

# 609 10th St Building - 609 10th St

Minneapolis, MN 55404-1128 | Hennepin County | Minneapolis CBD Market  
 19,302 SF Class B Office - General Bldg 3,500 SF Available at Negotiable Gross



Property Type **General Office**  
 Bldg Size **19,302 SF**  
 Status **Existing**  
 Year Built **1910**

Land Area **0.24 Ac.**  
 Zoning **C**  
 Sublease **No**  
 % Occupied **90.67%**

Building Class **B**  
 Stories **2**  
 Typical Floor  
 Parking Spaces **17**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **3,500 SF**  
 Max Contig **1,800 SF**  
 Min Divisible **800 SF**  
 Rental Rate **Negotiable Gross**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **0**  
 Parcel # **053-2602924230008**

Operating Exp/SF **--**  
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200	1,700	1,700	1,700	Negotiable Gross	Office	No	30 Days	
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2	201	1,800	1,800	800	Negotiable Gross	Office	Yes	Now	

**Second floor space. Currently, in shell condition and would need to be build out. Brick and Timber interior with hard wood floors.**

Listing Company **Principle Real Estate Advisors - Mike Wendorf (612) 353-3331**

**COF Office - 215 11th St****Minneapolis, MN 55403 | Hennepin County | Minneapolis CBD Market**

17,430 SF Class C Office - General Bldg 8,000 SF Available at \$10.00 - \$16.00 Gross



> Convenient CBD location > Easy access to I-35W, I-394 and I-94 > Ample public parking available > Close proximity to Minneapolis Convention Center > Next door to Ivy Tower complex (The Ivy Hotel, Porter & Fry Steakhouse, fitness center) > Two blocks from Nicollet Mall retail > Plenty of mass transit options nearby - bus, light rail > Walking distance to the Loring Greenway and Loring Park, Minneapolis Sculpture Garden, Walker Art Center

Property Type <b>General Office</b>	Land Area <b>0.41 Ac.</b>
Bldg Size <b>17,430 SF</b>	Zoning <b>B4S-2; DP</b>
Status <b>Existing</b>	Sublease <b>No</b>
Year Built <b>1958</b>	% Occupied <b>54.1%</b>
Building Class <b>C</b>	Available SF <b>8,000 SF</b>
Stories <b>2</b>	Max Contig <b>8,000 SF</b>
Typical Floor <b>8,715 /SF</b>	Min Divisible <b>4,000 SF</b>
Parking Spaces <b>56</b>	Rental Rate <b>\$10.00 - \$16.00 Gross</b>
Parking Ratio <b>--</b>	Sale Price <b>Not for Sale</b>
Tenancy <b>Multi-Tenant</b>	Price/SF <b>Not for Sale</b>
Core Factor	Operating Exp/SF <b>--</b>
Elevators <b>0</b>	Taxes/SF <b>--</b>
Parcel # <b>2702924140054</b>	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
LL		8,000	8,000	4,000	\$10.00 - \$16.00 Gross	Office	Yes	Now	
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Listing Company **Colliers International/Minneapolis-St Paul - Mike Doyle (952) 837-3076 / Teresa Lingg (952) 837-3048**

# Hennepin Steam Building - 116-120 1st Ave

Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market

32,920 SF Class B Office - General Bldg 2,400 SF Available at \$8.00 Net



Property Type **General Office**  
Bldg Size **32,920 SF**  
Status **Existing**  
Year Built **1884**

Land Area **0.25 Ac.**  
Zoning **B4C-1**  
Sublease **No**  
% Occupied **92.71%**

Building Class **B**  
Stories **3**  
Typical Floor **9,580 /SF**  
Parking Spaces **89**  
Parking Ratio **- -**  
Tenancy **Multi-Tenant**

Available SF **2,400 SF**  
Max Contig **2,400 SF**  
Min Divisible **2,400 SF**  
Rental Rate **\$8.00 Net**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators  
Parcel # **053-2202924140061**

Operating Exp/SF **\$5.00 /SF**  
Taxes/SF **\$3.50 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Basement	Basement	2,400	2,400	2,400	\$8.00 Net	Office	Yes	Now	
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Listing Company **Principle Real Estate Advisors - Mike Wendorf (612) 353-3331**

# McKesson Building - 251 1st Ave

Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market

116,378 SF Class B Office - General Bldg 41,422 SF Available at \$8.00 - \$13.00 NNN



CAM does not include janitorial on all suites. Suite 101 in vacant with availability pending.

Property Type **General Office**  
 Bldg Size **116,378 SF**  
 Status **Existing**  
 Year Built **1892**

Land Area **0.45 Ac.**  
 Zoning **B45-2**  
 Sublease **No**  
 % Occupied **64.41%**

Building Class **B**  
 Stories **7**  
 Typical Floor  
 Parking Spaces **12**  
 Parking Ratio **0.10 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **41,422 SF**  
 Max Contig **29,480 SF**  
 Min Divisible **3,000 SF**  
 Rental Rate **\$8.00 - \$13.00 NNN**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **2**  
 Parcel # **053-2202924410090**

Operating Exp/SF **\$5.80 /SF**  
 Taxes/SF **\$2.10 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
4	400	8,465	8,465	3,000	\$8.00 - \$13.00 NNN	Office	Yes	60 Days	
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4	440	3,477	3,477	3,477	\$8.00 - \$13.00 NNN	Office	Yes	60 Days	
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5	500	14,740	29,480	5,000	\$8.00 - \$13.00 NNN	Office	Yes	90 Days	
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5 & 6	500/600	29,480	29,480	5,000	\$8.00 - \$13.00 NNN	Office	Yes	90 Days	
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6	600	14,740	29,480	5,000	\$8.00 - \$13.00 NNN	Office	Yes	90 Days	
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Listing Company **The Ackerberg Group - JoAnna Hicks (612) 924-6417**

# Burd Building - 319 1st Ave

Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market  
23,475 SF Class C Office - General Bldg 8,275 SF Available at \$10.00 Net



Property Type **General Office**  
Bldg Size **23,475 SF**  
Status **Existing**  
Year Built **1907**

Land Area **0.20 Ac.**  
Zoning **--**  
Sublease **No**  
% Occupied **64.75%**

Building Class **C**  
Stories **5**  
Typical Floor **4,000 /SF**  
Parking Spaces **3**  
Parking Ratio **--**  
Tenancy **Multi-Tenant**

Available SF **8,275 SF**  
Max Contig **4,400 SF**  
Min Divisible **3,875 SF**  
Rental Rate **\$10.00 Net**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators  
Parcel # **053-2202924410030**

Operating Exp/SF **\$4.80 /SF**  
Taxes/SF **\$3.16 /SF**

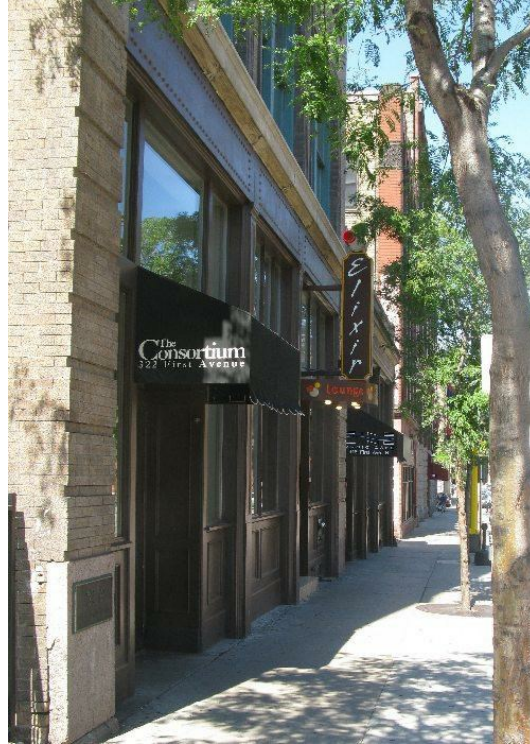
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	3,875	3,875	3,875	\$10.00 Net		Yes	Now	
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5	500	4,400	4,400	4,400	\$10.00 Net		Yes	Now	
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Listing Company **Xceligent, Inc. - Pending Research (816) 303-2895**

# Consortium Building - 322 1st Ave

Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market

35,000 SF Class B Office - General Bldg 2,794 SF Available at \$18.00 - \$22.00 MG



>Convenient access to I-394 and I-94 >Immediate proximity to Target Center, Target Field >Easy walking distance to restaurants, shopping, entertainment, night life >Secured building access >High ceilings, brick and timber construction >Updated building systems, including HVAC and elevator >Access to mass transit: bus, LRT or Northstar

Property Type **General Office**  
 Bldg Size **35,000 SF**  
 Status **Existing**  
 Year Built **1889**

Land Area **0.25 Ac.**  
 Zoning **B4C-2, DP**  
 Sublease **No**  
 % Occupied **92.02%**

Building Class **B**  
 Stories **6**  
 Typical Floor **956 /SF**  
 Parking Spaces **47**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **2,794 SF**  
 Max Contig **2,794 SF**  
 Min Divisible **724 SF**  
 Rental Rate **\$18.00 - \$22.00 MG**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **1**  
 Parcel # **053-2202924410125**

Operating Exp/SF **--**  
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	201	956	2,794	956	\$18.00 - \$22.00 MG	Office	Yes	Now	
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2 & 3	201/300	2,070	2,794	956	\$18.00 - \$22.00 MG	Office	Yes	Now	
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2 & 4	201/403	1,680	2,794	724	\$18.00 - \$22.00 MG	Office	Yes	Now	
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2 & 3 & 4	201/300/403	2,794	2,794	724	\$18.00 - \$22.00 MG	Office	Yes	Now	
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3	300	1,114	2,794	1,114	\$18.00 - \$22.00 MG	Office	Yes	Now	

**Consortium Building - 322 1st Ave**

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**Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market**

35,000 SF Class B Office - General Bldg 2,794 SF Available at \$18.00 - \$22.00 MG

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
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3 & 4	300/403	1,838	2,794	724	\$18.00 - \$22.00 MG	Office	Yes	Now	
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4	403	724	2,794	724	\$18.00 - \$22.00 MG	Office	Yes	Now	
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Listing Company **Colliers International/Minneapolis-St Paul - Mike Doyle (952) 837-3076 / Teresa Lingg (952) 837-3048**

Minneapolis, MN 55401-1608 | Hennepin County | Minneapolis CBD Market  
 27,856 SF Class C Office - General Bldg 16,000 SF Available at \$10.00 - \$12.00 Net



New opportunity to lease a creative boutique style building in the North Loop as it has been home to the last tenant for over 20 years. Great location with convenient access to Whole Foods, apartment complexes, office and creative firms, restaurant/bars, blocks from Target Field and the Multi-modal Interchange expected to open in 2014. The building has great bones and historic architecture with common area renovations planned. Owner specializes in creating boutique style buildings that are artistic in nature.

Property Type **General Office**  
 Bldg Size **27,856 SF**  
 Status **Existing**  
 Year Built **1912**

Land Area **0.08 Ac.**  
 Zoning **B4S-1, DP**  
 Sublease **No**  
 % Occupied **42.56%**

Building Class **C**  
 Stories **2**  
 Typical Floor **3,200 /SF**  
 Parking Spaces **3**  
 Parking Ratio **0.18 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **16,000 SF**  
 Max Contig **16,000 SF**  
 Min Divisible **1,000 SF**  
 Rental Rate **\$10.00 - \$12.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **1**  
 Parcel # **053-2202924410058**

Operating Exp/SF **\$4.00 /SF**  
 Taxes/SF **\$4.00 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Firs 1 & 2		16,000	16,000	1,000	\$10.00 - \$12.00 Net	Office	Yes	Now	Negotiable

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 Listing Company **Principle Real Estate Advisors - Mike Wendorf (612) 353-3331**



**415-417 1st Ave N - 415 1st Ave N**

**Minneapolis, MN 55401-1777 | Hennepin County | Minneapolis CBD Market**  
 11,712 SF Class C Office - General Bldg 4,900 SF Available at \$21.00 - \$23.00 Gross



- Brick and timber interior building available for lease • Unique space with open brick stair from 3rd to 4th floor • Single offices available • Historic building located in the midst of the warehouse district • Convenient to many area attractions, including theatre, dining and night life • Near downtown light rail station and other mass trans

Property Type <b>General Office</b>	Land Area <b>0.06 Ac.</b>
Bldg Size <b>11,712 SF</b>	Zoning <b>B-4</b>
Status <b>Existing</b>	Sublease <b>No</b>
Year Built <b>1901</b>	% Occupied <b>58.16%</b>
Building Class <b>C</b>	Available SF <b>4,900 SF</b>
Stories <b>4</b>	Max Contig <b>4,900 SF</b>
Typical Floor <b>2,522 /SF</b>	Min Divisible <b>100 SF</b>
Parking Spaces <b>3</b>	Rental Rate <b>\$21.00 - \$23.00 Gross</b>
Parking Ratio <b>--</b>	Sale Price <b>Not for Sale</b>
Tenancy <b>Multi-Tenant</b>	Price/SF <b>Not for Sale</b>
Core Factor	Operating Exp/SF <b>\$8.60 /SF</b>
Elevators	Taxes/SF <b>\$3.81 /SF</b>
Parcel # <b>053-2202924420076</b>	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3		2,450	4,900	100	\$21.00 - \$23.00 Gross	Office	Yes		
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4		2,450	4,900	100	\$21.00 - \$23.00 Gross	Office	Yes	Now	
<ul style="list-style-type: none"> <li>• Brick and timber interior building available for lease</li> <li>• Unique space with open brick stair from 3rd to 4th floor</li> <li>• Single offices available</li> <li>• Historic building located in the midst of the warehouse district</li> <li>• Convenient to many area attractions, including theatre, dining and night life</li> <li>• Near downtown light rail station and other mass trans</li> </ul>									
4 & 3	/	4,900	4,900	100	\$21.00 - \$23.00 Gross	Office	Yes		

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 Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

**415-417 1st Ave N - 415 1st Ave N**

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**Minneapolis, MN 55401-1777 | Hennepin County | Minneapolis CBD Market**

11,712 SF Class C Office - General Bldg 4,900 SF Available at \$21.00 - \$23.00 Gross

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
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Listing Company **Colliers International/Minneapolis-St Paul - Mike Doyle (952) 837-3076 / Nils Snyder (952) 837-3020 / Teresa Lingg (952) 837-3048**

# Kickernick Building - 416 1st Ave N

Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market

148,046 SF Class B Office - General Bldg 27,477 SF Available at \$17.00 - \$21.00 Gross



Property Type **General Office**  
 Bldg Size **148,046 SF**  
 Status **Existing**  
 Year Built **1896**

Land Area **0.59 Ac.**  
 Zoning **B-4; C-2**  
 Sublease **No**  
 % Occupied **81.44%**

Building Class **B**  
 Stories **7**  
 Typical Floor **26,086 /SF**  
 Parking Spaces  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **27,477 SF**  
 Max Contig **10,950 SF**  
 Min Divisible **1,533 SF**  
 Rental Rate **\$17.00 - \$21.00 Gross**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2202924420021**

Operating Exp/SF **\$6.49 /SF**  
 Taxes/SF **\$2.87 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
6	630	1,533	1,533	1,533	\$17.00 - \$20.00 Gross		Yes	Now	
<b>Newly renovated Warehouse District building with brick and timber construction featuring high ceilings, lots of glass, and all new infrastructure. Coffee Shop, Convenience Store and full service bank in lobby. Close to the CBD, Target Center, Block E, Lightrail.</b>									
<b>The Sherman Group - Your Warehouse District Partner.</b>									
6th	680	6,091	6,091	2,000	\$17.00 - \$20.00 Gross		Yes		
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7th		8,903	8,903	2,000	\$18.00 - \$21.00 Gross		Yes	Now	
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Listing Company **Sherman Group - Matt Sherman (612) 220-7525**

# International Design Center - 211 N 1st St

Minneapolis, MN 55401-1427 | Hennepin County | Minneapolis CBD Market

63,938 SF Class B Office - General Bldg 19,564 SF Available at \$10.00 - \$11.00 NNN



Beautifully restored and updated building with classic and stylish interiors including hardwood floors, high ceilings, exposed brick and wood beams.

Property Type **General Office**  
 Bldg Size **63,938 SF**  
 Status **Existing**  
 Year Built **1930**

Land Area **0.53 Ac.**  
 Zoning **B4C-1**  
 Sublease **No**  
 % Occupied **69.4%**

Building Class **B**  
 Stories **4**  
 Typical Floor **15,984 /SF**  
 Parking Spaces **10**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **19,564 SF**  
 Max Contig **6,500 SF**  
 Min Divisible **198 SF**  
 Rental Rate **\$10.00 - \$11.00 NNN**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **2202924140204**

Operating Exp/SF **\$5.60 /SF**  
 Taxes/SF **\$2.28 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	285	537	537	537	\$10.00 - \$11.00 NNN	Office	Yes	Now	
<b>Beautifully restored building located in the Warehouse District with office, studio, retail and storage spaces available. Co-tenants and neighboring retailers include well-established, high-end designers, art galleries and restaurants. Storage space is available at \$8.00 gross.</b>									
2	290	772	772	772	\$10.00 - \$11.00 NNN	Office	Yes	Now	
<b>Beautifully restored building located in the Warehouse District with office, studio, retail and storage spaces available. Co-tenants and neighboring retailers include well-established, high-end designers, art galleries and restaurants. Storage space is available at \$8.00 gross.</b>									
3	300	3,243	3,243	3,243	\$10.00 - \$11.00 NNN	Office	Yes	Now	
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3	325	198	198	198	\$10.00 - \$11.00 NNN	Office	Yes	Now	
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3	345	2,910	2,910	2,910	\$10.00 - \$11.00 NNN	Office	Yes	Now	

# International Design Center - 211 N 1st St

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Minneapolis, MN 55401-1427 | Hennepin County | Minneapolis CBD Market

63,938 SF Class B Office - General Bldg 19,564 SF Available at \$10.00 - \$11.00 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
<b>Beautifully restored building located in the Warehouse District with office, studio, retail and storage spaces available. Co-tenants and neighboring retailers include well-established, high-end designers, art galleries and restaurants. Storage space is available at \$8.00 gross.</b>									
3	370	6,500	6,500	4,900	\$10.00 - \$11.00 NNN	Office	Yes	Now	
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Listing Company **Schafer Richardson, Inc. - Mike Olson (612) 359-5843**

# Itasca Building - 708 N 1st St

Minneapolis, MN 55401-1464 | Hennepin County | Minneapolis CBD Market  
 81,318 SF Class C Office - General Bldg 4,537 SF Available at \$9.00 - \$11.00 NNN



Beautifully restored historic building located a half block from the Mississippi River in the Warehouse District offering a creative blend of retail and office tenants. Flexible space with private and open floor plans, many with balcony views of the Mississippi River.

