

SHERWIN WILLIAMS BUILDING

701 3rd Street North, Minneapolis, MN 55401



OFFERING SUMMARY

AVAILABLE SF:	564 SF-1632 SF
LEASE RATE:	\$13.00 -15 SF/yr (NNN) \$7.83/SF-CAM \$2.28/SF-Taxes
LOT SIZE:	0.26 Acres
YEAR BUILT:	1913
BUILDING SIZE:	20,915 SF
RENOVATED:	2008
ZONING:	B4N/Downtown

PROPERTY OVERVIEW

North Loop Office space for lease in a historic Brick & Timber building built in 1913, renovated in 2008.

PROPERTY HIGHLIGHTS

- Lower Level Suite 009- 811 SF, Lower Level Suite 106-564 SF
- Second Level Suite 210-1,632 SF
- Open floor plans with abundant natural light, exposed wood beam ceilings
- Newly updated building security system
- Mix of creative, professional, service tenants
- Restrooms each floor & shared kitchenette
- On site property management
- Easy access to public transit/ parking/new ramp
- Within walking distance to coffee, restaurants, bar/tap room, and other retail/ service

KW COMMERCIAL
215 Walker Avenue S.
Wayzata, MN 55391

JEFF STEDMAN
Associate
O: 952.405.2803
C: 952.473.0903
jeff@kwcommercial.com

DAN BOSCHWITZ
Associate
O: 612.804.8730
danboschwitz@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

SHERWIN WILLIAMS BUILDING

701 3rd Street North, Minneapolis, MN 55401



Lower Level Suite 009- 811 SF, stamped concrete floor



Lower Level Suite 106- 564 SF



Lower Level Suite 106- 564 SF

KW COMMERCIAL
215 Walker Avenue S.
Wayzata, MN 55391

JEFF STEDMAN
Associate
O: 952.405.2803
C: 952.473.0903
jeff@kwcommercial.com

DAN BOSCHWITZ
Associate
O: 612.804.8730
danboschwitz@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

SHERWIN WILLIAMS BUILDING

701 3rd Street North, Minneapolis, MN 55401



Suite 210- interior view of large open space, raised floor



Suite 210-interior view of raised floor space



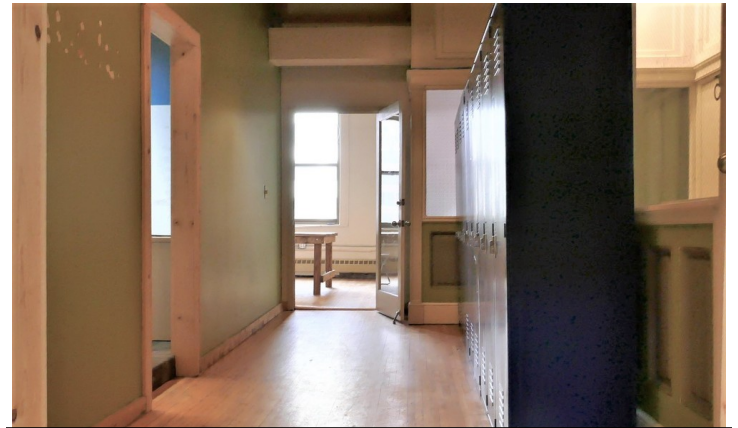
Suite 210- individual office space



Suite 210- individual office space



Suite 210- individual office space, natural light



Suite 210- internal hallway

KW COMMERCIAL
215 Walker Avenue S.
Wayzata, MN 55391

JEFF STEDMAN
Associate
O: 952.405.2803
C: 952.473.0903
jeff@kwcommercial.com

DAN BOSCHWITZ
Associate
O: 612.804.8730
danboschwitz@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

