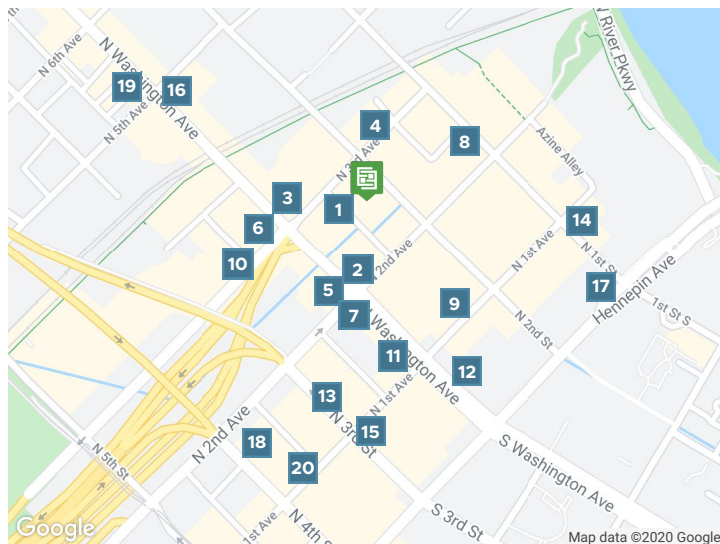
The Neighborhood
North Loop

The North Loop fosters a robust and communicative community that promotes and supports its local businesses and entrepreneurs, recognizing that without them the vibrant community would not exist as it does today.

 **93**
 WALK SCORE

 **85**
 TRANSIT SCORE

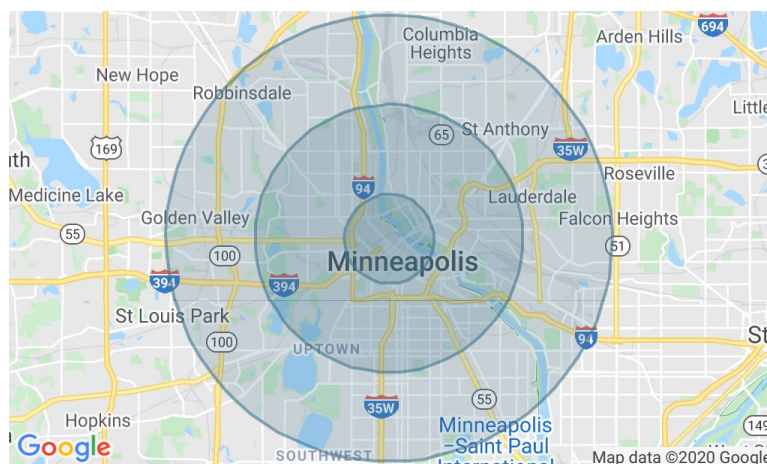
 **96**
 BIKE SCORE



- 1** Cobble Social House
- 1** The Monte Carlo
- 2** Edwards Dessert Kitchen
- 3** Tullibee
- 3** Rooftop At Hewing Hotel
- 4** Fairgrounds Coffee & Tea
- 5** Stadium Bar And Grill
- 5** Red Rabbit Minneapolis
- 6** J.D. Hoyt's Supper Club
- 6** The Office Pub & Grill
- 7** Upstairs Circus MPLS
- 8** Spoon And Stable
- 9** Red Cow North Loop
- 10** Bev's Wine Bar
- 11** Runyon's
- 12** Whole Foods Market
- 12** Taqueria
- 13** 112 Eatery
- 14** Gori Gori Peku - Japanese Whisky Bar
- 14** Kado No Mise
- 15** Jackson's Hole Bar & Grill
- 15** Bellacor
- 15** Dong Hae Korean Grill & Sushi
- 16** CRISP & GREEN
- 17** Starbucks
- 18** Dulono's Pizza & Bar
- 19** Cuzzy's Grill & Bar
- 20** Fine Line

Demographics	1 Mile	3 Miles	5 Miles
Total population	27,237	241,698	473,623
Median age in years	35.8	30.1	33.4
Total households	15,738	103,561	203,753
Median household income	\$91,149	\$48,780	\$59,493
Average household size	1.56	2.18	2.22
Average home value	\$467,437	\$330,221	\$315,121

Data Source: ESRI/ArcGIS (2020)



North Loop

Neighborhood Photos