Property Type <b>General Office</b>	Land Area <b>0.52 Ac.</b>
Bldg Size <b>81,318 SF</b>	Zoning <b>C3A</b>
Status <b>Existing</b>	Sublease <b>No</b>
Year Built <b>1906</b>	% Occupied <b>94.42%</b>
Building Class <b>C</b>	Available SF <b>4,537 SF</b>
Stories <b>6</b>	Max Contig <b>2,302 SF</b>
Typical Floor <b>13,553 /SF</b>	Min Divisible <b>127 SF</b>
Parking Spaces <b>160</b>	Rental Rate <b>\$9.00 - \$11.00 NNN</b>
Parking Ratio <b>--</b>	Sale Price <b>Not for Sale</b>
Tenancy <b>Multi-Tenant</b>	Price/SF <b>Not for Sale</b>
Core Factor	Operating Exp/SF <b>\$5.45 /SF</b>
Elevators	Taxes/SF <b>\$2.06 /SF</b>
Parcel # <b>053-2202924120095</b>	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	235D	127	127	127	\$10.00 - \$11.00 NNN	Office	Yes	Now	
<b>Beautifully restored historic building located a half block from the Mississippi River in the Warehouse District offering a creative blend of retail and office tenants. Flexible space with private and open floorplans, many with balcony views of the Mississippi River.</b>									
2nd	233	2,302	2,302	2,302	\$10.00 - \$11.00 NNN	Office	Yes	Now	
<b>Beautifully restored historic building located a half block from the Mississippi River in the Warehouse District offering a creative blend of retail and office tenants. Flexible space with private and open floorplans, many with balcony views of the Mississippi River.</b>									
Lower	CR 31	1,260	1,260	1,260	\$9.00 NNN	Office	Yes	Now	
<b>Beautifully restored historic building located a half block from the Mississippi River in the Warehouse District offering a creative blend of retail and office tenants. Flexible space with private and open floorplans, many with balcony views of the Mississippi River.</b>									
Lower	CR 33	848	848	848	\$9.00 NNN	Office	Yes	Now	

# Itasca Building - 708 N 1st St

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Minneapolis, MN 55401-1464 | Hennepin County | Minneapolis CBD Market

81,318 SF Class C Office - General Bldg 4,537 SF Available at \$9.00 - \$11.00 NNN

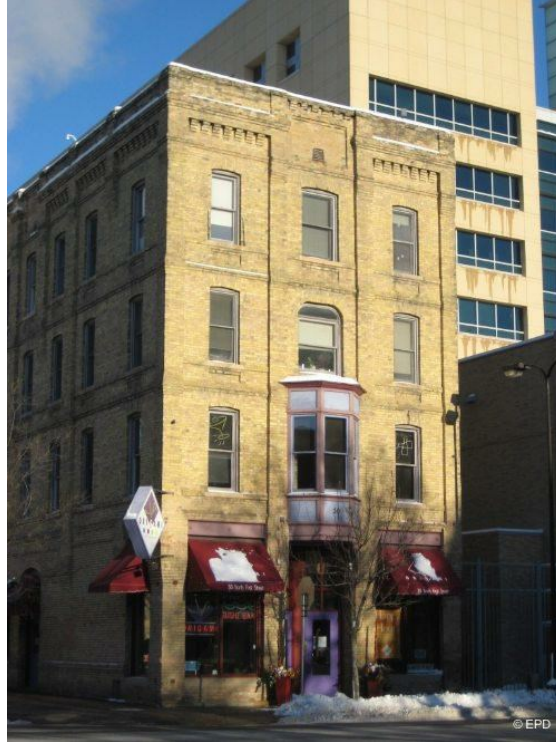
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
<b>Beautifully restored historic building located a half block from the Mississippi River in the Warehouse District offering a creative blend of retail and office tenants. Flexible space with private and open floorplans, many with balcony views of the Mississippi River.</b>									

Listing Company **Schafer Richardson, Inc.** - Mike Olson (612) 359-5843

# Origami Building - 30 1st St N

Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market

12,010 SF Class B Office - General Bldg 423 SF Available at \$16.00 - \$18.00 Gross



Property Type **General Office**  
 Bldg Size **12,010 SF**  
 Status **Existing**  
 Year Built **1888**

Land Area **0.11 Ac.**  
 Zoning **RC**  
 Sublease **No**  
 % Occupied **96.48%**

Building Class **B**  
 Stories **4**  
 Typical Floor **2,400 /SF**  
 Parking Spaces **8**  
 Parking Ratio **0.66 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **423 SF**  
 Max Contig **423 SF**  
 Min Divisible **242 SF**  
 Rental Rate **\$16.00 - \$18.00 Gross**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **1**  
 Parcel # **2302924230019**

Operating Exp/SF **--**  
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	423	423	423	242	\$16.00 - \$18.00 Gross	Office	Yes	Now	
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Listing Company **Hoyt Properties - Marc Nanne (612) 746-5029**



**Minneapolis, MN 55406 | Hennepin County | Minneapolis CBD Market**  
 12,080 SF Class B Office - General Bldg 3,400 SF Available at \$4.50 Net



Clean, well located office space in South Minneapolis with storage space.

Property Type <b>General Office</b>	Land Area <b>0.54 Ac.</b>
Bldg Size <b>12,080 SF</b>	Zoning <b>I-1</b>
Status <b>Existing</b>	Sublease <b>No</b>
Year Built <b>1971</b>	% Occupied <b>71.85%</b>
Building Class <b>B</b>	Available SF <b>3,400 SF</b>
Stories <b>1</b>	Max Contig <b>3,400 SF</b>
Typical Floor	Min Divisible <b>3,400 SF</b>
Parking Spaces <b>12</b>	Rental Rate <b>\$4.50 Net</b>
Parking Ratio <b>1.74 /1000 SF</b>	Sale Price <b>Not for Sale</b>
Tenancy <b>Single-Tenant</b>	Price/SF <b>Not for Sale</b>
Core Factor	Operating Exp/SF <b>\$0.72 /SF</b>
Elevators	Taxes/SF <b>\$2.02 /SF</b>
Parcel # <b>3602924130067</b>	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		3,400	3,400	3,400	\$4.50 Net	Office	Yes	Now	

Clean, well located office space in South Minneapolis with storage space.

Listing Company **Points West Realty - Steve Larson (763) 230-7324**

# Northstar Center - 608 2nd Ave

Minneapolis, MN 55402-1916 | Hennepin County | Minneapolis CBD Market

645,096 SF Class B Office - General Bldg 31,612 SF Available at \$7.00 - \$10.00 NNN



Largest Food Court In Downtown Minneapolis 2nd Highest Skyway Traffic Count in Minneapolis (14,000 People Per Day) 650,000 SF of Office Space That is Approximately 93% Occupied Attached Crowne Plaza Hotel with 222 Newly Renovated Guestrooms On-Site Parking Ramp with 1,000 Spaces

Property Type **General Office**  
 Bldg Size **645,096 SF**  
 Status **Existing**  
 Year Built **1962**

Land Area **0.75 Ac.**  
 Zoning **B4-2**  
 Sublease **No**  
 % Occupied **95.92%**

Building Class **B**  
 Stories **13**  
 Typical Floor **13,000 /SF**  
 Parking Spaces **1,000**  
 Parking Ratio **1.55 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **31,612 SF**  
 Max Contig **13,656 SF**  
 Min Divisible **742 SF**  
 Rental Rate **\$7.00 - \$10.00 NNN**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **7**  
 Parcel # **053-2702924110099**

Operating Exp/SF **\$7.99 /SF**  
 Taxes/SF **\$2.62 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200	1,387	1,387	1,387	\$7.00 NNN	Office	Yes	Now	
--									
4	460	2,626	2,626	2,626	\$7.00 NNN	Office	Yes	Now	
--									
4	470	742	742	742	\$7.00 NNN	Office	Yes	Now	
--									
6	600	2,875	9,122	2,875	\$7.00 NNN	Office	Yes	Now	
--									
6	600/610	9,122	13,656	2,875	\$7.00 NNN	Office	Yes	Now	
--									

Fort Inc - [www.operationfort.com](http://www.operationfort.com)

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

**Northstar Center - 608 2nd Ave**

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**Minneapolis, MN 55402-1916 | Hennepin County | Minneapolis CBD Market**

645,096 SF Class B Office - General Bldg 31,612 SF Available at \$7.00 - \$10.00 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
6	610/650	10,781	13,656	4,534	\$7.00 NNN	Office	Yes	Now	
--									
6	610/600/650	13,656	13,656	2,875	\$7.00 NNN	Office	Yes	Now	
--									
6	650	4,534	10,781	4,534	\$7.00 NNN	Office	Yes	Now	
--									

Listing Company **Cassidy Turley - Mark Stevens (612) 347-9365 / Luke Allison (612) 347-9364**

# WCCO Building - 625 2nd Ave

Minneapolis, MN 55402-1912 | Hennepin County | Minneapolis CBD Market  
 55,516 SF Class C Office - General Bldg 8,905 SF Available at \$5.00 - \$10.00 Net



Property Type **General Office**  
 Bldg Size **55,516 SF**  
 Status **Existing**  
 Year Built **1914**

Land Area **0.27 Ac.**  
 Zoning **B-4-2**  
 Sublease **No**  
 % Occupied **83.96%**

Building Class **C**  
 Stories **5**  
 Typical Floor **11,240 /SF**  
 Parking Spaces **56**  
 Parking Ratio **1.00 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **8,905 SF**  
 Max Contig **4,637 SF**  
 Min Divisible **85 SF**  
 Rental Rate **\$5.00 - \$10.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **2702924110031; 053-2702924110031**

Operating Exp/SF **\$9.04 /SF**  
 Taxes/SF **\$1.88 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
4	400	506	506	506	\$5.00 - \$10.00 Net	Office	Yes	Now	
--									
4	404	1,161	1,161	1,161	\$5.00 - \$10.00 Net	Office	Yes	Now	
--									
4	405	276	276	276	\$5.00 - \$10.00 Net	Office	Yes	Now	
--									
4	406	242	242	242	\$5.00 - \$10.00 Net	Office	Yes	Now	
--									
4	408	1,158	1,158	1,158	\$5.00 - \$10.00 Net	Office	Yes	Now	
--									
4	411	85	85	85	\$5.00 - \$10.00 Net	Office	Yes	Now	
--									
5	500	840	840	840	\$5.00 - \$10.00 Net	Office	Yes	Now	

Fort Inc - [www.operationfort.com](http://www.operationfort.com)

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

**WCCO Building - 625 2nd Ave**

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Minneapolis, MN 55402-1912 | Hennepin County | Minneapolis CBD Market  
55,516 SF Class C Office - General Bldg 8,905 SF Available at \$5.00 - \$10.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
5	501	4,637	4,637	1,000	\$5.00 - \$10.00 Net	Office	Yes	Now	
--									

Listing Company **Cassidy Turley - Mark Stevens (612) 347-9365 / Luke Allison (612) 347-9364**

# International Centre - 920 2nd Ave

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

278,859 SF Class B Office - General Bldg 50,886 SF Available at \$12.00 - \$14.00 Net



Property Type **General Office**  
 Bldg Size **278,859 SF**  
 Status **Existing**  
 Year Built **1985**

Land Area **0.44 Ac.**  
 Zoning **(Office)**  
 Sublease **No**  
 % Occupied **81.75%**

Building Class **B**  
 Stories **17**  
 Typical Floor **18,074 /SF**  
 Parking Spaces **165**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **50,886 SF**  
 Max Contig **42,983 SF**  
 Min Divisible **1,360 SF**  
 Rental Rate **\$12.00 - \$14.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2702924140069**

Operating Exp/SF **\$7.12 /SF**  
 Taxes/SF **\$3.01 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
6	620	1,360	1,360	1,360	\$12.00 - \$14.00 Net	Office	Yes	Now	
--									
9	920	2,580	2,580	2,580	\$12.00 - \$14.00 Net	Office	Yes	Now	
--									
12	1225	1,929	1,929	1,929	\$12.00 - \$14.00 Net	Office	Yes	Now	
--									
12	1275	2,034	2,034	2,034	\$12.00 - \$14.00 Net		Yes	Now	
--									
14	1400	17,746	27,980	2,000	\$12.00 - \$14.00 Net	Office	Yes	Now	
--									
14 & 15	1400/1500	27,980	42,983	2,000	\$12.00 - \$14.00 Net	Office	Yes	Now	
--									
15	1500	10,234	42,983	2,000	\$12.00 - \$14.00 Net	Office	Yes	Now	

Fort Inc - [www.operationfort.com](http://www.operationfort.com)

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

**International Centre - 920 2nd Ave**

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**Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market**

278,859 SF Class B Office - General Bldg 50,886 SF Available at \$12.00 - \$14.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
15, 16, 17 & 15	1550-1600-1700/1500	25,237	42,983	2,000	\$12.00 - \$14.00 Net	Office	Yes	Now	
--									
15 & 15, 16, 17 & 14	1500/1550-1600-1700/1400	42,983	42,983	2,000	\$12.00 - \$14.00 Net	Office	Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Michael Perkins (952) 897-7725 / Mike Doyle (952) 837-3076**



Property Type **General Office**  
 Bldg Size **197,000 SF**  
 Status **Existing**  
 Year Built **1980**

Land Area **0.00 Ac.**  
 Zoning **B-4-1**  
 Sublease **No**  
 % Occupied **73.7%**

Building Class **B**  
 Stories **8**  
 Typical Floor **28,000 /SF**  
 Parking Spaces **89**  
 Parking Ratio **0.45 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **62,495 SF**  
 Max Contig **29,009 SF**  
 Min Divisible **619 SF**  
 Rental Rate **\$9.00 - \$11.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **5**  
 Parcel # **2302924330012**

Operating Exp/SF **\$7.61 /SF**  
 Taxes/SF **\$2.06 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	310	877	877	877	\$9.00 - \$11.00 Net	Office	Yes	Now	Negotiable
--									
3	340	2,555	2,555	2,555	\$9.00 - \$11.00 Net	Office	Yes	Now	Negotiable
--									
5	565	3,322	3,322	3,322	\$9.00 - \$11.00 Net		Yes	Now	
--									
7	725	619	619	619	\$9.00 - \$11.00 Net	Office	Yes	Now	Negotiable
--									
7	730	4,960	4,960	4,960	\$9.00 - \$11.00 Net	Office	Yes	Now	Negotiable
--									
7	750	3,576	3,576	3,576	\$9.00 - \$11.00 Net	Office	Yes	Now	Negotiable
--									



**330 S 2nd Ave**

**Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market**

197,000 SF Class B Office - General Bldg 62,495 SF Available at \$9.00 - \$11.00 Net

Listing Company **JLL - Jon Dahl (612) 217-5130 / Brent Robertson (612) 217-5132 / Ann Rinde (612) 217-5115 / Sam Maguire (612) 217-5157**

# Baker Building - 706 S 2nd Ave

Minneapolis, MN 55402-3003 | Hennepin County | Minneapolis CBD Market  
 96,476 SF Class B Office - General Bldg 29,029 SF Available at \$8.00 - \$12.00 Net



Property Type **General Office**  
 Bldg Size **96,476 SF**  
 Status **Existing**  
 Year Built **1926**

Land Area **0.53 Ac.**  
 Zoning **B-4-2**  
 Sublease **No**  
 % Occupied **69.91%**

Building Class **B**  
 Stories **12**  
 Typical Floor **7,200 /SF**  
 Parking Spaces **31**  
 Parking Ratio **0.33 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **29,029 SF**  
 Max Contig **7,489 SF**  
 Min Divisible **563 SF**  
 Rental Rate **\$8.00 - \$12.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor **1.1%**  
 Elevators  
 Parcel # **053-2702924110004**

Operating Exp/SF **\$8.44 /SF**  
 Taxes/SF **\$2.07 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	137/141	3,590	3,590	1,262	\$10.00 - \$12.00 Net	Office	Yes	Now	
<b>high ceilings</b>									
2	276	1,010	1,010	1,010	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
7	700	3,599	7,085	3,599	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
7	720	711	7,085	711	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
7	750	2,212	7,085	2,212	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
7	760	563	7,085	563	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									

**Baker Building - 706 S 2nd Ave**

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**Minneapolis, MN 55402-3003 | Hennepin County | Minneapolis CBD Market**

96,476 SF Class B Office - General Bldg 29,029 SF Available at \$8.00 - \$12.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
7	Mult. Suites	7,085	7,085	563	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
8	800	2,716	2,716	2,716	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									
1200	1200	7,489	7,489	3,989	\$8.00 - \$10.00 Net	Office	Yes	Now	
--									

Listing Company **Transwestern - Charles Howard (612) 343-4200**

# Oracle Centre - 900 S 2nd Ave

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

342,806 SF Class B Office - General Bldg 34,367 SF Available at \$12.00 - \$14.00 Net



Property Type **General Office**  
 Bldg Size **342,806 SF**  
 Status **Existing**  
 Year Built **1984**

Land Area **0.00 Ac.**  
 Zoning **B4-2**  
 Sublease **No**  
 % Occupied **90.23%**

Building Class **B**  
 Stories **19**  
 Typical Floor **16,000 /SF**  
 Parking Spaces **148**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **34,367 SF**  
 Max Contig **18,875 SF**  
 Min Divisible **438 SF**  
 Rental Rate **\$12.00 - \$14.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2702924110160**

Operating Exp/SF **\$7.12 /SF**  
 Taxes/SF **\$3.01 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	120	1,062	1,062	1,062	\$12.00 - \$14.00 Net	Office	Yes	Now	
--									
1	150	438	438	438	\$12.00 - \$14.00 Net	Office	Yes	Now	
--									
2	250A	3,169	5,831	2,000	\$12.00 - \$14.00 Net	Office	Yes	Now	
--									
2	250A/270	4,950	5,831	1,781	\$12.00 - \$14.00 Net	Office	Yes		
--									
2	250A/280	4,050	5,831	881	\$12.00 - \$14.00 Net	Office	No	Now	
--									
2	250A/280/270	5,831	5,831	881	\$12.00 - \$14.00 Net	Office	No		
--									
2	270	1,781	5,831	1,781	\$12.00 - \$14.00 Net	Office	Yes		

Fort Inc - [www.operationfort.com](http://www.operationfort.com)

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

**Oracle Centre - 900 S 2nd Ave**

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**Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market**

342,806 SF Class B Office - General Bldg 34,367 SF Available at \$12.00 - \$14.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
2	280	881	5,831	881	\$12.00 - \$14.00 Net	Office	No	Now	
--									
2	280/270	2,662	5,831	881	\$12.00 - \$14.00 Net	Office	No		
--									
3	300	18,875	18,875	2,000	\$12.00 - \$14.00 Net	Office	Yes	Now	
--									
4	440	1,205	1,205	1,205	\$12.00 - \$14.00 Net	Office	Yes	Now	
--									
4	480	4,077	4,077	2,000	\$12.00 - \$14.00 Net	Office	Yes	Now	
--									
6	650	2,879	2,879	2,000	\$12.00 - \$14.00 Net	Office	Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Michael Perkins (952) 897-7725 / Mike Doyle (952) 837-3076**