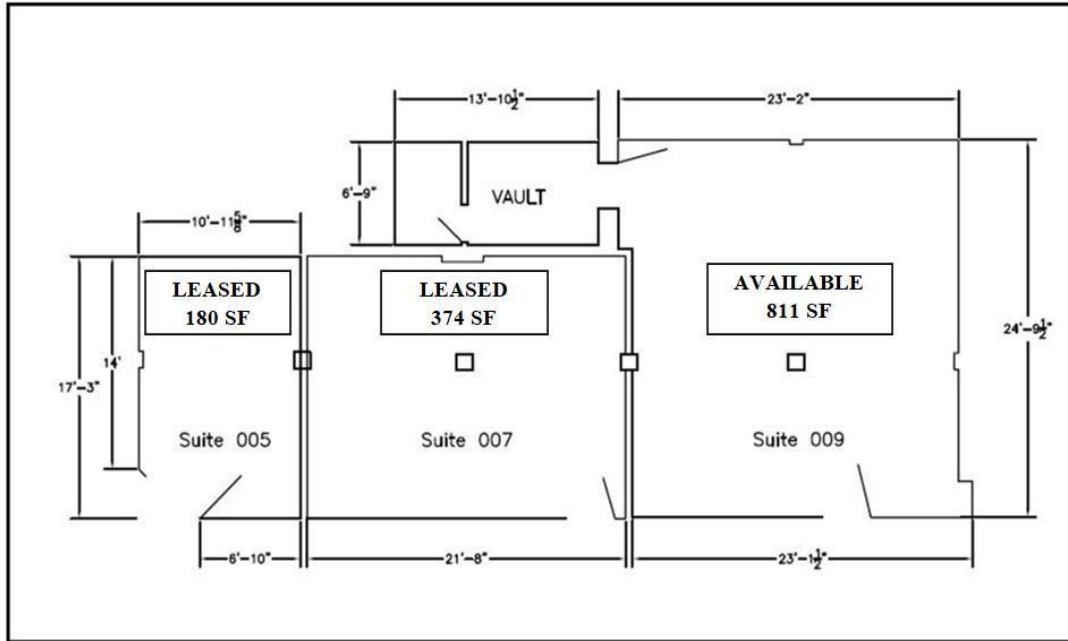
Each Office Independently Owned and Operated kwcommercial.com

SHERWIN WILLIAMS BUILDING

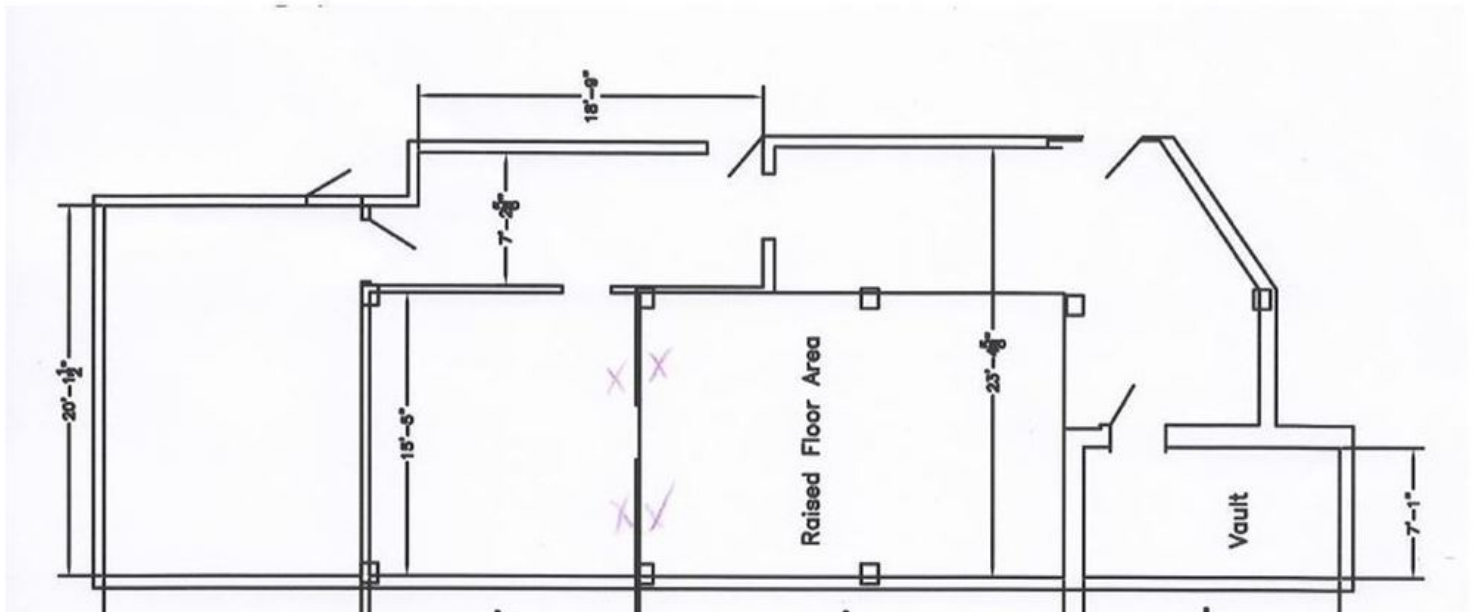
701 3rd Street North, Minneapolis, MN 55401



LOWER LEVEL SUITES



SUITE 210 1632 SF



KW COMMERCIAL
215 Walker Avenue S.
Wayzata, MN 55391

JEFF STEDMAN
Associate
O: 952.405.2803
C: 952.473.0903
jeff@kwcommercial.com

DAN BOSCHWITZ
Associate
O: 612.804.8730
danboschwitz@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

