



EST. 1885



STATEMENT

OPEN



212 THIRD AVE N | MINNEAPOLIS

Became first
electric powerhouse
for streetcars

1885

Originally constructed
as 3-story building
that housed horsecar
barns and a shop for
the Minneapolis Street
Railway Company

1890

1908

Sold to a grocery
wholesaler who
added two floors to
the building



Purchased by Jordan Stevens Co. and used as warehouse for decades

Renovated and renamed the Colonial Warehouse Building

Renovation included third spaces, new community room and fitness center with lockers and showers

1926

1978

1985

1995

2017

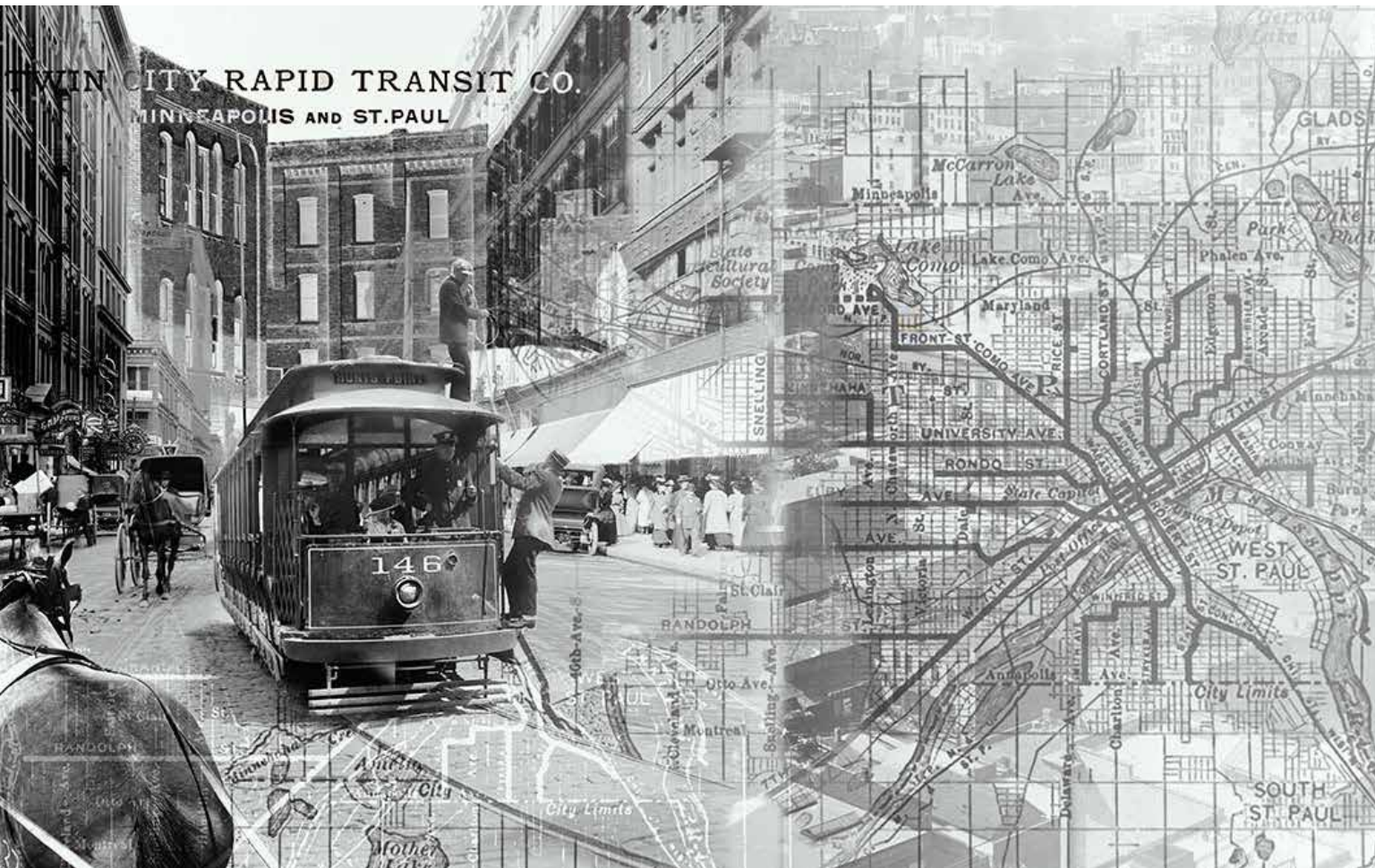
2020

Added to local register of historic places

Underwent another major remodel, completing its conversion into a multi-tenant office and retail building