# Northwestern Building - 219 2nd St

Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market  
 80,000 SF Class C Office - Loft Bldg 9,500 SF Available at \$13.00 - \$15.00 NNN



Property Type **Loft Office**  
 Bldg Size **80,000 SF**  
 Status **Existing**  
 Year Built **1914**

Land Area **0.77 Ac.**  
 Zoning **B4N; DH; DP**  
 Sublease **No**  
 % Occupied **88.13%**

Building Class **C**  
 Stories **5**  
 Typical Floor **9,381 /SF**  
 Parking Spaces **32**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **9,500 SF**  
 Max Contig **6,400 SF**  
 Min Divisible **2,000 SF**  
 Rental Rate **\$13.00 - \$15.00 NNN**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2202924140130**

Operating Exp/SF **\$3.75 /SF**  
 Taxes/SF **\$3.00 /SF**

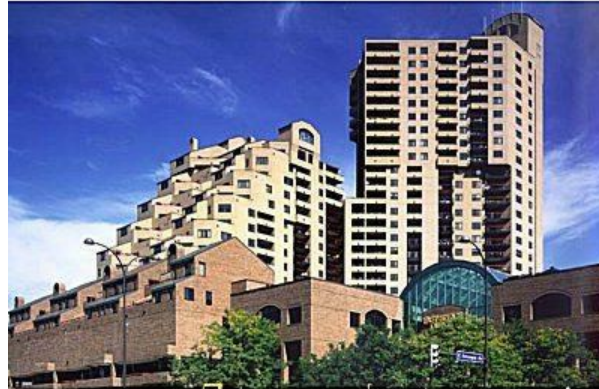
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
4	41xx	2,000	6,400	2,000	\$13.00 - \$15.00 NNN		Yes	Now	
--									
4	41xx/42xx	6,400	6,400	2,000	\$13.00 - \$15.00 NNN		Yes	Now	
--									
4	42xx	4,400	6,400	4,400	\$13.00 - \$15.00 NNN		Yes	Now	
--									
4	43xx	3,100	3,100	3,100	\$13.00 - \$15.00 NNN		Yes	60 Days	
--									

Listing Company **The Ackerberg Group - JoAnna Hicks (612) 924-6417**

# East Bridge at Riverplace - 10 NE 2nd St

Minneapolis, MN 55413 | Hennepin County | Minneapolis CBD Market

65,372 SF Class B Office - General Bldg 20,972 SF Available at \$9.00 - \$12.00 Net



Property Type **General Office**  
 Bldg Size **65,372 SF**  
 Status **Existing**  
 Year Built **1984**

Land Area **0.94 Ac.**  
 Zoning **B-3; C-4**  
 Sublease **No**  
 % Occupied **67.92%**

Building Class **B**  
 Stories **4**  
 Typical Floor **16,343 /SF**  
 Parking Spaces **0**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **20,972 SF**  
 Max Contig **5,865 SF**  
 Min Divisible **834 SF**  
 Rental Rate **\$9.00 - \$12.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2302924240095**

Operating Exp/SF **\$11.75 /SF**  
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	103	1,959	1,959	1,959	\$9.00 - \$12.00 Net	Office	Yes	Now	
--									
1	107	2,638	2,638	2,638	\$9.00 - \$12.00 Net	Office	Yes	Now	
--									
1	109	1,821	1,821	1,821	\$9.00 - \$12.00 Net	Office	Yes	Now	
--									
2	200	1,685	1,685	1,685	\$9.00 - \$12.00 Net	Office	Yes	Now	
--									
2	205	992	992	992	\$9.00 - \$12.00 Net	Office	Yes	Now	
--									
2	208	1,258	4,974	1,258	\$9.00 - \$12.00 Net	Office	Yes	Now	
<b>Nice suite finished with medical requirements. Lots of water!!</b>									
2	208/209	4,974	4,974	1,258	\$9.00 - \$12.00 Net	Office	Yes	Now	

**East Bridge at Riverplace - 10 NE 2nd St**

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**Minneapolis, MN 55413 | Hennepin County | Minneapolis CBD Market**

65,372 SF Class B Office - General Bldg 20,972 SF Available at \$9.00 - \$12.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
2	209	3,716	4,974	3,716	\$9.00 - \$12.00 Net	Office	Yes	Now	
--									
2	210	1,038	1,038	1,038	\$9.00 - \$12.00 Net	Office	Yes	Now	
--									
2	212/213	5,865	5,865	834	\$9.00 - \$12.00 Net	Office	Yes	Now	
--									
2	213	834	5,865	834	\$9.00 - \$12.00 Net	Office	Yes	Now	
--									

Listing Company **Sentinel Real Estate Corporation - Mary Waldrop (612) 379-2438**



# Machine Shop Development - 300 2nd St SE

Minneapolis, MN 55414 | Hennepin County | Minneapolis CBD Market  
 28,000 SF Class C Office - General Bldg 28,000 SF Available at \$18.00 Net



Pillsbury "A" Mall Historic Renovation. This unique property offers office and/or retail space in an exceptional location near downtown Minneapolis, the University of Minnesota and close proximity to new residential projects.

Property Type <b>General Office</b>	Land Area <b>0.91 Ac.</b>
Bldg Size <b>28,000 SF</b>	Zoning <b>M-2-3</b>
Status <b>Existing</b>	Sublease <b>No</b>
Year Built <b>1916</b>	% Occupied <b>0%</b>
Building Class <b>C</b>	Available SF <b>28,000 SF</b>
Stories <b>3</b>	Max Contig <b>28,000 SF</b>
Typical Floor <b>4,666 /SF</b>	Min Divisible <b>5,000 SF</b>
Parking Spaces	Rental Rate <b>\$18.00 Net</b>
Parking Ratio <b>- -</b>	Sale Price <b>Not for Sale</b>
Tenancy <b>Single-Tenant</b>	Price/SF <b>Not for Sale</b>
Core Factor	Operating Exp/SF <b>- -</b>
Elevators	Taxes/SF <b>- -</b>
Parcel # <b>23-029-24-41-0037</b>	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1-2		28,000	28,000	5,000	\$18.00 Net	Office	Yes	Now	

**Development at Pillsbury "A" Mall Historic Renovation. This unique property offers office and/or retail space in an exceptional location near downtown Minneapolis, the University of Minnesota and close proximity to new residential projects.**

Listing Company **Schafer Richardson, Inc. - Mike Olson (612) 359-5843**

**Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market**  
 85,000 SF Class C Office - General Bldg 6,655 SF Available at \$16.00 Gross



On site management, on bus line, along Mississippi River (downtown Minneapolis side), free conference room, lockers, showers, atrium. This location has 9 private offices, open cube space, a conference room, a kitchen, a reception area and storage. Can be combined with Suite 120 already listed.

Property Type **General Office**  
 Bldg Size **85,000 SF**  
 Status **Existing**  
 Year Built **1880**

Land Area **0.00 Ac.**  
 Zoning **C-3**  
 Sublease **No**  
 % Occupied **96.15%**

Building Class **C**  
 Stories **4**  
 Typical Floor **19,000 /SF**  
 Parking Spaces **243**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **6,655 SF**  
 Max Contig **3,386 SF**  
 Min Divisible **3,269 SF**  
 Rental Rate **\$16.00 Gross**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2302924310047**

Operating Exp/SF **--**  
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	120	3,386	3,386	3,386	\$16.00 Gross	Office	No	8/1/2014	
<b>Can be combined with Suite 130 already listed.</b>									
1	130	3,269	3,269	3,269	\$16.00 Gross	Office	Yes	Now	
<b>9 private offices and open cube space, conference room, kitchen, reception and storage. Can be combined with Suite 120 already listed.</b>									

Listing Company **SMB Realty Company - Craig Kupritz (612) 339-2651**

# Colonial Warehouse - 212 3rd Ave

Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market

161,179 SF Class C Office - Loft Bldg 39,474 SF Available at \$12.00 - \$15.00 Net



In the heart of the warehouse district, Colonial Warehouse offers a building with character and the convenience of downtown Minneapolis. Arched bay windows, high ceilings, hardwood floors, brick and timber. Moose and Sadie's Cafe, On-site property management and engineers, security and parking lot behind the building. Great location near the Twins Stadium and LRT.

Property Type **Loft Office**  
 Bldg Size **161,179 SF**  
 Status **Existing**  
 Year Built **1890**

Land Area **1.72 Ac.**  
 Zoning **B4C-1, DP**  
 Sublease **No**  
 % Occupied **93.6%**

Building Class **C**  
 Stories **5**  
 Typical Floor **32,235 /SF**  
 Parking Spaces **64**  
 Parking Ratio **0.50 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **39,474 SF**  
 Max Contig **8,643 SF**  
 Min Divisible **863 SF**  
 Rental Rate **\$12.00 - \$15.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor **1%**  
 Elevators **3**  
 Parcel # **053-2202924140156; 2202924140156**

Operating Exp/SF **\$6.66 /SF**  
 Taxes/SF **\$2.08 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	108	863	863	863	\$12.00 - \$15.00 Net	Office	No	11/1/2014	
--									
1	140	7,915	7,915	3,500	\$12.00 - \$15.00 Net	Office	No	11/1/2014	
--									
4	425	1,012	1,012	1,012	\$12.00 - \$15.00 Net	Office	No	12/1/2014	
--									
4	476	2,065	2,065	2,065	\$12.00 - \$15.00 Net	Office	No	2/1/2015	
--									
B	B32	3,369	3,369	3,369	\$12.00 - \$15.00 Net	Office	No	11/1/2014	

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

**Colonial Warehouse - 212 3rd Ave**

**Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market**

161,179 SF Class C Office - Loft Bldg 39,474 SF Available at \$12.00 - \$15.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
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Listing Company **Cassidy Turley - Mark Stevens (612) 347-9365 / Luke Allison (612) 347-9364**

# Kinney & Lange - 312 3rd St

Minneapolis, MN 55415 | Hennepin County | Minneapolis CBD Market

30,690 SF Class B Office - General Bldg 28,000 SF Available at \$14.00 - \$16.00 Gross



Property Type **General Office**  
 Bldg Size **30,690 SF**  
 Status **Existing**  
 Year Built **1906**

Land Area **0.23 Ac.**  
 Zoning **B4-1; DP**  
 Sublease **No**  
 % Occupied **8.77%**

Building Class **B**  
 Stories **6**  
 Typical Floor **10,230 /SF**  
 Parking Spaces  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **28,000 SF**  
 Max Contig **20,000 SF**  
 Min Divisible **1,000 SF**  
 Rental Rate **\$14.00 - \$16.00 Gross**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2302924330027**

Operating Exp/SF **--**  
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2		8,000	8,000	1,000	\$14.00 - \$16.00 Gross	Office	Yes	Now	
--									
5		10,000	20,000	1,500	\$14.00 - \$16.00 Gross	Office	Yes	Now	
--									
6		10,000	20,000	1,500	\$14.00 - \$16.00 Gross	Office	Yes	Now	
--									
6 & 5	/	20,000	20,000	1,500	\$14.00 - \$16.00 Gross	Office	Yes	Now	
--									

Listing Company **Principle Real Estate Advisors - Mike Wendorf (612) 353-3331**

**112 3rd St N - 112 N 3rd St**

**Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market**  
 14,000 SF Class C Office - General Bldg 5,380 SF Available at \$18.00



1907 Brick & Timber Construction, Numerous windows & skylights, Updated HVAC systems in each suite, Home to THE 112 EATERY, Downtown location within walking distance to Target Field, Skyways, parking ramps, parks and much more. \* CALL ERSI at (651) 482-1871 for more information and to view other available listings visit <http://www.essencerealestate.com>

Property Type **General Office**  
 Bldg Size **14,000 SF**  
 Status **Existing**  
 Year Built **1907**

Land Area **0.09 Ac.**  
 Zoning **B-1**  
 Sublease **No**  
 % Occupied **61.57%**

Building Class **C**  
 Stories **6**  
 Typical Floor **2,333 /SF**  
 Parking Spaces **3**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **5,380 SF**  
 Max Contig **4,000 SF**  
 Min Divisible **450 SF**  
 Rental Rate **\$18.00 --**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **0**  
 Parcel # **053-2202924410055**

Operating Exp/SF **--**  
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3		2,000	4,000	2,000	\$18.00 Gross Lease	Office	Yes	Now	
<b>1907 Brick &amp; Timber Construction, Numerous Windows Provide Natural Lighting, Updated HVAC Systems in Each Suite, Home of the 112 Eatery (A Downtown Mpls Premier Award Winning Restaurant), Downtown Location! Walking Distance to Target Field, Skyways, Parking Ramps, Parks and much more.</b>									
<b>* CALL ERSI at (651) 482-1871 for more information and to vie</b>									
3 & 5	/	4,000	4,000	2,000	\$18.00 Gross Lease	Office	Yes	Now	
--									
4	Office #1	930	930	930	\$18.00 Gross		Yes	Now	

**112 3rd St N - 112 N 3rd St**

Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market

14,000 SF Class C Office - General Bldg 5,380 SF Available at \$18.00

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1907 Brick & Timber Construction, Numerous windows & skylights, Updated HVAC systems in each suite, Home to THE 112 EATERY, Downtown location within walking distance to Target Field, Skyways, parking ramps, parks and much more.									

\* CALL ERSI at (651) 482-1871 for more information and to view other available listings visit <http://www.essencerealest>

4	Office #2	450	450	450	\$18.00 Gross		Yes	Now	
1907 Brick & Timber Construction, Numerous windows & skylights, Updated HVAC systems in each suite, Home to THE 112 EATERY, Downtown location within walking distance to Target Field, Skyways, parking ramps, parks and much more.									

\* CALL ERSI at (651) 482-1871 for more information and to view other available listings visit <http://www.essencerealest>

5		2,000	4,000	2,000	\$18.00 Gross Lease	Office	Yes	Now	
1907 Brick & Timber Construction, Numerous Windows Provide Natural Lighting, Updated HVAC Systems in Each Suite, Home of the 112 Eatery (A Downtown Mpls Premier Award Winning Restaurant), Downtown Location! Walking Distance to Target Field, Skyways, Parking Ramps, Parks and much more.									

\* CALL ERSI at (651) 482-1871 for more information and to vie

Listing Company **Essence Real Estate** - Jeff Salzbrun (612) 788-1552 / Jeff Nordness (651) 482-1871

Minneapolis, MN 55401-1252 | Hennepin County | Minneapolis CBD Market  
 44,100 SF Class C Office - General Bldg 4,377 SF Available at \$9.00 - \$10.00 Net



Beautifully restored 95 year old building with hardwood floors, high ceilings, large windows, exposed brick and wood beams.

Property Type **General Office**  
 Bldg Size **44,100 SF**  
 Status **Existing**  
 Year Built **1910**

Land Area **0.36 Ac.**  
 Zoning **B4S-1**  
 Sublease **No**  
 % Occupied **90.07%**

Building Class **C**  
 Stories **5**  
 Typical Floor  
 Parking Spaces **78**  
 Parking Ratio **1.90 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **4,377 SF**  
 Max Contig **4,377 SF**  
 Min Divisible **1,025 SF**  
 Rental Rate **\$9.00 - \$10.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **2202924130146**

Operating Exp/SF **\$4.73 /SF**  
 Taxes/SF **\$3.01 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		4,377	4,377	1,025	\$9.00 - \$10.00 Net	Office	Yes	Now	
--									

Listing Company **Schafer Richardson, Inc. - Mike Olson (612) 359-5843**



# Gurley Building Development - 900 N 3rd St

Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market

60,000 SF Class B Office - General Bldg 10,862 SF Available at \$15.00 - \$20.00 Net



Office development.

Property Type <b>General Office</b>	Land Area <b>0.45 Ac.</b>
Bldg Size <b>60,000 SF</b>	Zoning <b>B42; DP</b>
Status <b>Existing</b>	Sublease <b>No</b>
Year Built <b>1919</b>	% Occupied <b>81.9%</b>
Building Class <b>B</b>	Available SF <b>10,862 SF</b>
Stories <b>5</b>	Max Contig <b>7,171 SF</b>
Typical Floor <b>8,500 /SF</b>	Min Divisible <b>1,639 SF</b>
Parking Spaces <b>12</b>	Rental Rate <b>\$15.00 - \$20.00 Net</b>
Parking Ratio <b>0.20 /1000 SF</b>	Sale Price <b>Not for Sale</b>
Tenancy <b>Multi-Tenant</b>	Price/SF <b>Not for Sale</b>
Core Factor <b>16%</b>	Operating Exp/SF <b>--</b>
Elevators <b>2</b>	Taxes/SF <b>--</b>
Parcel # <b>2202924210054</b>	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	110	2,052	2,052	2,052	\$20.00 Net	Office	Yes	Now	
--									
1	125	1,639	1,639	1,639	\$20.00 Net	Office	Yes	Now	
--									

Listing Company **Schafer Richardson, Inc. - Mike Olson (612) 359-5843**

# Bassett Creek Business Center - 901 N 3rd St

Minneapolis, MN 55401-1051 | Hennepin County | Minneapolis CBD Market  
 133,006 SF Class C Office - General Bldg 18,599 SF Available at \$10.00 - \$11.00 NNN



Beautifully restored building with sand blasted exposed brick. This building is located in the North Loop Neighborhood with easy access to Target Field, I-94, I-394 and Highway 55.

Property Type <b>General Office</b>	Land Area <b>0.96 Ac.</b>
Bldg Size <b>133,006 SF</b>	Zoning <b>B-2</b>
Status <b>Existing</b>	Sublease <b>No</b>
Year Built <b>1917</b>	% Occupied <b>87.57%</b>
Building Class <b>C</b>	Available SF <b>18,599 SF</b>
Stories <b>5</b>	Max Contig <b>8,554 SF</b>
Typical Floor <b>26,601 /SF</b>	Min Divisible <b>2,067 SF</b>
Parking Spaces	Rental Rate <b>\$10.00 - \$11.00 NNN</b>
Parking Ratio <b>- -</b>	Sale Price <b>Not for Sale</b>
Tenancy <b>Multi-Tenant</b>	Price/SF <b>Not for Sale</b>
Core Factor	Operating Exp/SF <b>\$4.75 /SF</b>
Elevators	Taxes/SF <b>\$1.76 /SF</b>
Parcel # <b>2202924210323</b>	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	115	4,888	4,888	4,888	\$10.00 - \$11.00 NNN	Office	Yes	Now	
--									
1	165	3,090	3,090	3,090	\$10.00 - \$11.00 NNN	Office	Yes	Now	
<b>Office and storage space available. Building is located in North Loop Neighborhood, 1 block off Washington Avenue with excellent access to I-94, I-394 and Highway 55.</b>									
2	240	2,889	8,554	2,889	\$10.00 - \$11.00 NNN	Office	Yes	Now	
<b>Office and storage space available. Building is located in North Loop Neighborhood, 1 block off Washington Avenue with excellent access to I-94, I-394 and Highway 55.</b>									
2	250/240	8,554	8,554	2,889	\$10.00 - \$11.00 NNN	Office	Yes	Now	
--									
3	350	2,067	2,067	2,067	\$10.00 - \$11.00 NNN	Office	No	30 Days	

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 Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

## Bassett Creek Business Center - 901 N 3rd St

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Minneapolis, MN 55401-1051 | Hennepin County | Minneapolis CBD Market

133,006 SF Class C Office - General Bldg 18,599 SF Available at \$10.00 - \$11.00 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Office and storage space available. Building is located in North Loop Neighborhood, 1 block off Washington Avenue with excellent access to I-94, I-394 and Highway 55.									