SHERWIN WILLIAMS BUILDING

701 3rd Street North, Minneapolis, MN 55401



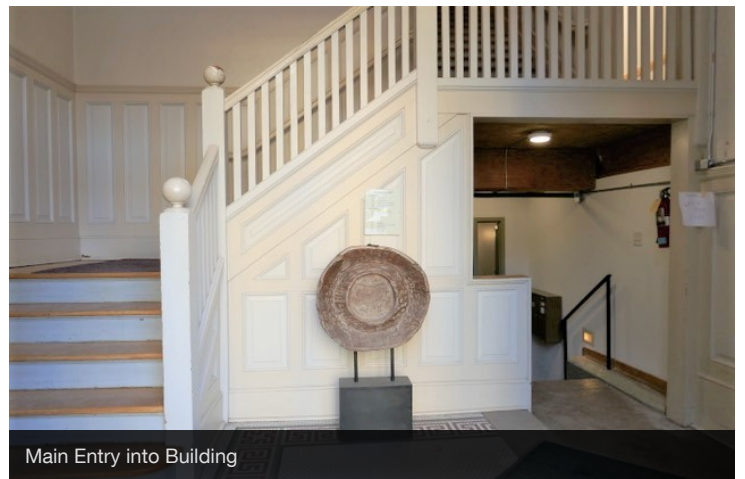
Front of Building



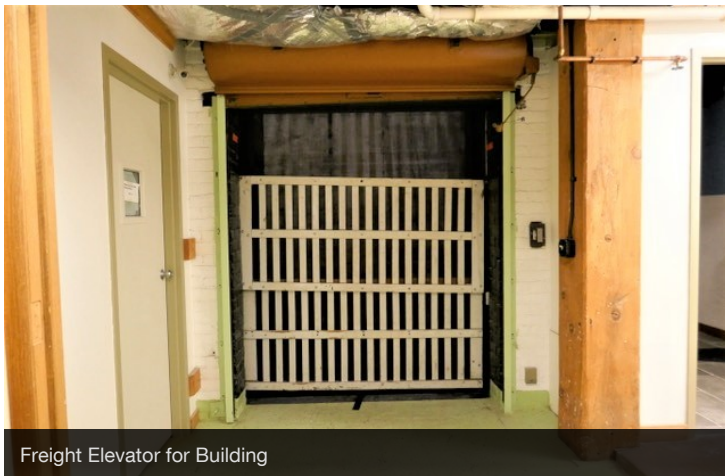
Building side



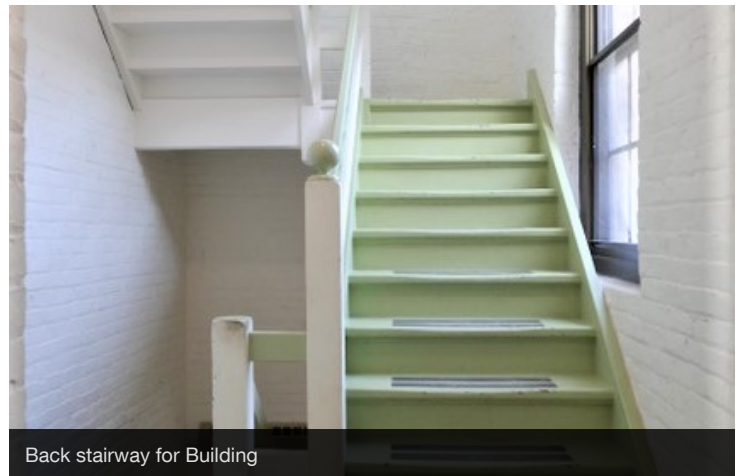
Historic marker



Main Entry into Building



Freight Elevator for Building



Back stairway for Building

KW COMMERCIAL
215 Walker Avenue S.
Wayzata, MN 55391

JEFF STEDMAN
Associate
O: 952.405.2803
C: 952.473.0903
jeff@kwcommercial.com

DAN BOSCHWITZ
Associate
O: 612.804.8730
danboschwitz@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

SHERWIN WILLIAMS BUILDING

701 3rd Street North, Minneapolis, MN 55401



KW COMMERCIAL
215 Walker Avenue S.
Wayzata, MN 55391

JEFF STEDMAN
Associate
O: 952.405.2803
C: 952.473.0903
jeff@kwcommercial.com

DAN BOSCHWITZ
Associate
O: 612.804.8730
danboschwitz@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

SHERWIN WILLIAMS BUILDING

701 3rd Street North, Minneapolis, MN 55401



KW COMMERCIAL
215 Walker Avenue S.
Wayzata, MN 55391

JEFF STEDMAN
Associate
O: 952.405.2803
C: 952.473.0903
jeff@kwcommercial.com

DAN BOSCHWITZ
Associate
O: 612.804.8730
danboschwitz@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com