Colonial Warehouse thrives as a five-story 200,000 SF vibrant multi-tenant office and retail hub, located in the heart of Minneapolis' most highly desired neighborhood

A RICH HISTORY



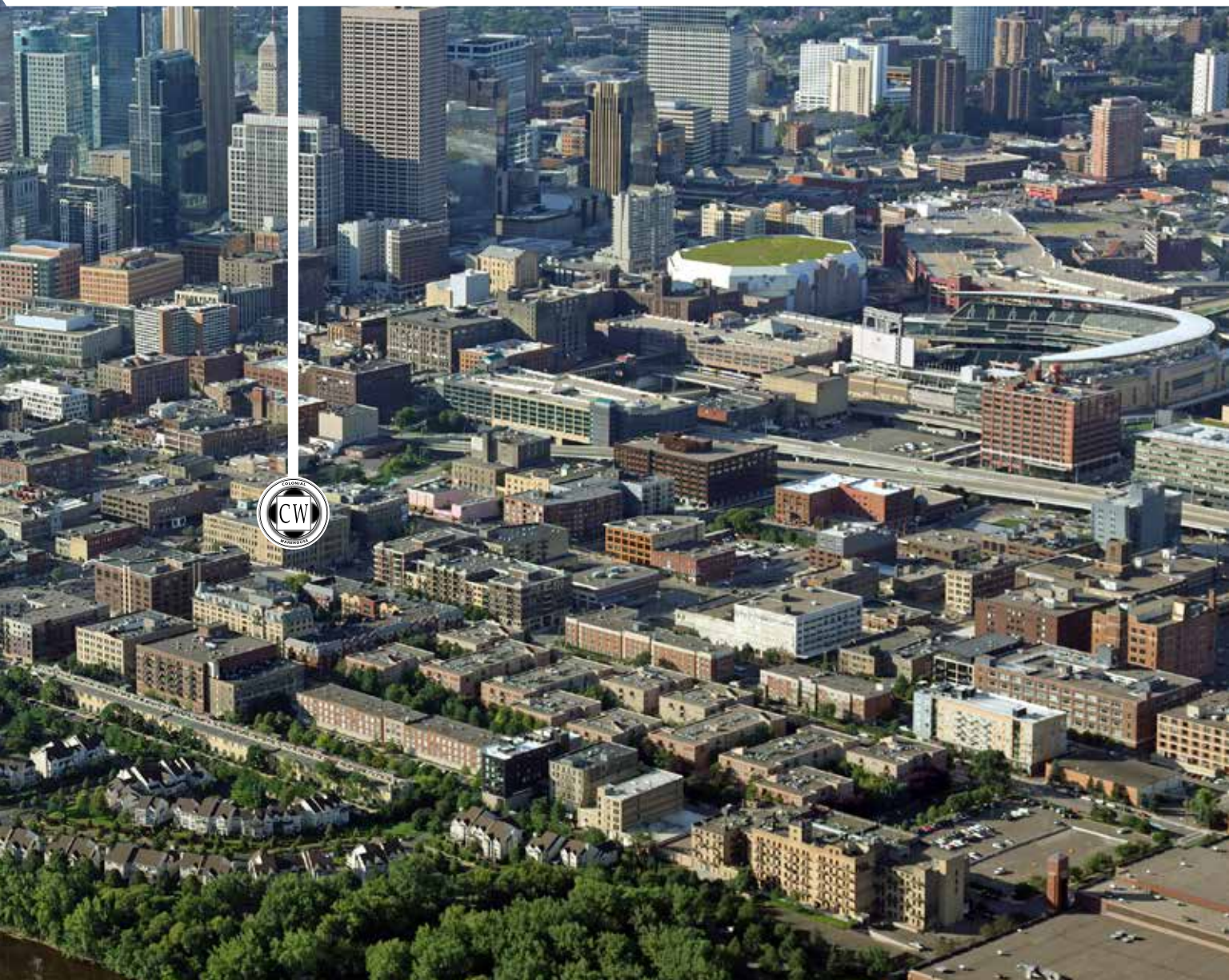
NORTH LOOP HIGHLIGHTS

- Nice Ride Station
- Whole Foods Market
- Target Field
- Gateway Dog Park
- Farmers Market
- 4th Avenue Playground
- Target Field Station
- Target Field Station Amphitheater
- Mississippi National River and Recreation Area
- Eclectic Retailers, Restaurants and Cafés
- Northeast Minneapolis Arts District

North Loop is a
A TOP 25
WORLD DESTINATION
(Fodors)



NORTH LOOP HUB





Named
**12TH HIPPEST
 NEIGHBORHOOD
 IN AMERICA**
 (Forbes)



To attract and retain today's top talent, hot neighborhoods like North Loop are viewed as the most dynamic option for many businesses, especially those in technology and creative industries.