Listing Company **Schafer Richardson, Inc.** - Mike Olson (612) 359-5843

# Thresher Square - 700 S 3rd St

Minneapolis, MN 55415 | Hennepin County | Minneapolis CBD Market  
117,144 SF Class B Office - General Bldg 48,915 SF Available at \$10.50 Net



Property Type **General Office**  
Bldg Size **117,144 SF**  
Status **Existing**  
Year Built **1900**

Land Area **0.33 Ac.**  
Zoning **B4C-2, DP**  
Sublease **No**  
% Occupied **58.24%**

Building Class **B**  
Stories **7**  
Typical Floor **8,200 /SF**  
Parking Spaces **13**  
Parking Ratio **0.11 /1000 SF**  
Tenancy **Multi-Tenant**

Available SF **48,915 SF**  
Max Contig **26,078 SF**  
Min Divisible **538 SF**  
Rental Rate **\$10.50 Net**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators **5**  
Parcel # **2602924210003; 053-2602924210003**

Operating Exp/SF **\$6.34 /SF**  
Taxes/SF **\$1.35 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	107W	538	538	538	\$10.50 Net	Office	Yes	Now	
--									

Listing Company **Transwestern - Norma Jaeger (612) 359-1605 / Martin Wolfe (612) 359-1650**

# The Commercial Building - 106 3rd St N

Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market  
 18,000 SF Class C Office - General Bldg 3,600 SF Available at \$12.00 Net



The Commercial Building located in the Warehouse District. Corner of First Avenue and Third Street. Jackson Hole restaurant on first floor. Large windows, open ceiling, brick walls, wood floors. Minneapolis Warehouse District is the leading arts and entertainment district hosting creative businesses and the theater district. One block from a municipal parking garage. Quick access to freeways and light rail.

Property Type **General Office**  
 Bldg Size **18,000 SF**  
 Status **Existing**  
 Year Built - -

Land Area - -  
 Zoning - -  
 Sublease **No**  
 % Occupied **100%**

Building Class **C**  
 Stories **5**  
 Typical Floor  
 Parking Spaces  
 Parking Ratio - -  
 Tenancy **Multi-Tenant**

Available SF **3,600 SF**  
 Max Contig **3,600 SF**  
 Min Divisible **3,000 SF**  
 Rental Rate **\$12.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **1**  
 Parcel #

Operating Exp/SF - -  
 Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	300	3,600	3,600	3,000	\$12.00 Net	Office	No	30 Days	3-5 years

**Warehouse District wood floors, open ceiling, large windows, exposed brick Third floor space with elevator access.**

Listing Company **Results Real Estate - Anna Murray (612) 598-1962**

# Flour Exchange Building - 310 S 4th Ave

Minneapolis, MN 55415 | Hennepin County | Minneapolis CBD Market

100,000 SF Class B Office - General Bldg 20,275 SF Available at \$9.00 - \$10.00 Net



Easy location to come and go. Across the street from Federal Courthouse. New Skyway connection comming in Spring of 2010

Property Type **General Office**  
 Bldg Size **100,000 SF**  
 Status **Existing**  
 Year Built **1892**

Land Area **0.36 Ac.**  
 Zoning **B-4-1**  
 Sublease **No**  
 % Occupied **79.73%**

Building Class **B**  
 Stories **12**  
 Typical Floor **8,000 /SF**  
 Parking Spaces  
 Parking Ratio - -  
 Tenancy **Multi-Tenant**

Available SF **20,275 SF**  
 Max Contig **11,275 SF**  
 Min Divisible **1,380 SF**  
 Rental Rate **\$9.00 - \$10.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor **15%**  
 Elevators  
 Parcel # **053-2302924330035**

Operating Exp/SF **\$5.25 /SF**  
 Taxes/SF **\$2.75 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	11,275	11,275	1,380	Negotiable Net	Office	Yes	Now	
<b>Easy location to come and go. Across the street from Fedral Courthouse. New Skyway connection comming in Spring of 2010</b>									
3	300	9,000	9,000	2,500	\$9.00 - \$10.00 Net	Office	Yes	Now	
<b>Easy location to come and go. Across the street from Fedral Courthouse. New Skyway connection comming in Spring of 2010</b>									

Listing Company **Principle Real Estate Advisors - Mike Wendorf (612) 353-3331**

# Fur Mart Building - 16-18 4th St

Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market  
 40,267 SF Class B Office - General Bldg 12,345 SF Available at \$12.00 MG



Inexpensive downtown office space. Flexible lease terms. On-site owner. Short distance to Skyway system. Bldg is located in the historic warehouse district.

Property Type **General Office**  
 Bldg Size **40,267 SF**  
 Status **Existing**  
 Year Built **1915**

Land Area **0.12 Ac.**  
 Zoning **B4S-2 DP**  
 Sublease **No**  
 % Occupied **69.34%**

Building Class **B**  
 Stories **8**  
 Typical Floor  
 Parking Spaces **5**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **12,345 SF**  
 Max Contig **4,191 SF**  
 Min Divisible **564 SF**  
 Rental Rate **\$12.00 MG**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2202924410036**

Operating Exp/SF **--**  
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2		2,100	2,100	2,100	\$12.00 MG		Yes	Now	
--									
3		2,100	2,100	2,100	\$12.00 MG		Yes	Now	
--									
4		2,141	2,141	564	\$12.00 MG		Yes	Now	
<b>Can divide to 145 sf, 564 sf, 1139 sf, or 1284 sf.</b>									
5		4,191	4,191	2,058	\$12.00 MG		Yes	Now	
--									
7		1,813	1,813	1,813	\$12.00 MG		Yes	Now	
--									

**Fur Mart Building - 16-18 4th St**

**Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market**  
40,267 SF Class B Office - General Bldg 12,345 SF Available at \$12.00 MG

Listing Company **Yablo Commercial Real Estate - Richard Yablonsky (763) 231-0282**



# Crown Roller Mill - 105 5th Ave

Minneapolis, MN 55401-2593 | Hennepin County | Minneapolis CBD Market

89,269 SF Class B Office - General Bldg 22,698 SF Available at \$12.00 - \$14.00 Net



> Close proximity to Minneapolis CBD > Building conference room > Located in the historic Whitney Mill Corridor > Near parks and walking paths > Great views of the river > On-site property management > Easy access to I-35W and I-94

Property Type **General Office**  
 Bldg Size **89,269 SF**  
 Status **Existing**  
 Year Built **1890**

Land Area **0.42 Ac.**  
 Zoning **C3A**  
 Sublease **No**  
 % Occupied **81.3%**

Building Class **B**  
 Stories **7**  
 Typical Floor **1 /SF**  
 Parking Spaces **200**  
 Parking Ratio **2.24 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **22,698 SF**  
 Max Contig **22,698 SF**  
 Min Divisible **2,000 SF**  
 Rental Rate **\$12.00 - \$14.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2302924340053**

Operating Exp/SF **\$8.71 /SF**  
 Taxes/SF **\$2.38 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		9,690	22,698	2,400	\$12.00 - \$14.00 Net		Yes	Now	
--									
1 & 2	/200	16,690	22,698	2,000	\$12.00 - \$14.00 Net		Yes		
--									
1 & 2	/	15,698	22,698	2,000	\$12.00 - \$14.00 Net		No		
--									
1 & 2	/200/	22,698	22,698	2,000	\$12.00 - \$14.00 Net		No		
--									
2		6,008	22,698	2,000	\$12.00 - \$14.00 Net		No		
--									
2	200	7,000	22,698	2,000	\$12.00 - \$14.00 Net		Yes		

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

**Crown Roller Mill - 105 5th Ave**

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**Minneapolis, MN 55401-2593 | Hennepin County | Minneapolis CBD Market**

89,269 SF Class B Office - General Bldg 22,698 SF Available at \$12.00 - \$14.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
2	200/	13,008	22,698	2,000	\$12.00 - \$14.00 Net		No		
--									

Listing Company **Colliers International/Minneapolis-St Paul - Mike Doyle (952) 837-3076 / Nils Snyder (952) 837-3020 / Teresa Lingg (952) 837-3048**

# Stein Building - 26 5th St

Minneapolis, MN 55428 | Hennepin County | Minneapolis CBD Market

28,586 SF Class C Office - General Bldg 6,987 SF Available at \$12.00 - \$12.75 NNN



The Stein Building offers a newly renovated office environment with a bright and open floor plan, high ceilings and large windows. These features make it a great location for tenants looking for Downtown office space. Just steps from the Light Rail, Twins Stadium, Target Center, restaurants and more.

Property Type **General Office**  
Bldg Size **28,586 SF**  
Status **Existing**  
Year Built **1926**

Land Area **0.14 Ac.**  
Zoning **B4S-2, DP**  
Sublease **No**  
% Occupied **75.56%**

Building Class **C**  
Stories **4**  
Typical Floor **5,774 /SF**  
Parking Spaces **0**  
Parking Ratio **0.00 /1000 SF**  
Tenancy **Multi-Tenant**

Available SF **6,987 SF**  
Max Contig **5,068 SF**  
Min Divisible **1,919 SF**  
Rental Rate **\$12.00 - \$12.75 NNN**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators **1**  
Parcel # **053-2202924430097**

Operating Exp/SF **\$5.87 /SF**  
Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
4	A	1,919	1,919	1,919	\$12.00 - \$12.75 NNN	Office	Yes	Now	Negotiable
--									

Listing Company **Colliers International/Minneapolis-St Paul - Jim Kenney (952) 897-7822 / Dan Altstatt (952) 837-3049**

# Ford Center - 420 5th St

Minneapolis, MN 55401-1348 | Hennepin County | Minneapolis CBD Market  
267,690 SF Class B Office - General Bldg 550 SF Available at \$14.75 - \$16.00 Net



Located in the North Loop, adjacent to Target Field and the Interchange Project. LEED Gold certifications.

Property Type **General Office**  
Bldg Size **267,690 SF**  
Status **Existing**  
Year Built **1913**

Land Area **0.77 Ac.**  
Zoning **M-1**  
Sublease **No**  
% Occupied **99.79%**

Building Class **B**  
Stories **10**  
Typical Floor **26,769 /SF**  
Parking Spaces **11**  
Parking Ratio **- -**  
Tenancy **Multi-Tenant**

Available SF **550 SF**  
Max Contig **550 SF**  
Min Divisible **550 SF**  
Rental Rate **\$14.75 - \$16.00 Net**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators  
Parcel # **053-2202924420035**

Operating Exp/SF **\$8.45 /SF**  
Taxes/SF **\$4.32 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		550	550	550	\$14.75 - \$16.00 Net	Office	Yes	Now	
<b>Retail space</b>									

Listing Company **Cushman & Wakefield/NorthMarq - Sonja Dusil (612) 305-2144 / Jim Montez (612) 305-2107**

# Lumber Exchange Building - 10 S 5th St

Minneapolis, MN 55403 | Hennepin County | Minneapolis CBD Market

216,600 SF Class C Office - General Bldg 33,827 SF Available at \$17.00 - \$21.00 Gross



The Lumber Exchange offers a landmark address with great rates. Come see why so many law firms, creative and production companies have made this building their home! Grand marble lobby. High vaulted ceilings. Exposed brick. Skyway connected. Across the street from Lightrail. Attached parking ramp: \$185/mo. Convenience store. Two restaurants for breakfast, lunch and dinner.

Property Type **General Office**  
 Bldg Size **216,600 SF**  
 Status **Existing**  
 Year Built **1885**

Land Area **0.55 Ac.**  
 Zoning **B4-2; DP**  
 Sublease **No**  
 % Occupied **84.38%**

Building Class **C**  
 Stories **12**  
 Typical Floor **21,000 /SF**  
 Parking Spaces **59**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **33,827 SF**  
 Max Contig **20,000 SF**  
 Min Divisible **2,098 SF**  
 Rental Rate **\$17.00 - \$21.00 Gross**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor **1.1%**  
 Elevators  
 Parcel # **053-2202924440106**

Operating Exp/SF **\$9.05 /SF**  
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
4th	450	4,000	4,000	4,000	\$19.00 - \$20.00 Gross		Yes	Now	
<b>Marble and hardwood floors.</b>									
6th	640	3,064	3,064	3,064	\$17.00 - \$20.00 Gross		Yes		
--									
10th	1005	2,098	7,169	2,098	\$18.00 - \$20.00 Gross		Yes	Now	
<b>The Lumber Exchange offers a landmark address with great rates. Come see why so many law firms, creative and production companies have made this building their home! Grand marble lobby. High vaulted ceilings. Exposed brick. Skyway connected. Across the street from Lightrail. Attached parking ramp: \$185/mo. Convenience store. Two restaurants</b>									
10th	1010	2,187	8,285	2,187	\$17.00 - \$20.00 Gross		Yes	Now	

# Lumber Exchange Building - 10 S 5th St

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Minneapolis, MN 55403 | Hennepin County | Minneapolis CBD Market

216,600 SF Class C Office - General Bldg 33,827 SF Available at \$17.00 - \$21.00 Gross

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
<b>The Lumber Exchange offers a landmark address with great rates. Come see why so many law firms, creative and production companies have made this building their home! Grand marble lobby. High vaulted ceilings. Exposed brick. Skyway connected. Across the street from Lightrail. Attached parking ramp: \$185/mo. Convenience store. Two restaurants</b>									
10th	1010/1005	4,285	8,285	2,098	\$17.00 - \$20.00 Gross		Yes	Now	
--									
11	1103	2,478	2,478	2,478	\$18.00 - \$20.00 Gross		Yes	Now	
<b>The Lumber Exchange offers a landmark address with great rates. Come see why so many law firms, creative and production companies have made this building their home! Grand marble lobby. High vaulted ceilings. Exposed brick. Skyway connected. Across the street from Lightrail. Attached parking ramp: \$185/mo. Convenience store. Two restaurants</b>									

Listing Company **Sherman Group - Matt Sherman (612) 220-7525**

# Fifth Street Towers - 100 S 5th St

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

436,551 SF Class A Office - General Bldg 36,200 SF Available at \$2.50 - \$10.00 Gross



Single office suites for lease. Includes phones, copier, fax, receptionist, etc.

Property Type **General Office**  
Bldg Size **436,551 SF**  
Status **Existing**  
Year Built **1985**

Land Area **0.56 Ac.**  
Zoning **B-4-2**  
Sublease **Yes**  
% Occupied **100%**

Building Class **A**  
Stories **25**  
Typical Floor **13,239 /SF**  
Parking Spaces **250**  
Parking Ratio **0.57 /1000 SF**  
Tenancy **Multi-Tenant**

Available SF **36,200 SF**  
Max Contig **36,000 SF**  
Min Divisible **200 SF**  
Rental Rate **\$2.50 - \$10.00 Gross**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators **11**  
Parcel # **053-2202924440100**

Operating Exp/SF **--**  
Taxes/SF **\$4.98 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
14th Floor		200	200	200	\$2.50 - \$7.50 Gross		No	Now	

**Single office suites for lease. Includes phones, copier, fax, receptionist, etc.**

Listing Company **Colliers International/Minneapolis-St Paul - James Damiani (952) 897-7731**

# Fifth Street Towers - 100 S 5th St

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

436,551 SF Class A Office - General Bldg 170,007 SF Available at \$15.00 - \$17.50 NNN



Property Type **General Office**  
 Bldg Size **436,551 SF**  
 Status **Existing**  
 Year Built **1985**

Land Area **0.56 Ac.**  
 Zoning **B-4-2**  
 Sublease **No**  
 % Occupied **61.06%**

Building Class **A**  
 Stories **25**  
 Typical Floor **13,239 /SF**  
 Parking Spaces **250**  
 Parking Ratio **0.57 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **170,007 SF**  
 Max Contig **94,020 SF**  
 Min Divisible **1,280 SF**  
 Rental Rate **\$15.00 - \$17.50 NNN**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **11**  
 Parcel # **053-2202924440100**

Operating Exp/SF **\$7.20 /SF**  
 Taxes/SF **\$4.76 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	350	3,375	3,375	3,375	\$15.00 NNN	Office	Yes	Now	
--									
3	360	1,280	1,280	1,280	\$15.00 NNN	Office	Yes	Now	
--									
3	375	2,056	2,056	2,056	\$15.00 NNN	Office	Yes	Now	
--									
4	420	2,970	2,970	2,970	\$15.00 NNN	Office	Yes	Now	
--									
4	450	2,676	2,676	2,676	\$15.00 NNN	Office	Yes	Now	
--									
4	490	1,684	1,684	1,684	\$15.00 NNN	Office	Yes	Now	
--									



**Fifth Street Towers - 100 S 5th St**

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**Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market**

436,551 SF Class A Office - General Bldg 170,007 SF Available at \$15.00 - \$17.50 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
8	805	2,324	93,995	2,324	\$15.00 NNN	Office	Yes	Now	
--									
8	810	2,455	93,995	2,455	\$15.00 NNN	Office	Yes	Now	
--									
8	820	2,946	93,995	2,946	\$15.00 NNN	Office	Yes	Now	
--									
8	840	2,032	93,995	2,032	\$15.00 NNN	Office	Yes	Now	
--									
12	1210	2,559	94,020	2,559	\$15.00 NNN	Office	Yes	Now	
--									
20	2040	1,864	1,864	1,864	\$16.00 NNN	Office	Yes	Now	
--									
20	2050	3,371	3,371	3,371	\$16.00 NNN	Office	Yes	Now	
--									
24	2425	2,059	2,059	2,059	\$17.50 NNN	Office	Yes	Now	
--									
Mult. Floors	Mult. Suites	94,020	94,020	2,032	\$15.00 NNN	Office	Yes	Now	
--									

Listing Company **Zeller Realty - Mike Wilhelm (612) 317-2924 / Mary Burnton (612) 317-2970**

# Fifth Street Towers - 150 S 5th St

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

632,510 SF Class A Office - General Bldg 162,695 SF Available at \$15.00 - \$17.50 NNN



Property Type **General Office**  
 Bldg Size **632,510 SF**  
 Status **Existing**  
 Year Built **1989**

Land Area **0.00 Ac.**  
 Zoning **B-4-2**  
 Sublease **No**  
 % Occupied **74.28%**

Building Class **A**  
 Stories **36**  
 Typical Floor **10,516 /SF**  
 Parking Spaces **240**  
 Parking Ratio **0.37 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **162,695 SF**  
 Max Contig **86,060 SF**  
 Min Divisible **1,640 SF**  
 Rental Rate **\$15.00 - \$17.50 NNN**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2202924440101**

Operating Exp/SF **\$7.20 /SF**  
 Taxes/SF **\$4.76 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	320	3,153	3,153	3,153	\$15.00 NNN	Office	Yes	Now	
--									
3	340	3,116	3,116	3,116	\$15.00 NNN	Office	Yes	Now	
--									
3	370	2,008	2,008	2,008	\$15.00 NNN	Office	Yes	Now	
--									
13	1310	3,282	3,282	3,282	\$15.00 NNN	Office	Yes	Now	
--									
14	1450	4,364	4,364	4,364	\$15.00 NNN	Office	Yes	Now	
--									
14	1480	2,417	2,417	2,417	\$15.00 NNN	Office	Yes	Now	
--									
14	1490	3,721	3,721	3,721	\$15.00 NNN	Office	Yes	Now	

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

**Fifth Street Towers - 150 S 5th St**

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**Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market**

632,510 SF Class A Office - General Bldg 162,695 SF Available at \$15.00 - \$17.50 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
32	3275	2,665	2,665	2,665	\$17.50 NNN	Office	Yes	Now	
--									
34	3475	1,640	1,640	1,640	\$17.50 NNN	Office	Yes	Now	
--									

Listing Company **Zeller Realty - Mike Wilhelm (612) 317-2924 / Mary Burnton (612) 317-2970**

# Butler North Building - 111 5th St N

Minneapolis, MN 55403 | Hennepin County | Minneapolis CBD Market

128,000 SF Class C Office - General Bldg 7,038 SF Available at \$13.00 - \$14.00 Gross



Excellent value in Butler North Building. Exposed ceilings, Brick & Timber, hardwood floors, updated office space with great lighting and mostly open floor plan (see attached plans). Includes offices, conference rooms, kitchenette, reception, and full wiring to accommodate up to 41 people in existing workstations. Sublease term through September 30, 2016.

Property Type <b>General Office</b>	Land Area <b>2.94 Ac.</b>
Bldg Size <b>128,000 SF</b>	Zoning <b>B-4; C-2</b>
Status <b>Existing</b>	Sublease <b>Yes</b>
Year Built <b>1906</b>	% Occupied <b>94.5%</b>
Building Class <b>C</b>	Available SF <b>7,038 SF</b>
Stories <b>8</b>	Max Contig <b>7,038 SF</b>
Typical Floor <b>6,000 /SF</b>	Min Divisible <b>2,900 SF</b>
Parking Spaces	Rental Rate <b>\$13.00 - \$14.00 Gross</b>
Parking Ratio <b>--</b>	Sale Price <b>Not for Sale</b>
Tenancy <b>Multi-Tenant</b>	Price/SF <b>Not for Sale</b>
Core Factor	Operating Exp/SF <b>--</b>
Elevators	Taxes/SF <b>--</b>
Parcel # <b>053-2202924430032</b>	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	3rd Floor	7,038	7,038	2,900	\$13.00 - \$14.00 Gross	Office	Yes	Now	Sublease thru 9/30/16

**Excellent value in Butler North Building. Exposed ceilings, Brick & Timber, hardwood floors, updated office space with great lighting and mostly open floor plan (see attached plans). Includes offices, conference rooms, kitchenette, reception, and full wiring to accommodate up to 41 people in existing workstations. Sublease term through Sept 2016**

Listing Company **Corporate Tenant Advisors - David Buyse (612) 252-9894 / Rory Johnson (612) 252-9893**

# Butler Square - 100-116 6th St

Minneapolis, MN 55403-1916 | Hennepin County | Minneapolis CBD Market

367,717 SF Class B Office - General Bldg 123,154 SF Available at \$12.00 - \$14.00 NNN



Top-of-the-line, fully renovated warehouse district building, amenities include three restaurants, child care facility, convenience shop, post office, on-site management, skyway connections and many other nearby restaurants and entertainment venues.

Property Type <b>General Office</b>	Land Area <b>0.69 Ac.</b>
Bldg Size <b>367,717 SF</b>	Zoning <b>B-4; C-2</b>
Status <b>Existing</b>	Sublease <b>No</b>
Year Built <b>1906</b>	% Occupied <b>71.42%</b>
Building Class <b>B</b>	Available SF <b>123,154 SF</b>
Stories <b>9</b>	Max Contig <b>54,444 SF</b>
Typical Floor	Min Divisible <b>925 SF</b>
Parking Spaces <b>7</b>	Rental Rate <b>\$12.00 - \$14.00 NNN</b>
Parking Ratio <b>0.01 /1000 SF</b>	Sale Price <b>Not for Sale</b>
Tenancy <b>Multi-Tenant</b>	Price/SF <b>Not for Sale</b>
Core Factor	Operating Exp/SF <b>\$7.42 /SF</b>
Elevators	Taxes/SF <b>\$2.84 /SF</b>
Parcel # <b>2202924430111</b>	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	215C	1,656	1,656	1,656	\$12.00 - \$14.00 NNN	Office	Yes	Now	Negotiable
--									
2	227B	925	925	925	\$12.00 - \$14.00 NNN	Office	Yes	Now	Negotiable
--									
3	306B	4,086	4,086	4,086	\$12.00 - \$14.00 NNN	Office	Yes	Now	
--									
6	604A	2,864	2,864	2,864	\$12.00 - \$14.00 NNN	Office	Yes	Now	
--									
6	660B	1,415	1,415	1,415	\$12.00 - \$14.00 NNN	Office	Yes	Now	Negotiable
--									
6	665B	938	938	938	\$12.00 - \$14.00 NNN	Office	Yes	Now	Negotiable

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

**Butler Square - 100-116 6th St**

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**Minneapolis, MN 55403-1916 | Hennepin County | Minneapolis CBD Market**

367,717 SF Class B Office - General Bldg 123,154 SF Available at \$12.00 - \$14.00 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
7	720C	3,372	17,794	3,372	\$12.00 - \$14.00 NNN		No	90 Days	
--									
7	720C/710A	17,794	54,444	3,372	\$12.00 - \$14.00 NNN		No		
--									
7	750B	2,316	16,738	2,316	\$12.00 - \$14.00 NNN		No	60 Days	
--									
7	750B/710A	16,738	54,444	2,316	\$12.00 - \$14.00 NNN		No		
--									
	Mult. Floors	Mult. Suites	54,444	54,444	2,316	\$12.00 - \$14.00 NNN	No		
--									

Listing Company **JLL - Jon Dahl (612) 217-5130 / Brent Robertson (612) 217-5132 / Ann Rinde (612) 217-5115**

# RBC Plaza Office - 60 S 6th St

Minneapolis, MN 55402-4400 | Hennepin County | Minneapolis CBD Market  
 609,368 SF Class A Office - General Bldg 170,610 SF Available at \$15.00 - \$19.00 Net



Exceptional world-class 40-story office tower located along the vibrant Nicollet Mall. Upcoming building renovations including fitness center, conference rooms and casual meeting areas. Office tower is a striking and sophisticated glass and aluminum design with an Italian marble and granite lobby. Flexible floor plans with large glass lines and great views. Easy access to an abundance of downtown amenities. Immediately adjacent to light rail station and numerous parking options. Unique, creative space opportunity with Nicollet Mall exposure / 30,000-60,000+ contiguous rentable square feet.

Property Type **General Office**  
 Bldg Size **609,368 SF**  
 Status **Existing**  
 Year Built **1991**

Land Area **1.33 Ac.**  
 Zoning **B-4-2**  
 Sublease **No**  
 % Occupied **95.48%**

Building Class **A**  
 Stories **40**  
 Typical Floor **13,681 /SF**  
 Parking Spaces **210**  
 Parking Ratio **0.34 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **170,610 SF**  
 Max Contig **79,183 SF**  
 Min Divisible **1,123 SF**  
 Rental Rate **\$15.00 - \$19.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **12**  
 Parcel # **053-2202924440117**

Operating Exp/SF **\$7.72 /SF**  
 Taxes/SF **\$5.84 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
23	2320	2,638	2,638	2,638	\$17.00 - \$19.00 Net	Office	No	4/1/2015	
--									
25	2550	3,046	3,046	3,046	\$17.00 - \$19.00 Net	Office	Yes	Now	
--									
35	3525	1,123	1,123	1,123	\$17.00 - \$19.00 Net	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Sonja Dusil (612) 305-2144 / Brent Erickson (612) 305-2110**

# Canadian Pacific Plaza - 120 S 6th St

Minneapolis, MN 55402-1803 | Hennepin County | Minneapolis CBD Market  
 369,771 SF Class B Office - General Bldg 26,260 SF Available at \$12.00 - \$15.00



Property Type **General Office**  
 Bldg Size **369,771 SF**  
 Status **Existing**  
 Year Built **1958**

Land Area **1.40 Ac.**  
 Zoning **B-4-2**  
 Sublease **No**  
 % Occupied **95.9%**

Building Class **B**  
 Stories **28**  
 Typical Floor **10,800 /SF**  
 Parking Spaces **102**  
 Parking Ratio **0.27 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **26,260 SF**  
 Max Contig **11,100 SF**  
 Min Divisible **1,870 SF**  
 Rental Rate **\$12.00 - \$15.00 - -**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2202924440063**

Operating Exp/SF **\$9.54 /SF**  
 Taxes/SF **\$2.78 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	9,592	9,592	5,000	\$12.00 - \$15.00 NN	Office	Yes	Now	
<b>First floor with 16' ceilings.</b>									
15	1525	1,870	1,870	1,870	\$12.00 - \$14.00 Net	Office	Yes	Now	
--									
17	1710	3,698	3,698	3,698	\$12.00 - \$14.00 Net	Office	Yes	Now	
--									

Listing Company **Hempel - Brent Jacobson (612) 355-2609 / Benjamin Krsnak (612) 355-2608**



**Canadian Pacific Plaza - 120 S 6th St**

**Minneapolis, MN 55402-1803 | Hennepin County | Minneapolis CBD Market**  
 369,771 SF Class B Office - General Bldg 2,000 SF Available at \$22.00 Gross



Great opportunity for a professional services firm looking to lease office space in downtown Minneapolis. Great views from the 17th floor in the center of the CBD. Elevator lobby exposure and below market rental rates. Plug & Play space with furniture. 5 privates on glass, 2 internal workstations, kitchenette, workroom/server, beautiful reception and large conference room. See floor plan and photos.

Property Type **General Office**  
 Bldg Size **369,771 SF**  
 Status **Existing**  
 Year Built **1958**

Land Area **1.40 Ac.**  
 Zoning **B-4-2**  
 Sublease **Yes**  
 % Occupied **99.46%**

Building Class **B**  
 Stories **28**  
 Typical Floor **10,800 /SF**  
 Parking Spaces **102**  
 Parking Ratio **0.27 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **2,000 SF**  
 Max Contig **2,000 SF**  
 Min Divisible **100 SF**  
 Rental Rate **\$22.00 Gross**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2202924440063**

Operating Exp/SF - -  
 Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
17	1700	2,000	2,000	100	\$22.00 Gross	Office	Yes	Now	Thru 2/28/17

**Great opportunity for a professional services firm looking to lease office space in downtown Minneapolis. Great views from the 17th floor in the center of the CBD. Elevator lobby exposure and below market rental rates. Plug & Play space with furniture. 5 privates on glass, 2 internal workstations, kitchenette, workroom/server, beautiful receptio**

Listing Company **Corporate Tenant Advisors - David Buyse (612) 252-9894 / Rory Johnson (612) 252-9893**

# Canadian Pacific Plaza - 120 S 6th St

Minneapolis, MN 55402-1803 | Hennepin County | Minneapolis CBD Market  
369,771 SF Class B Office - General Bldg 3,614 SF Available at Negotiable



> Clean, modern design > Lobby, reception and conference room located at elevator entry > Fully furnished offices, workroom/breakroom, kitchen  
> Five offices, five cubicles > Access to first floor exercise studio > 24/7 building security > Additional storage available > On skyway, with access to numerous restaurants and retail options > Light Rail station 1/2 block from building > Underground parking available > Easy access to I-94, I-35W, and I-394

Property Type **General Office**  
Bldg Size **369,771 SF**  
Status **Existing**  
Year Built **1958**

Land Area **1.40 Ac.**  
Zoning **B-4-2**  
Sublease **Yes**  
% Occupied **100%**

Building Class **B**  
Stories **28**  
Typical Floor **10,800 /SF**  
Parking Spaces **102**  
Parking Ratio **0.27 /1000 SF**  
Tenancy **Multi-Tenant**

Available SF **3,614 SF**  
Max Contig **3,614 SF**  
Min Divisible **3,614 SF**  
Rental Rate **Negotiable - -**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators  
Parcel # **053-2202924440063**

Operating Exp/SF - -  
Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
21	2150	3,614	3,614	3,614	Negotiable		No		Through January 31, 2016
--									

Listing Company **Colliers International/Minneapolis-St Paul - Nils Snyder (952) 837-3020 / Mike Doyle (952) 837-3076 / Teresa Lingg (952) 837-3048**

# US Bank Plaza - 200-220 S 6th St

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

1,373,991 SF Class A Office - General Bldg 181,306 SF Available at \$2.00 - \$30.00 NNN



Management fee of 3% on gross rental. Call Bruce Koehler at 612-338-8250 for leasing information.

Property Type **General Office**  
 Bldg Size **1,373,991 SF**  
 Status **Existing**  
 Year Built **1981**

Land Area **4.00 Ac.**  
 Zoning **B-4-2**  
 Sublease **No**  
 % Occupied **86.8%**

Building Class **A**  
 Stories **62**  
 Typical Floor **20,000 /SF**  
 Parking Spaces **530**  
 Parking Ratio **0.38 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **181,306 SF**  
 Max Contig **25,628 SF**  
 Min Divisible **870 SF**  
 Rental Rate **\$2.00 - \$30.00 NNN**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2702924110084**

Operating Exp/SF **\$7.61 /SF**  
 Taxes/SF **\$4.83 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1 NT	115 NT	3,343	3,343	3,343	\$5.00 - \$30.00 NNN	Office	Yes	Now	
<b>Office/Retail. Management fee of 3% based on gross rental. Call Bruce Koehler at 612-338-8250 for leasing information.</b>									
2NT		2,587	2,587	2,587	\$15.00 - \$30.00 NNN	Office	Yes	Now	
<b>Management fee of 3% based on gross rental. Call Bruce Koehler at 612-338-8250 for leasing information.</b>									
2 NT	296 NT	4,005	4,005	4,005	\$15.00 - \$30.00 NNN	Office	Yes	Now	
--									
4 NT	450 NT	4,002	4,002	4,002	\$10.00 - \$14.00 NNN	Office	Yes	Now	
<b>Management fee of 3% based on gross rental. Call Bruce Koehler at 612-338-8250 for leasing information.</b>									
7 NT	720 NT	2,379	2,379	2,379	\$10.00 - \$14.00 NNN	Office	Yes	Now	
<b>Management fee of 3% based on gross rental. Call Bruce Koehler at 612-338-8250 for leasing information.</b>									
7 NT	730 NT	3,383	3,383	3,383	\$10.00 - \$14.00 NNN	Office	Yes	Now	

**US Bank Plaza - 200-220 S 6th St**

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

1,373,991 SF Class A Office - General Bldg 181,306 SF Available at \$2.00 - \$30.00 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
<b>Management fee of 3% based on gross rental. Call Bruce Koehler at 612-338-8250 for leasing information.</b>									
11 NT	1150 NT	4,524	4,524	4,524	\$12.00 - \$14.00 NNN	Office	Yes	Now	
<b>Management fee of 3% based on gross rental. Call Bruce Koehler at 612-338-8250 for leasing information.</b>									
15 NT	1500 NT	10,968	10,968	5,000	\$12.00 - \$14.00 NNN	Office	Yes	Now	
<b>Call Bruce Koehler at 612-338-8250 for leasing information. A 3% management fee is charged on gross rent.</b>									
16 ST	1650 ST	14,106	14,106	3,000	\$12.00 - \$14.00 NNN	Office	Yes	Now	
<b>Management fee of 3% based on gross rental. Call Bruce Koehler at 612-338-8250 for leasing information</b>									
17 ST	1700 ST	16,370	16,370	5,000	\$12.00 - \$14.00 NNN	Office	Yes	Now	
<b>Management fee of 3% based on gross rental. Call Bruce Koehler at 612-338-8250 for leasing information.</b>									
19 ST	1975 ST	3,542	3,542	3,542	\$12.00 - \$14.00 NNN	Office	Yes	Now	
<b>Management fee of 3% based on gross rental. Call Bruce Koehler at 612-338-8250 for leasing information.</b>									
20 ST	2020 ST	3,072	11,193	3,072	\$12.00 - \$14.00 NNN	Office	Yes	Now	
<b>Management fee of 3% based on gross rental. Call Bruce Koehler at 612-338-8250 for leasing information.</b>									
20 ST	2020 ST/2000 ST	11,193	11,193	3,072	\$12.00 - \$14.00 NNN	Office	Yes	Now	
--									
20 ST	2075 ST	870	870	870	\$12.00 - \$14.00 NNN	Office	Yes	Now	
<b>Management fee of 3% based on gross rental. Call Bruce Koehler at 612-338-8250 for leasing information.</b>									
31 NT	3100 NT	17,634	17,634	5,000	\$2.00 - \$5.00 NNN	Office	Yes	Now	
<b>Management fee of 3% based on gross rental. Call Bruce Koehler at 612-338-8250 for leasing information.</b>									

Listing Company **Hines - Bruce Koehler (612) 338-8250**

# Capella Tower - 225 S 6th St

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

1,401,233 SF Class A Office - General Bldg 124,736 SF Available at \$14.00 - \$25.00 Net



Property Type **General Office**  
 Bldg Size **1,401,233 SF**  
 Status **Existing**  
 Year Built **1990**

Land Area **1.65 Ac.**  
 Zoning **B-4-2**  
 Sublease **No**  
 % Occupied **91.1%**

Building Class **A**  
 Stories **53**  
 Typical Floor **11,045 /SF**  
 Parking Spaces **563**  
 Parking Ratio **0.40 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **124,736 SF**  
 Max Contig **57,165 SF**  
 Min Divisible **894 SF**  
 Rental Rate **\$14.00 - \$25.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **32**  
 Parcel # **053-2702924110127**