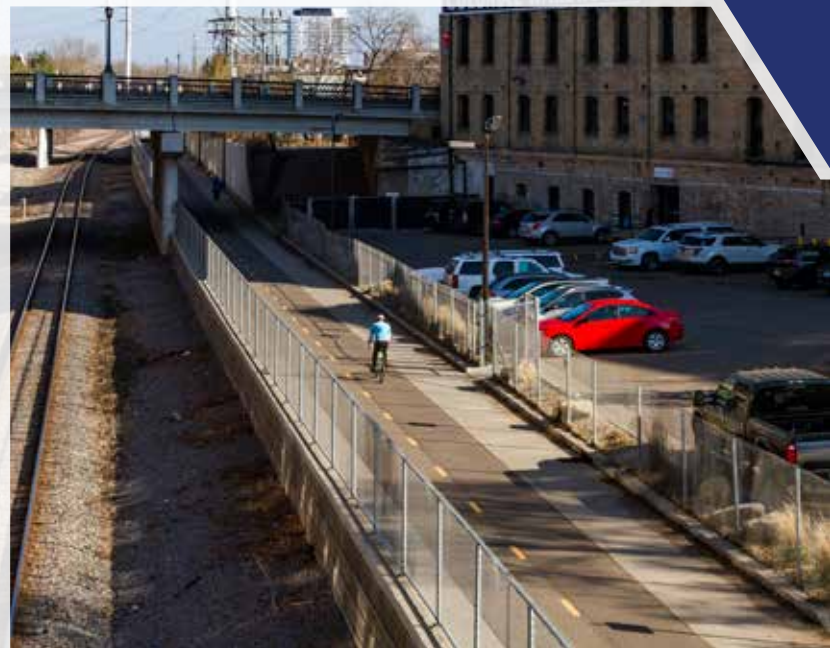
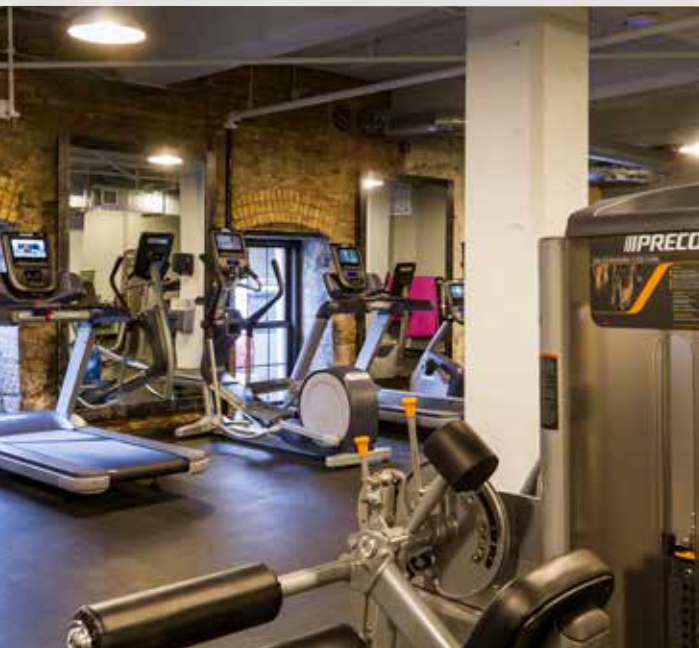
Colonial Warehouse is pioneering the new workplace lifestyle with a focus on employee well-being, and high-tech, non-traditional work spaces that are open and flexible for independent and collaborative work styles. Colonial Warehouse delivers the on-site amenities that appeal to today's, progressive, urban-oriented employee.

REVITALIZED CHARM





Minneapolis Rated
**BEST BIKING
CITY WITH
BIKE SCORE
OF 81.3**
(walkscore.com)





The building serves the office needs of marketing and technology firms, along with other creative office space users.

- On-site parking
- Quick freeway access
- Conference room
- Co-working and amenities lounge
- Bike room
- Fitness + showers
- Dog-friendly
- On-site management + maintenance
- Customizable spaces
- Direct access to Cedar Lake Bike Trail

Nearby Target Field Station serves as a central, multi-modal transportation hub, serving the METRO Blue and Green lines and Northstar Commuter Rail.