Operating Exp/SF **\$8.52 /SF**  
 Taxes/SF **\$5.74 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	0299	2,628	2,628	2,628	\$14.00 - \$25.00 Net	Office	Yes	Now	
<b>225 South Sixth is comprised of a 53-story tower and an 18-story tower totaling approximately 1.4 million square feet. Designed by the renowned architecture firm Pei Cobb Freed &amp; Partners, 225 South Sixth provides a signature address, and is one of the most visible and architecturally significant office towers on Minneapolis' skyline and boasts a s</b>									
3	300P	8,669	8,669	4,000	\$14.00 - \$25.00 Net	Office	Yes	Now	
<b>225 South Sixth is comprised of a 53-story tower and an 18-story tower totaling approximately 1.4 million square feet. Designed by the renowned architecture firm Pei Cobb Freed &amp; Partners, 225 South Sixth provides a signature address, and is one of the most visible and architecturally significant office towers on Minneapolis' skyline and boasts a s</b>									
14	1479P	10,336	10,336	5,000	\$14.00 - \$25.00 Net	Office	Yes	Now	
--									
14P	1498P	894	894	894	\$14.00 - \$25.00 Net	Office	Yes	Now	
--									
16P	1600P	2,793	2,793	2,793	\$14.00 - \$25.00 Net	Office	Yes	Now	

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

**Capella Tower - 225 S 6th St**

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

1,401,233 SF Class A Office - General Bldg 124,736 SF Available at \$14.00 - \$25.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
<b>225 South Sixth is comprised of a 53-story tower and an 18-story tower totaling approximately 1.4 million square feet. Designed by the renowned architecture firm Pei Cobb Freed &amp; Partners, 225 South Sixth provides a signature address, and is one of the most visible and architecturally significant office towers on Minneapolis' skyline and boasts a s</b>									
17T	1795	2,022	2,022	1,500	\$14.00 - \$25.00 Net	Office	Yes	Now	
--									
17T	1796	1,653	1,653	1,653	\$14.00 - \$25.00 Net	Office	Yes	Now	
--									
17T	1797	1,658	1,658	1,658	\$14.00 - \$25.00 Net	Office	Yes	Now	
--									
17T	1798	3,428	3,428	3,428	\$14.00 - \$25.00 Net	Office	Yes	Now	
--									
17T	1799T	2,492	57,165	2,492	\$14.00 - \$25.00 Net	Office	Yes	Now	
<b>225 South Sixth is comprised of a 53-story tower and an 18-story tower totaling approximately 1.4 million square feet. Designed by the renowned architecture firm Pei Cobb Freed &amp; Partners, 225 South Sixth provides a signature address, and is one of the most visible and architecturally significant office towers on Minneapolis' skyline and boasts a s</b>									
25		2,173	2,173	2,173	\$14.00 - \$25.00 Net	Office	Yes	Now	
--									
26		2,154	2,154	2,154	\$14.00 - \$25.00 Net	Office	Yes	Now	
--									
26	2699	9,319	9,319	4,000	\$14.00 - \$25.00 Net	Office	Yes	Now	
<b>225 South Sixth is comprised of a 53-story tower and an 18-story tower totaling approximately 1.4 million square feet. Designed by the renowned architecture firm Pei Cobb Freed &amp; Partners, 225 South Sixth provides a signature address, and is one of the most visible and architecturally significant office towers on Minneapolis' skyline and boasts a s</b>									
41	41XX	2,672	2,672	2,672	\$14.00 - \$25.00 Net	Office	Yes	Now	
--									
43		2,931	2,931	2,931	\$14.00 - \$25.00 Net	Office	Yes	Now	
--									
Mult. Floors	Mult. Suites	57,165	57,165	2,492	\$14.00 - \$25.00 Net	Office	Yes	Now	
--									

Listing Company **CBRE** - Reed Christianson (612) 336-4268 / Erin Wendorf (612) 336-4308 / Mark McCary (612) 336-4317

# Capella Tower - 225 S 6th St

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

1,401,233 SF Class A Office - General Bldg 30,906 SF Available at \$13.00 - \$15.00 Net



Property Type **General Office**  
 Bldg Size **1,401,233 SF**  
 Status **Existing**  
 Year Built **1990**

Land Area **1.65 Ac.**  
 Zoning **B-4-2**  
 Sublease **Yes**  
 % Occupied **100%**

Building Class **A**  
 Stories **53**  
 Typical Floor **11,045 /SF**  
 Parking Spaces **563**  
 Parking Ratio **0.40 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **30,906 SF**  
 Max Contig **30,906 SF**  
 Min Divisible **2,000 SF**  
 Rental Rate **\$13.00 - \$15.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **32**  
 Parcel # **053-2702924110127**

Operating Exp/SF **\$8.52 /SF**  
 Taxes/SF **\$5.74 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
46	4600	15,453	30,906	2,000	\$13.00 - \$15.00 Net	Office	No	2/1/2015	Through February 28, 2018
--									
46 & 47	4600/4700	30,906	30,906	2,000	\$13.00 - \$15.00 Net	Office	No	2/1/2015	
--									
47	4700	15,453	30,906	2,000	\$13.00 - \$15.00 Net	Office	No	2/1/2015	Through February 28, 2018
--									

Listing Company **Colliers International/Minneapolis-St Paul - Nils Snyder (952) 837-3020 / Burton Real Estate Advisors - Thomas Burton (612) 904-2323**

# Fifty South Sixth - 50 6th St S

Minneapolis, MN 55402-1540 | Hennepin County | Minneapolis CBD Market

690,000 SF Class A Office - General Bldg 85,605 SF Available at \$15.00 - \$22.00 Net



Property Type **General Office**  
 Bldg Size **690,000 SF**  
 Status **Existing**  
 Year Built **2000**

Land Area **1.09 Ac.**  
 Zoning **C**  
 Sublease **No**  
 % Occupied **87.59%**

Building Class **A**  
 Stories **29**  
 Typical Floor **23,793 /SF**  
 Parking Spaces **690**  
 Parking Ratio **1.00 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **85,605 SF**  
 Max Contig **32,473 SF**  
 Min Divisible **1,489 SF**  
 Rental Rate **\$15.00 - \$22.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **13**  
 Parcel # **053-2202924440110**

Operating Exp/SF **\$7.20 /SF**  
 Taxes/SF **\$7.68 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
9	9th Floor	1,489	1,489	1,489	\$15.00 - \$22.00 Net		Yes		
--									
9	9th Floor	5,350	5,350	2,000	\$15.00 - \$22.00 Net		Yes		
--									
12	12th Floor	4,296	4,296	2,000	\$15.00 - \$22.00 Net		Yes		
--									
14	14th Floor	2,842	2,842	2,842	\$15.00 - \$22.00 Net		Yes		
--									
14	14th Floor	4,192	4,192	2,000	\$15.00 - \$22.00 Net		Yes		
--									
14	14th Floor	2,512	2,512	2,512	\$15.00 - \$22.00 Net		Yes		
--									



**Fifty South Sixth - 50 6th St S**

50

**Minneapolis, MN 55402-1540 | Hennepin County | Minneapolis CBD Market**

690,000 SF Class A Office - General Bldg 85,605 SF Available at \$15.00 - \$22.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
22	2200	32,451	32,451	2,000	\$15.00 - \$22.00 Net		Yes		
--									
24	2400	32,473	32,473	2,000	\$15.00 - \$22.00 Net		Yes		
--									

Listing Company **Colliers International/Minneapolis-St Paul - Mike Doyle (952) 837-3076 / Jim Kenney (952) 897-7822 / Teresa Lingg (952) 837-3048**

# Plaza Seven - 45 7th St

Minneapolis, MN 55402-1614 | Hennepin County | Minneapolis CBD Market  
 335,150 SF Class A Office - General Bldg 114,900 SF Available at \$16.00 - \$19.00 Net



Plaza Seven is located in the heart of downtown Minneapolis between Nicollet and Hennepin on Seventh Street. The Class A office building is part of a multi-use development which includes the Radisson Plaza Hotel, the Radisson Plaza Shops and a 315-stall underground parking garage.

Property Type **General Office**  
 Bldg Size **335,150 SF**  
 Status **Existing**  
 Year Built **1987**

Land Area **1.60 Ac.**  
 Zoning **B-4-2**  
 Sublease **No**  
 % Occupied **65.72%**

Building Class **A**  
 Stories **36**  
 Typical Floor **17,820 /SF**  
 Parking Spaces **126**  
 Parking Ratio **0.37 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **114,900 SF**  
 Max Contig **92,127 SF**  
 Min Divisible **1,658 SF**  
 Rental Rate **\$16.00 - \$19.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **7**  
 Parcel # **053-2202924430125; 22-029-24-43-0122**

Operating Exp/SF **\$8.65 /SF**  
 Taxes/SF **\$3.23 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
18	1810/1830	8,829	8,829	2,479	\$16.00 - \$18.00 Net	Office	Yes	Now	
--									
18	1830	2,479	8,829	2,479	\$16.00 - \$18.00 Net	Office	Yes	Now	
--									
18	1860	2,082	2,082	2,082	\$16.00 - \$18.00 Net	Office	Yes	Now	Negotiable
--									
23	2304	1,658	1,658	1,658	\$16.00 - \$18.00 Net	Office	Yes	Now	Negotiable

**Plaza Seven is located in the heart of downtown Minneapolis between Nicollet and Hennepin on Seventh Street. The Class A office building is part of a multi-use development which includes the Radisson Plaza Hotel, the Radisson Plaza Shops and a 315-stall underground parking garage.**

# Plaza Seven - 45 7th St

51

Minneapolis, MN 55402-1614 | Hennepin County | Minneapolis CBD Market

335,150 SF Class A Office - General Bldg 114,900 SF Available at \$16.00 - \$19.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
28	2810	2,419	2,419	2,419	\$16.00 - \$18.00 Net	Office	Yes	Now	Negotiable
<b>Plaza Seven is located in the heart of downtown Minneapolis between Nicollet and Hennepin on Seventh Street. The Class A office building is part of a multi-use development which includes the Radisson Plaza Hotel, the Radisson Plaza Shops and a 315-stall underground parking garage.</b>									
30	3060	2,373	2,373	2,373	\$16.00 - \$18.00 Net	Office	Yes	Now	Negotiable
--									

Listing Company **JLL** - Brent Robertson (612) 217-5132 / Jon Dahl (612) 217-5130

# Roanoke Building - 109 7th St

Minneapolis, MN 55402-2310 | Hennepin County | Minneapolis CBD Market  
178,858 SF Class B Office - General Bldg 32,063 SF Available at \$8.00 - \$25.00 Net



Property Type **General Office**  
Bldg Size **178,858 SF**  
Status **Existing**  
Year Built **1927**

Land Area **0.44 Ac.**  
Zoning **C**  
Sublease **No**  
% Occupied **82.07%**

Building Class **B**  
Stories **12**  
Typical Floor **14,904 /SF**  
Parking Spaces **59**  
Parking Ratio **0.33 /1000 SF**  
Tenancy **Multi-Tenant**

Available SF **32,063 SF**  
Max Contig **15,836 SF**  
Min Divisible **1,100 SF**  
Rental Rate **\$8.00 - \$25.00 Net**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators  
Parcel # **2702924110005**

Operating Exp/SF **\$8.21 /SF**  
Taxes/SF **\$2.19 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	111	1,100	1,100	1,100	\$15.00 - \$25.00 Net	Office	Yes	Now	
--									

Listing Company **Transwestern - Charles Howard (612) 343-4200**

# Wells Fargo Center - 90 S 7th St

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

1,196,036 SF Class A Office - General Bldg 60,026 SF Available at \$22.00 - \$23.00 NNN



© EPD

Property Type **General Office**  
 Bldg Size **1,196,036 SF**  
 Status **Existing**  
 Year Built **1988**

Land Area **0.00 Ac.**  
 Zoning **B-4-2**  
 Sublease **No**  
 % Occupied **94.98%**

Building Class **A**  
 Stories **57**  
 Typical Floor **12,000 /SF**  
 Parking Spaces **346**  
 Parking Ratio **0.29 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **60,026 SF**  
 Max Contig **48,810 SF**  
 Min Divisible **699 SF**  
 Rental Rate **\$22.00 - \$23.00 NNN**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **30**  
 Parcel # **2702924110012**

Operating Exp/SF **\$7.08 /SF**  
 Taxes/SF **\$6.19 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
37	3725	1,130	1,130	1,130	\$22.00 NNN	Office	Yes	Now	
<b>2 exterior executive offices on the northside of the bldg with views of the Mississippi river and beyond. Wood base, wall covering, wood cover. Move-in ready.</b>									
38	3825	699	699	699	\$22.00 NNN	Office	Yes	Now	5 years
<b>Perfect office for one or two people.</b>									

Listing Company **Hines - Amy Wimmer (612) 332-9283**



Encumbered space. Term guaranteed through 6/30/14.

Property Type **General Office**  
 Bldg Size **624,418 SF**  
 Status **Existing**  
 Year Built **1986**

Land Area **1.51 Ac.**  
 Zoning **B-4-2**  
 Sublease **No**  
 % Occupied **81.8%**

Building Class **A**  
 Stories **31**  
 Typical Floor **13,200 /SF**  
 Parking Spaces **627**  
 Parking Ratio **1.00 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **113,623 SF**  
 Max Contig **47,008 SF**  
 Min Divisible **944 SF**  
 Rental Rate **\$15.00 - \$20.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2702924110096**

Operating Exp/SF **\$13.37 /SF**  
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	290	3,666	3,666	3,666	\$15.00 - \$20.00 Net		Yes	Now	
<b>Brand new state-of-the-art conferencing center on skyway level. Fully-staffed fitness center now open - free to building tenants! Other building amenities include: free short-term guest parking in the surface lot, underground heated parking ramp, convenience store, BNC Bank/ATM, dental office, 2 skyway connections, close to bus/light rail stations.</b>									
13	13XX	4,050	4,050	1,000	\$15.00 - \$20.00 Net		Yes	Now	
<b>Brand new state-of-the-art conferencing center on skyway level. Fully-staffed fitness center now open - free to building tenants! Other building amenities include: free short-term guest parking in the surface lot, underground heated parking ramp, convenience store, BNC Bank/ATM, dental office, 2 skyway connections, close to bus/light rail stations.</b>									
17	1730	4,692	4,692	4,692	\$15.00 - \$20.00 Net		Yes	Now	
<b>Brand new state-of-the-art conferencing center on skyway level. Fully-staffed fitness center now open - free to building tenants! Other building amenities include: free short-term guest parking in the surface lot, underground heated parking ramp, convenience store, BNC Bank/ATM, dental office, 2 skyway connections, close to bus/light rail stations.</b>									

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

624,418 SF Class A Office - General Bldg 113,623 SF Available at \$15.00 - \$20.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
19	1950	10,501	10,501	5,000	\$15.00 - \$20.00 Net		Yes	Now	
<b>Brand new state-of-the-art conferencing center on skyway level. Fully-staffed fitness center now open - free to building tenants! Other building amenities include: free short-term guest parking in the surface lot, underground heated parking ramp, convenience store, BNC Bank/ATM, dental office, 2 skyway connections, close to bus/light rail stations.</b>									
21	21XX	3,568	3,568	3,568	\$15.00 - \$20.00 Net		Yes	Now	
<b>Brand new state-of-the-art conferencing center on skyway level. Fully-staffed fitness center now open - free to building tenants! Other building amenities include: free short-term guest parking in the surface lot, underground heated parking ramp, convenience store, BNC Bank/ATM, dental office, 2 skyway connections, close to bus/light rail stations.</b>									
23	23XX	944	944	944	\$15.00 - \$20.00 Net		Yes	Now	
--									
23	2300	3,132	6,403	3,132	\$15.00 - \$20.00 Net		Yes	Now	
<b>Brand new state-of-the-art conferencing center on skyway level. Fully-staffed fitness center now open - free to building tenants! Other building amenities include: free short-term guest parking in the surface lot, underground heated parking ramp, convenience store, BNC Bank/ATM, dental office, 2 skyway connections, close to bus/light rail stations.</b>									
23	2320	3,271	6,403	3,271	\$15.00 - \$20.00 Net		Yes	Now	
<b>Brand new state-of-the-art conferencing center on skyway level. Fully-staffed fitness center now open - free to building tenants! Other building amenities include: free short-term guest parking in the surface lot, underground heated parking ramp, convenience store, BNC Bank/ATM, dental office, 2 skyway connections, close to bus/light rail stations.</b>									
23	2320/2300	6,403	6,403	3,132	\$15.00 - \$20.00 Net		Yes	Now	
--									
23	2350	3,557	3,557	3,557	\$15.00 - \$20.00 Net	Office	Yes	Now	
--									
25	2530	1,924	1,924	1,924	\$15.00 - \$20.00 Net		Yes	Now	
<b>Brand new state-of-the-art conferencing center on skyway level. Fully-staffed fitness center now open - free to building tenants! Other building amenities include: free short-term guest parking in the surface lot, underground heated parking ramp, convenience store, BNC Bank/ATM, dental office, 2 skyway connections, close to bus/light rail stations.</b>									
28	2890	3,389	3,389	3,389	\$15.00 - \$20.00 Net		Yes	Now	
<b>Brand new state-of-the-art conferencing center on skyway level. Fully-staffed fitness center now open - free to building tenants! Other building amenities include: free short-term guest parking in the surface lot, underground heated parking ramp, convenience store, BNC Bank/ATM, dental office, 2 skyway connections, close to bus/light rail stations.</b>									
30	3020	1,464	1,464	1,464	\$15.00 - \$20.00 Net		Yes	Now	
<b>Brand new state-of-the-art conferencing center on skyway level. Fully-staffed fitness center now open - free to building tenants! Other building amenities include: free short-term guest parking in the surface lot, underground heated parking ramp, convenience store, BNC Bank/ATM, dental office, 2 skyway connections, close to bus/light rail stations.</b>									

Listing Company **CBRE** - Erin Wendorf (612) 336-4308 / Reed Christianson (612) 336-4268

**Parkside Professional Center - 825 8th St**

Minneapolis, MN 55404-1208 | Hennepin County | Minneapolis CBD Market

160,000 SF Class A Office - Medical Bldg 22,298 SF Available at \$12.00 - \$14.00 Net



Very competitive rates! Perfect for medical users. Located next to HCMC - with tunnel access to the hospital. All interior common areas were recently remodeled. Attached parking ramp. Restaurant, and convenience store located on the street level and lower level. Medical and office space offering tenants the convenience of hospital access with easy access from 3 major freeways, the MTC, and the Light Rail Transit System.

Property Type **Medical Office**  
 Bldg Size **160,000 SF**  
 Status **Existing**  
 Year Built **1970**

Land Area **0.07 Ac.**  
 Zoning **OR3; DP**  
 Sublease **No**  
 % Occupied **86.06%**

Building Class **A**  
 Stories **12**  
 Typical Floor **8,000 /SF**  
 Parking Spaces **0**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **22,298 SF**  
 Max Contig **5,141 SF**  
 Min Divisible **315 SF**  
 Rental Rate **\$12.00 - \$14.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **8**  
 Parcel # **2602924240113; 2602924240109; 2602924240112**

Operating Exp/SF **\$16.21 /SF**  
 Taxes/SF **\$2.35 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
5	510	1,618	1,618	1,618	\$12.00 - \$14.00 Net	Medical	Yes	Now	
--									
5	560A	1,045	1,045	1,045	\$12.00 - \$14.00 Net	Medical	Yes	Now	
--									
7	720	3,939	3,939	3,939	\$12.00 - \$14.00 Net	Medical	Yes	Now	
--									
9	914	2,879	5,141	2,879	\$12.00 - \$14.00 Net	Medical	Yes	Now	

**Very competitive rates! Perfect for medical users. Located next to HCMC - with tunnel access to the hospital. All interior common areas were recently remodeled. Attached parking ramp. Restaurant, and convenience store located on the street level and lower level.**



**Parkside Professional Center - 825 8th St**

Minneapolis, MN 55404-1208 | Hennepin County | Minneapolis CBD Market

160,000 SF Class A Office - Medical Bldg 22,298 SF Available at \$12.00 - \$14.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
9	924	2,262	5,141	2,262	\$12.00 - \$14.00 Net	Medical	Yes	Now	
--									
9	924/914	5,141	5,141	2,262	\$12.00 - \$14.00 Net	Medical	Yes	Now	
--									
10	1010	775	775	775	\$12.00 - \$14.00 Net	Medical	Yes	Now	
--									
10	1012	1,199	1,199	1,199	\$12.00 - \$14.00 Net	Medical	Yes	Now	
--									
11	1104	1,428	1,428	1,428	\$12.00 - \$14.00 Net	Medical	Yes	Now	
--									
11	1126	739	739	739	\$12.00 - \$14.00 Net	Medical	Yes	Now	
<p><b>Very competitive rates! Perfect for medical users. Located next to HCMC - with tunnel access to the hospital. All interior common areas were recently remodeled. Attached parking ramp. Restaurant, and convenience store located on the street level and lower level.</b></p>									
M	M24	1,066	1,066	1,066	\$12.00 - \$14.00 Net	Medical	Yes	Now	
<p><b>Very competitive rates! Perfect for medical users. Located next to HCMC - with tunnel access to the hospital. All interior common areas were recently remodeled. Attached parking ramp. Restaurant, and convenience store located on the street level and lower level.</b></p>									
M	M40	1,060	1,060	1,060	\$12.00 - \$14.00 Net	Medical	Yes	Now	
<p><b>Very competitive rates! Perfect for medical users. Located next to HCMC - with tunnel access to the hospital. All interior common areas were recently remodeled. Attached parking ramp. Restaurant, and convenience store located on the street level and lower level.</b></p>									
SL	SL01	315	1,640	315	\$12.00 - \$14.00 Net	Medical	Yes	Now	
--									
SL	SL02	1,325	1,640	1,325	\$12.00 - \$14.00 Net	Medical	Yes	Now	
<p><b>Very competitive rates! Perfect for medical users. Located next to HCMC - with tunnel access to the hospital. All interior common areas were recently remodeled. Attached parking ramp. Restaurant, and convenience store located on the street level and lower level.</b></p>									
SL	SL02/SL01	1,640	1,640	315	\$12.00 - \$14.00 Net	Medical	Yes	Now	
--									
SL	SL10	1,782	1,782	1,782	\$12.00 - \$14.00 Net	Medical	Yes	Now	
--									
SL	SL16	866	866	866	\$12.00 - \$14.00 Net	Medical	Yes	Now	
<p><b>Very competitive rates! Perfect for medical users. Located next to HCMC - with tunnel access to the hospital. All interior common areas were recently remodeled. Attached parking ramp. Restaurant, and convenience store located on the street level and lower level.</b></p>									

Listing Company **Schafer Richardson, Inc. - Cynthia Hable (612) 359-5854**



The IDS Center is a Class A office property – an iconic tower that is the “centerpiece of the Minneapolis skyline”. The Crystal Court is amenity rich and has become the Minneapolis town square!

Property Type **General Office**  
 Bldg Size **1,239,499 SF**  
 Status **Existing**  
 Year Built **1972**

Land Area **0.32 Ac.**  
 Zoning **B-4-2**  
 Sublease **No**  
 % Occupied **91.94%**

Building Class **A**  
 Stories **51**  
 Typical Floor **23,000 /SF**  
 Parking Spaces **655**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **188,179 SF**  
 Max Contig **78,763 SF**  
 Min Divisible **1,141 SF**  
 Rental Rate **\$16.00 - \$24.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2702924110135**

Operating Exp/SF **\$8.52 /SF**  
 Taxes/SF **\$5.82 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
6	605	2,022	11,311	2,022	\$16.00 Net	Office	Yes	Now	Negotiable
--									
6	605/615	11,311	11,311	2,022	\$16.00 Net	Office	Yes	Now	
--									
11	1150	3,556	3,556	3,556	\$18.00 Net	Office	Yes	Now	
--									
12	1275	4,999	4,999	4,999	\$20.00 Net	Office	No	90 Days	
--									
17	1750	2,283	2,283	2,283	\$20.00 Net	Office	Yes	Now	
--									

**IDS Center - 80 S 8th St**

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**Minneapolis, MN 55402 | HENNEPIN County | Minneapolis CBD Market**

1,239,499 SF Class A Office - General Bldg 188,179 SF Available at \$16.00 - \$24.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
30	3075	2,897	2,897	2,897	\$22.00 Net	Office	No		
--									
34	3430	1,485	1,485	1,485	\$22.00 Net	Office	Yes	Now	Negotiable
--									
35	3570	4,200	4,200	4,200	\$22.00 Net	Office	Yes	Now	Negotiable
--									
37	3715	4,243	4,243	4,243	\$22.00 Net	Office	Yes	Now	Negotiable
--									
45	4530	1,618	1,618	1,618	\$22.00 Net	Office	Yes	Now	
--									
45	4567	1,527	1,527	1,527	\$22.00 Net	Office	No	4/1/2015	
--									
49	4910	1,141	3,227	1,141	\$24.00 Net	Office	Yes	Now	Negotiable
--									
49	4920	2,086	3,227	2,086	\$24.00 Net	Office	Yes	Now	Negotiable
--									
49	4920/4910	3,227	3,227	1,141	\$24.00 Net	Office	Yes	Now	
--									

Listing Company **JLL - Jon Dahl (612) 217-5130 / Brent Robertson (612) 217-5132 / Sam Maguire (612) 217-5157**

**Minneapolis, MN 55402 | HENNEPIN County | Minneapolis CBD Market**  
 1,239,499 SF Class A Office - General Bldg 650 SF Available at Negotiable Gross



Executive Suites of Minnesota is commissionable to Realtors occupying the entire 9th floor of the IDS building. We offer full service single and multiple person office suites with flexible lease terms starting at \$850.00 month. Visit us at [www.exsmn.com](http://www.exsmn.com) for more information.

Property Type **General Office**  
 Bldg Size **1,239,499 SF**  
 Status **Existing**  
 Year Built **1972**

Land Area **0.32 Ac.**  
 Zoning **B-4-2**  
 Sublease **Yes**  
 % Occupied **99.95%**

Building Class **A**  
 Stories **51**  
 Typical Floor **23,000 /SF**  
 Parking Spaces **655**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **650 SF**  
 Max Contig **650 SF**  
 Min Divisible **150 SF**  
 Rental Rate **Negotiable Gross**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2702924110135**

Operating Exp/SF **--**  
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
9	900	650	650	150	Negotiable Gross	Office	Yes	Now	Negotiable
--									

Listing Company **Executive Suites of Minnesota - Wayne Freeman (952) 851-5555**

# TCF Tower - 121 S 8th St

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

296,020 SF Class B Office - General Bldg 37,630 SF Available at \$12.00 - \$14.00 Net



Property Type **General Office**  
 Bldg Size **296,020 SF**  
 Status **Existing**  
 Year Built **1974**

Land Area **0.89 Ac.**  
 Zoning **B4-2**  
 Sublease **No**  
 % Occupied **87.29%**

Building Class **B**  
 Stories **17**  
 Typical Floor **21,217 /SF**  
 Parking Spaces **209**  
 Parking Ratio **0.70 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **37,630 SF**  
 Max Contig **23,808 SF**  
 Min Divisible **726 SF**  
 Rental Rate **\$12.00 - \$14.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **6**  
 Parcel # **053-2702924110080**

Operating Exp/SF **\$8.03 /SF**  
 Taxes/SF **\$3.30 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
8	800	3,486	3,486	3,486	\$12.00 - \$14.00 Net		Yes	Now	
--									
8	822	726	726	726	\$12.00 - \$14.00 Net		Yes	Now	
--									
8	893	1,049	1,049	1,049	\$12.00 - \$14.00 Net		Yes	Now	
--									
10	1000	23,808	23,808	3,000	\$12.00 - \$14.00 Net		Yes	Now	
--									
11	1110	1,814	1,814	1,814	\$12.00 - \$14.00 Net	Office	Yes		
--									
11	1120	884	884	884	\$12.00 - \$14.00 Net		Yes	Now	
--									

**TCF Tower - 121 S 8th St**

**Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market**

296,020 SF Class B Office - General Bldg 37,630 SF Available at \$12.00 - \$14.00 Net

Listing Company **CBRE - Reed Christianson (612) 336-4268 / Erin Wendorf (612) 336-4308**

**TCF Tower - 121 S 8th St**

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

296,020 SF Class B Office - General Bldg 1,392 SF Available at \$6.00 - \$7.00 Net



Lease term ends 7/31/17.

Property Type **General Office**  
 Bldg Size **296,020 SF**  
 Status **Existing**  
 Year Built **1974**

Land Area **0.89 Ac.**  
 Zoning **B4-2**  
 Sublease **Yes 07/31/2017**  
 % Occupied **99.53%**

Building Class **B**  
 Stories **17**  
 Typical Floor **21,217 /SF**  
 Parking Spaces **209**  
 Parking Ratio **0.70 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **1,392 SF**  
 Max Contig **1,392 SF**  
 Min Divisible **1,392 SF**  
 Rental Rate **\$6.00 - \$7.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **6**  
 Parcel # **053-2702924110080**

Operating Exp/SF **\$8.03 /SF**  
 Taxes/SF **\$3.30 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
14		1,392	1,392	1,392	\$6.00 - \$7.00 Net	Office	Yes	Now	

Lease term ends 7/31/17.

Listing Company **Burton Real Estate Advisors - Thomas Burton (612) 904-2323**

# Lakewood Office Building - 50 9th St

Minneapolis, MN 55402-3118 | Hennepin County | Minneapolis CBD Market  
 45,000 SF Class B Office - General Bldg 15,715 SF Available at Negotiable



Vendor Showroom, retail and backroom office space across the street from Target HQ. \$18 Gross! Top two floors connected with 25' clear height and skylights. Perfect vendor show room space.

Property Type **General Office**  
 Bldg Size **45,000 SF**  
 Status **Existing**  
 Year Built **1928**

Land Area **0.24 Ac.**  
 Zoning **B-4; S-2**  
 Sublease **No**  
 % Occupied **65.08%**

Building Class **B**  
 Stories **5**  
 Typical Floor **20,000 /SF**  
 Parking Spaces **12**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **15,715 SF**  
 Max Contig **8,173 SF**  
 Min Divisible **480 SF**  
 Rental Rate **Negotiable --**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2702924120118**

Operating Exp/SF **--**  
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	F	3,291	3,291	3,291	Negotiable	Office	Yes	Now	
Vendor Showroom, retail and backroom office space across the street from Target HQ. \$18 Gross! Top two floors connected with 25' clear height and skylights. Perfect vendor show room space.									
2	J	480	480	480	Negotiable	Office	Yes	Now	
Vendor Showroom, retail and backroom office space across the street from Target HQ. \$18 Gross! Top two floors connected with 25' clear height and skylights. Perfect vendor show room space.									
2	K	551	551	551	Negotiable	Office	Yes	Now	
Vendor Showroom, retail and backroom office space across the street from Target HQ. \$18 Gross! Top two floors connected with 25' clear height and skylights. Perfect vendor show room space.									
8		3,220	3,220	3,220	Negotiable	Office	Yes	Now	



**Lakewood Office Building - 50 9th St**

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Minneapolis, MN 55402-3118 | Hennepin County | Minneapolis CBD Market

45,000 SF Class B Office - General Bldg 15,715 SF Available at Negotiable

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
<b>Vendor Showroom, retail and backroom office space across the street from Target HQ. \$18 Gross!</b>									
<b>Top two floors connected with 25' clear height and skylights. Perfect vendor show room space.</b>									

Listing Company **Principle Real Estate Advisors - Mike Wendorf (612) 353-3331**

# Campbell Mithun Tower Building - 222 S 9th St

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

727,170 SF Class A Office - General Bldg 62,384 SF Available at \$10.00 - \$16.00



Conference rooms available for tenant's use on first level.

Property Type **General Office**  
 Bldg Size **727,170 SF**  
 Status **Existing**  
 Year Built **1984**

Land Area **0.75 Ac.**  
 Zoning **B-4-2**  
 Sublease **No**  
 % Occupied **92.65%**

Building Class **A**  
 Stories **41**  
 Typical Floor **5,000 /SF**  
 Parking Spaces **183**  
 Parking Ratio **0.25 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **62,384 SF**  
 Max Contig **11,989 SF**  
 Min Divisible **906 SF**  
 Rental Rate **\$10.00 - \$16.00 - -**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor **15%**  
 Elevators **17**  
 Parcel # **053-2702924110093**

Operating Exp/SF **\$7.91 /SF**  
 Taxes/SF **\$4.19 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
4	440	11,989	11,989	2,000	\$10.00 - \$12.00 Net	Office	Yes	Now	
--									
7	710	4,057	4,057	4,057	\$10.00 - \$12.00 Net	Office	Yes	Now	
--									
8	850	4,408	4,408	4,408	\$10.00 - \$12.00 Net	Office	Yes	Now	
--									
29	2920	1,221	1,221	1,221	\$12.50 - \$14.50 Net	Office	Yes	Now	
--									
30	3045	906	906	906	\$13.00 - \$15.00 NNN	Office	Yes	Now	
--									
32	3220	3,641	3,641	3,641	\$13.00 - \$15.00 Net	Office	Yes	Now	
--									

Fort Inc - [www.operationfort.com](http://www.operationfort.com)

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

**Campbell Mithun Tower Building - 222 S 9th St**

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Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

727,170 SF Class A Office - General Bldg 62,384 SF Available at \$10.00 - \$16.00

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
32	3250	7,039	7,039	2,000	\$13.00 - \$15.00 Net	Office	Yes	Now	
--									
36	3650	3,606	3,606	3,606	\$14.00 - \$16.00 Net	Office	Yes	Now	
--									
37	3700	8,902	8,902	4,500	\$14.00 - \$16.00 Net	Office	No	Now	
--									
40	4000	2,616	2,616	2,616	\$14.00 - \$16.00 Net	Office	Yes	Now	
--									
40	4050	2,768	2,768	2,768	\$14.00 - \$16.00 Net	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq** - Jim Montez (612) 305-2107 / Brent Erickson (612) 305-2110

# 410 Clifton Building - 410 Clifton Ave

Minneapolis, MN 55403 | Hennepin County | Minneapolis CBD Market  
7,000 SF Class B Office - Loft Bldg 7,000 SF Available at \$9.00 - \$10.00 Net



Property comes with up to 10 parking spaces. 410 Clifton is an ideal creative loft style office environment with all the amenities. The building has been updated from top to bottom and offers four floors of both private and open/bright working spaces. Located on the southern edge of Downtown Minneapolis in the Loring Park community with easy access to the city and freeway system. Call Michael Murphy @ 612.924.4318 for more information.

Property Type **Loft Office**  
Bldg Size **7,000 SF**  
Status **Existing**  
Year Built **1900**

Land Area **0.10 Ac.**  
Zoning **OR3**  
Sublease **No**  
% Occupied **100%**

Building Class **B**  
Stories **4**  
Typical Floor  
Parking Spaces **10**  
Parking Ratio **--**  
Tenancy **Multi-Tenant**

Available SF **7,000 SF**  
Max Contig **7,000 SF**  
Min Divisible **1,200 SF**  
Rental Rate **\$9.00 - \$10.00 Net**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators **0**  
Parcel # **053-2702924320026**

Operating Exp/SF **\$3.20 /SF**  
Taxes/SF **\$1.88 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1-4		7,000	7,000	1,200	\$9.00 - \$10.00 Net	Office	No	12/1/2014	1-3

Property comes with up to 10 parking spaces. 410 Clifton is an ideal creative loft style office environment with all the amenities. The building has been updated from top to bottom and offers four floors of both private and open/bright working spaces. Located on the southern edge of Downtown Minneapolis in the Loring Park community with easy ac

Listing Company **Coldwell Banker Burnet - Michael Murphy (612) 924-4318**

**Minneapolis, MN 55403 | Hennepin County | Minneapolis CBD Market**  
 20,000 SF Class B Office - General Bldg 1,410 SF Available at \$12.00 Net



> Attractive two-story 22,159 square foot building, well suited for professional office users > Located in historic Loring Park neighborhood > Security access > Ample surface parking > Excellent access to I-94 and I-394 at Lyndale Avenue, with connections to I-35W and MN Highway 100 > Close proximity to restaurants, shopping and arts venues in

Property Type <b>General Office</b>	Land Area <b>1.01 Ac.</b>
Bldg Size <b>20,000 SF</b>	Zoning <b>--</b>
Status <b>Existing</b>	Sublease <b>No</b>
Year Built <b>1950</b>	% Occupied <b>92.95%</b>
Building Class <b>B</b>	Available SF <b>1,410 SF</b>
Stories <b>3</b>	Max Contig <b>1,410 SF</b>
Typical Floor <b>6,666 /SF</b>	Min Divisible <b>1,410 SF</b>
Parking Spaces <b>59</b>	Rental Rate <b>\$12.00 Net</b>
Parking Ratio <b>--</b>	Sale Price <b>Not for Sale</b>
Tenancy <b>Multi-Tenant</b>	Price/SF <b>Not for Sale</b>
Core Factor	Operating Exp/SF <b>\$8.25 /SF</b>
Elevators	Taxes/SF <b>\$2.52 /SF</b>
Parcel # <b>053-2702924320031</b>	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,410	1,410	1,410	\$12.00 Net		Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Craig Lien (952) 837-3055 / Louis Suarez (952) 837-3061**

**Minneapolis, MN 55403-3219 | Hennepin County | Minneapolis CBD Market**  
 5,992 SF Class B Office - General Bldg 963 SF Available at \$16.00 Gross



963 square feet of garden level office space available in a newly renovated mansion in Loring Park. Locate your small company in this beautiful building, steps away from some of the best restaurants, neighborhoods, and park in Minneapolis! Convenient access to I-94, I-35 and I-394 along with ample off-street parking make this an ideal location.