UNDERSTATED COOL





North Loop Named
**COOLEST
 NEIGHBORHOOD
 IN AMERICA”**
 (Thrillist)



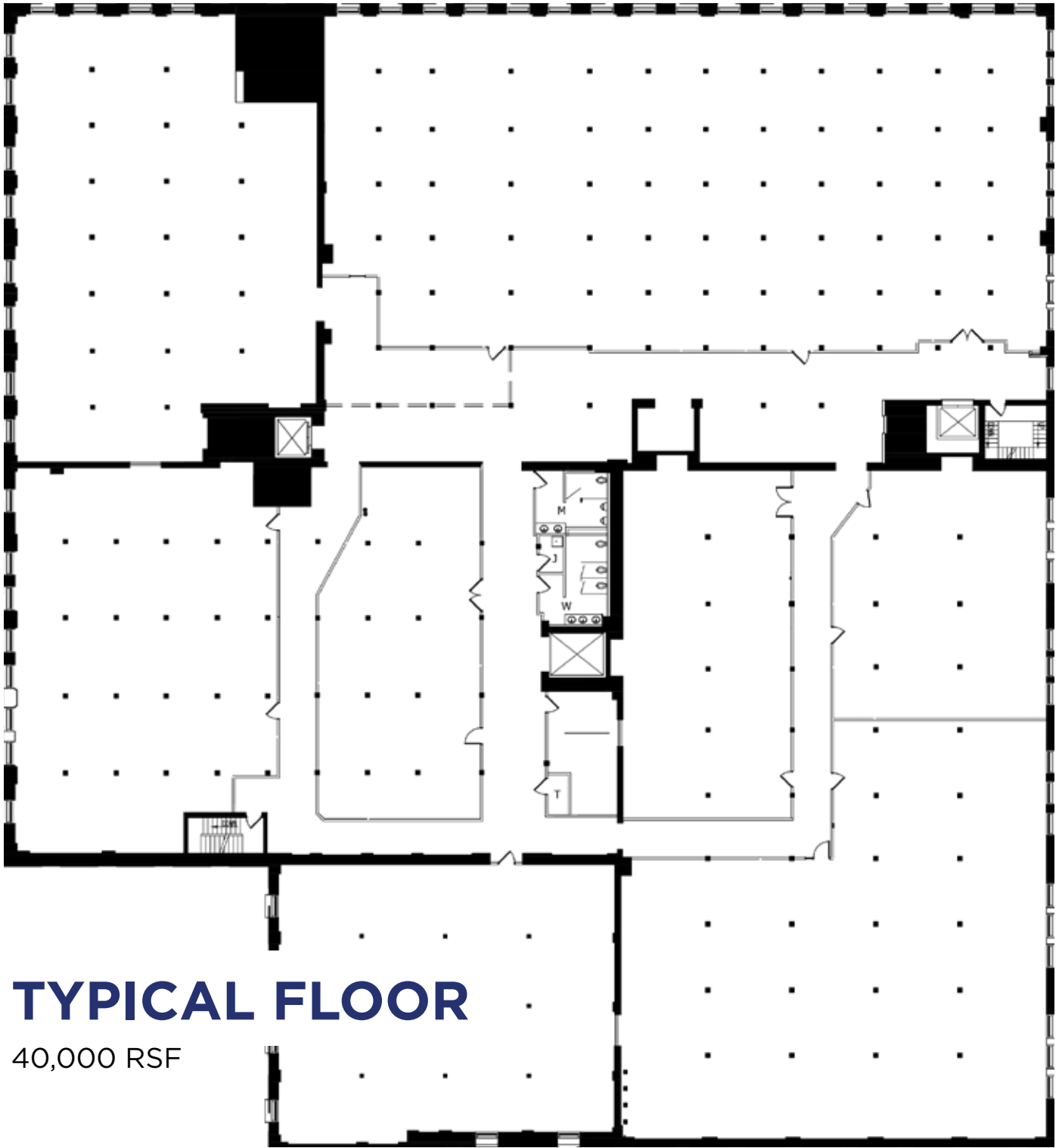


Innovation is born of creative thinking and the ability to see past the obvious, stretch limits and take chances. This beautifully preserved building is the optimal environment for exactly this kind of thinking. With its mix of original industrial structure and contemporary natural materials, Colonial Warehouse offers a unique flavor, ready to be customized to your individual brand while nodding to the deep history of Minneapolis' long adored and ever-hip North Loop neighborhood.

ACTIVATED VIBRANCY







TYPICAL FLOOR

40,000 RSF



COLONIAL WAREHOUSE



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AVENUE NORTH



Managed By

EXCELSIOR

◆ The Excelsior Group