Property Type **General Office**  
 Bldg Size **5,992 SF**  
 Status **Existing**  
 Year Built **1910**

Land Area **0.32 Ac.**  
 Zoning **OR3**  
 Sublease **No**  
 % Occupied **83.93%**

Building Class **B**  
 Stories **3**  
 Typical Floor  
 Parking Spaces **9**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **963 SF**  
 Max Contig **963 SF**  
 Min Divisible **963 SF**  
 Rental Rate **\$16.00 Gross**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **2702924330729**

Operating Exp/SF **--**  
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Garden	963	963	963	963	\$16.00 Gross	Office	Yes	Now	

**963 square feet of garden level office space available in a newly renovated mansion in Loring Park. Locate your small company in this beautiful building, steps away from some of the best restaurants, neighborhoods, and park in Minneapolis! Convenient access to I-94, I-35 and I-394 along with ample off-street parking make this an ideal location.**

Listing Company **The Ackerberg Group - Hugh Byrne (612) 924-6404**

# Harmon Court - 1128 Harmon Pl

Minneapolis, MN 55403-2004 | Hennepin County | Minneapolis CBD Market  
 31,288 SF Class C Office - General Bldg 5,565 SF Available at \$10.00 - \$12.00 Net



Harmon Court is a unique, vibrant office building that offers creative, high-image suites. Hardwood floors, a sweeping staircase and eclectic common areas are just a few of the features of this boutique building. Convenient access to I-394, I-94 and I-35W. Attached parking ramp. Area amenities: Bucca's, Davanni's, Subway, Eli's, Joe's Garage, St. Thomas Campus and Loring Park.

Property Type <b>General Office</b>	Land Area <b>0.28 Ac.</b>
Bldg Size <b>31,288 SF</b>	Zoning <b>B-4</b>
Status <b>Existing</b>	Sublease <b>No</b>
Year Built <b>1915</b>	% Occupied <b>82.21%</b>
Building Class <b>C</b>	Available SF <b>5,565 SF</b>
Stories <b>2</b>	Max Contig <b>2,969 SF</b>
Typical Floor <b>10,460 /SF</b>	Min Divisible <b>2,596 SF</b>
Parking Spaces <b>0</b>	Rental Rate <b>\$10.00 - \$12.00 Net</b>
Parking Ratio <b>--</b>	Sale Price <b>Not for Sale</b>
Tenancy <b>Multi-Tenant</b>	Price/SF <b>Not for Sale</b>
Core Factor	Operating Exp/SF <b>\$10.50 /SF</b>
Elevators <b>0</b>	Taxes/SF <b>--</b>
Parcel # <b>053-2702924210022</b>	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	205	2,596	2,596	2,596	\$10.00 - \$12.00 Net	Office	Yes	Now	Negotiable
--									
2	308	2,969	2,969	2,969	\$10.00 - \$12.00 Net	Office	Yes	Now	Negotiable

**This space is fully furnished with phones and is in move-in condition. Direct lease.**

Listing Company **Colliers International/Minneapolis-St Paul - Jim Kenney (952) 897-7822 / Dan Altstatt (952) 837-3049**

# Harmon Court - 1128 Harmon Pl

Minneapolis, MN 55403-2004 | Hennepin County | Minneapolis CBD Market  
31,288 SF Class C Office - General Bldg 2,969 SF Available at Negotiable



Harmon Court is a unique, vibrant office building that offers creative, high-image suites. Hardwood floors, a sweeping staircase and eclectic common areas are just a few of the features of this boutique building.

Property Type **General Office**  
Bldg Size **31,288 SF**  
Status **Existing**  
Year Built **1915**

Land Area **0.28 Ac.**  
Zoning **B-4**  
Sublease **Yes**  
% Occupied **90.51%**

Building Class **C**  
Stories **2**  
Typical Floor **10,460 /SF**  
Parking Spaces **0**  
Parking Ratio **--**  
Tenancy **Multi-Tenant**

Available SF **2,969 SF**  
Max Contig **2,969 SF**  
Min Divisible **2,969 SF**  
Rental Rate **Negotiable --**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators **0**  
Parcel # **053-2702924210022**

Operating Exp/SF **--**  
Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	205	2,969	2,969	2,969	Negotiable	Office	Yes	Now	

- > **2,969 square feet available now for Sublease thru 12/31/2016**
- > **Interior features include hardwood floors, skylights and charming architectural details.**
- > **Furniture, phones and office equipment available.**
- > **Move-in condition.**
- > **Convenient access to I-394, I-94 and I-35W**
- > **Attached parking ramp.**
- > **Area amenities: Bucca's, Davanni's, Subway,**

Listing Company **Colliers International/Minneapolis-St Paul - Jim Kenney (952) 897-7822**



**1221-1229 Harmon Pl - 1221-1229 Harmon Pl**

Minneapolis, MN 55403 | Hennepin County | Minneapolis CBD Market  
 38,776 SF Class B Office - General Bldg 21,345 SF Available at \$10.00 NNN



Property Type **General Office**  
 Bldg Size **38,776 SF**  
 Status **Existing**  
 Year Built **1915**

Land Area **0.37 Ac.**  
 Zoning **B4N**  
 Sublease **No**  
 % Occupied **75.9%**

Building Class **B**  
 Stories **2**  
 Typical Floor **19,388 /SF**  
 Parking Spaces **77**  
 Parking Ratio **1.98 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **21,345 SF**  
 Max Contig **12,000 SF**  
 Min Divisible **1,920 SF**  
 Rental Rate **\$10.00 NNN**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **2**  
 Parcel # **053-2702924241513**

Operating Exp/SF **\$8.00 /SF**  
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		12,000	12,000	1,920	\$10.00 NNN		No		
--									
1	20 13th Street South #100	1,920	1,920	1,920	\$10.00 NNN		Yes	Now	
<b>Fully built out creative office space. Two offices, kitchenette, server room, and wired for easy placement of stations or cubicles in open center area. Tons of natural light. Easy access off 394.</b>									
1	1221	7,425	7,425	2,000	\$10.00 NNN		Yes	Now	
<b>Combination of Office/Retail with warehousing/storage capabilities. Has dock access and light manufacturing area as well.</b>									

**Tons of light with new plate glass along Harmon. Private parking in two lots behind the building. Across from new downtown Lunds.**

Listing Company **Yablo Commercial Real Estate - Ryan Hoveland (763) 231-0282 / Richard Yablonsky (763) 231-0282**

# The Pence Building - 800 Hennepin Ave

Minneapolis, MN 55403 | Hennepin County | Minneapolis CBD Market  
 92,000 SF Class B Office - General Bldg 11,080 SF Available at \$12.00 Net



Property Type **General Office**  
 Bldg Size **92,000 SF**  
 Status **Existing**  
 Year Built **1909**

Land Area **0.72 Ac.**  
 Zoning **B-4; C-2**  
 Sublease **No**  
 % Occupied **87.96%**

Building Class **B**  
 Stories **8**  
 Typical Floor **10,000 /SF**  
 Parking Spaces **52**  
 Parking Ratio **0.56 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **11,080 SF**  
 Max Contig **6,080 SF**  
 Min Divisible **1,500 SF**  
 Rental Rate **\$12.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **2**  
 Parcel # **053-2202924430005**

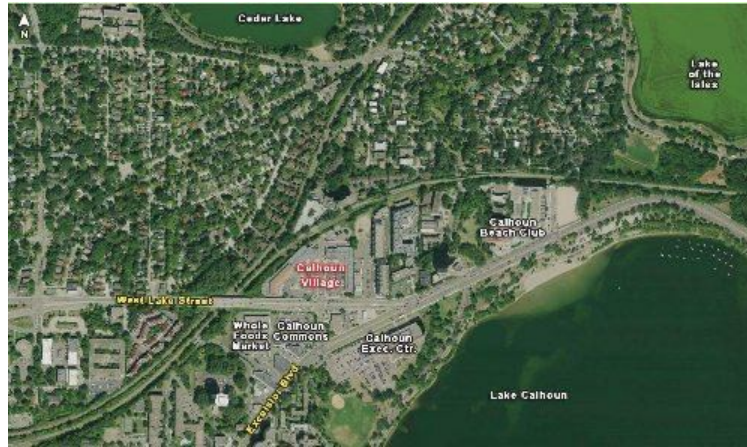
Operating Exp/SF **\$5.25 /SF**  
 Taxes/SF **\$3.75 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
4	400	6,080	6,080	2,000	\$12.00 Net	Office	Yes	Now	
<b>Corner suite right off elevators.</b>									
6	600	5,000	5,000	1,500	\$12.00 Net	Office	Yes	Now	
<b>Corner Suite right off elevators.</b>									

Listing Company **Principle Real Estate Advisors - Mike Wendorf (612) 353-3331**

# Calhoun Village Office Plaza - 3220 W Lake St

Minneapolis, MN 55416-4512 | Hennepin County | Minneapolis CBD Market  
 85,000 SF Class B Office - General Bldg 2,770 SF Available at \$12.00 - \$15.00 Net



Prime office space available at Calhoun Village on the Greenway located in the NW corner of Lake Calhoun in the desirable West Calhoun neighborhood. 1,270 sq ft office on second floor with reception, conference rm, 3 privates and storage/private room. Also the center Offers single user offices, common reception, resource areas and conferencing. The center has a mix tenant base of restaurants, retail, medical and general office type use. Free underground parking a plus for tenants. Vibrant buzz with on site access to the Greenway bike system and the lake a short distance away. For further

Property Type **General Office**  
 Bldg Size **85,000 SF**  
 Status **Existing**  
 Year Built **1988**

Land Area **6.10 Ac.**  
 Zoning **C3S**  
 Sublease **No**  
 % Occupied **98.24%**

Building Class **B**  
 Stories **2**  
 Typical Floor  
 Parking Spaces **376**  
 Parking Ratio **4.43 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **2,770 SF**  
 Max Contig **1,500 SF**  
 Min Divisible **200 SF**  
 Rental Rate **\$12.00 - \$15.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-3202924340510**

Operating Exp/SF **\$8.20 /SF**  
 Taxes/SF **\$6.80 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2		1,500	1,500	200	\$12.00 - \$15.00 Net	Office	Yes	Now	1-3
<b>Offices at Calhoun Village office Plaza has common reception, resource rooms, conferencing rooms, shared internet and IT services, kitchen/break/recreation area, private balcony facing lake Calhoun and underground parking included in rent. Pricing is based on a room by room office need. See additional suites information for private 1270 sq ft off</b>									
2		1,270	1,270	1,270	\$13.50 Net	Office	No	60 Days	1-5 years
<b>Ideal office space with reception/conference/three privates and storage. All the amenities go with it at Calhoun Village office plaza including covered free parking.</b>									

Listing Company **Coldwell Banker Burnet - Michael Murphy (612) 924-4318**

**LaSalle Plaza - 800 LaSalle Ave**

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

588,908 SF Class A Office - General Bldg 51,006 SF Available at \$20.00 - \$25.00



LaSalle Plaza is a premier 30-story office and retail building centrally located at the intersection of LaSalle Avenue and 8th Street.

Property Type **General Office**  
 Bldg Size **588,908 SF**  
 Status **Existing**  
 Year Built **1991**

Land Area **1.00 Ac.**  
 Zoning **(Office)**  
 Sublease **No**  
 % Occupied **91.34%**

Building Class **A**  
 Stories **30**  
 Typical Floor **20,837 /SF**  
 Parking Spaces **126**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **51,006 SF**  
 Max Contig **30,557 SF**  
 Min Divisible **1,016 SF**  
 Rental Rate **\$20.00 - \$25.00 --**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2702924120125; 2702924120125**

Operating Exp/SF **\$8.75 /SF**  
 Taxes/SF **\$5.76 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	105	4,565	4,565	4,565	\$25.00 NNN	Office	Yes	Now	3-5 years
<b>LaSalle Plaza is a premier 30-story office and retail building centrally located at the intersection of LaSalle Avenue and 8th Street.</b>									
2	211	2,428	2,428	2,428	\$25.00 NNN	Office	Yes	Now	3-5 years
<b>LaSalle Plaza is a premier 30-story office and retail building centrally located at the intersection of LaSalle Avenue and 8th Street.</b>									
2	213	1,016	1,016	1,016	\$25.00 NNN	Office	Yes	Now	
--									
8	850	2,678	2,678	2,678	\$20.00 Net	Office	Yes	Now	3-5 years
<b>LaSalle Plaza is a premier 30-story office and retail building centrally located at the intersection of LaSalle Avenue and 8th Street.</b>									

Listing Company **Zeller Realty - Mary Burrnton (612) 317-2970 / Mike Wilhelm (612) 317-2924**

# Exposition Hall at Riverplace - 43 Main St

Minneapolis, MN 55414 | Hennepin County | Minneapolis CBD Market

101,747 SF Class B Office - General Bldg 9,221 SF Available at \$9.00 - \$12.00 Net



Property Type **General Office**  
 Bldg Size **101,747 SF**  
 Status **Existing**  
 Year Built **1984**

Land Area **0.29 Ac.**  
 Zoning **C3A**  
 Sublease **No**  
 % Occupied **90.94%**

Building Class **B**  
 Stories **5**  
 Typical Floor  
 Parking Spaces **5**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **9,221 SF**  
 Max Contig **2,489 SF**  
 Min Divisible **504 SF**  
 Rental Rate **\$9.00 - \$12.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2302924240093**

Operating Exp/SF **\$11.75 /SF**  
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	132	504	504	504	\$9.00 - \$12.00 Net	Office	Yes	Now	
--									
1	135	1,210	1,210	1,210	\$9.00 - \$12.00 Net	Office	Yes	Now	
--									
1	136	773	773	773	\$9.00 - \$12.00 Net	Office	Yes	Now	
--									
1	137	1,767	1,767	1,767	\$9.00 - \$12.00 Net	Office	Yes	Now	
--									
1	141	2,489	2,489	2,489	\$9.00 - \$12.00 Net	Office	Yes	Now	
--									
2	210	2,478	2,478	2,478	\$9.00 - \$12.00 Net	Office	Yes	Now	
--									

Listing Company **Sentinel Real Estate Corporation - Mary Waldrop (612) 379-2438**

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 Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

# One Main at Riverplace - 1 Main St SE

Minneapolis, MN 55414 | Hennepin County | Minneapolis CBD Market

101,747 SF Class B Office - General Bldg 6,268 SF Available at \$5.00 - \$12.00 Net



Property Type **General Office**  
Bldg Size **101,747 SF**  
Status **Existing**  
Year Built **1984**

Land Area **0.00 Ac.**  
Zoning **(Office)**  
Sublease **No**  
% Occupied **93.84%**

Building Class **B**  
Stories **6**  
Typical Floor **10,000 /SF**  
Parking Spaces  
Parking Ratio - -  
Tenancy **Multi-Tenant**

Available SF **6,268 SF**  
Max Contig **3,178 SF**  
Min Divisible **3,090 SF**  
Rental Rate **\$5.00 - \$12.00 Net**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators **2**  
Parcel # **053-2302924240092**

Operating Exp/SF **\$11.75 /SF**  
Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	204	3,090	3,090	3,090	\$9.00 - \$12.00 Net	Office	Yes	Now	
--									
B	88-85	3,178	3,178	3,178	\$5.00 - \$8.00 Net	Office	Yes	Now	

**Located at the corner of Hennepin and Main this building offers one of a kind office suites. Great neighborhood alive with redevelopment.**

Listing Company **Sentinel Real Estate Corporation - Mary Waldrop (612) 379-2438**

# Rand Tower - 527 Marquette Ave

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

142,165 SF Class B Office - General Bldg 16,528 SF Available at \$9.00 - \$30.00 Net



Spec suite, ready for immediate move-in.

Property Type **General Office**  
 Bldg Size **142,165 SF**  
 Status **Existing**  
 Year Built **1929**

Land Area **0.25 Ac.**  
 Zoning **B-4-2**  
 Sublease **No**  
 % Occupied **88.37%**

Building Class **B**  
 Stories **26**  
 Typical Floor **472 /SF**  
 Parking Spaces **125**  
 Parking Ratio **0.87 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **16,528 SF**  
 Max Contig **5,955 SF**  
 Min Divisible **612 SF**  
 Rental Rate **\$9.00 - \$30.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor **1.1%**  
 Elevators **6**  
 Parcel # **053-2202924440060**

Operating Exp/SF **\$9.51 /SF**  
 Taxes/SF **\$2.35 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200	1,062	2,215	1,062	\$30.00 Net	Office	Yes	Now	
--									
2	200/210	2,215	2,215	1,062	\$30.00 Net	Office	Yes	Now	
--									
2	210	1,153	2,215	1,153	\$30.00 Net	Office	Yes	Now	
--									
7	710	688	688	688	\$9.00 - \$11.00 Net	Office	Yes	Now	
<b>Small floor plates with abundant window areas and skyline views. Historic art-deco architecture and detail throughout the building. Skyway retail includes Caribou Coffee, Potbelly's, Rand Deli, Sushi Dynasty, City Hairstylists, and Billy &amp; Marty's Convenience Store.</b>									
8	845	1,074	1,074	1,074	\$11.00 - \$13.00 Net	Office	Yes	Now	

# Rand Tower - 527 Marquette Ave

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

142,165 SF Class B Office - General Bldg 16,528 SF Available at \$9.00 - \$30.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
<p><b>Small floor plates with abundant window areas and skyline views. Historic art-deco architecture and detail throughout the building. Skyway retail includes Caribou Coffee, Potbelly's, Rand Deli, Sushi Dynasty, City Hairstylists, and Billy &amp; Marty's Convenience Store.</b></p>									
9	920	612	612	612	\$9.00 - \$11.00 Net	Office	Yes	Now	
<p><b>Small floor plates with abundant window areas and skyline views. Historic art-deco architecture and detail throughout the building. Skyway retail includes Caribou Coffee, Potbelly's, Rand Deli, Sushi Dynasty, City Hairstylists, and Billy &amp; Marty's Convenience Store.</b></p>									
11	1150	1,172	1,172	1,172	\$11.00 - \$13.00 Net	Office	Yes	Now	
<p><b>Small floor plates with abundant window areas and skyline views. Historic art-deco architecture and detail throughout the building. Skyway retail includes Caribou Coffee, Potbelly's, Rand Deli, Sushi Dynasty, City Hairstylists, and Billy &amp; Marty's Convenience Store.</b></p>									
15	1550	1,328	1,328	1,328	\$12.00 - \$13.00 Net	Office	Yes	Now	
<p><b>Small floor plates with abundant window areas and skyline views. Historic art-deco architecture and detail throughout the building. Skyway retail includes Caribou Coffee, Potbelly's, Rand Deli, Sushi Dynasty, City Hairstylists, and Billy &amp; Marty's Convenience Store.</b></p>									
18	1825	1,734	1,734	1,734	\$12.00 - \$13.00 Net	Office	Yes	Now	
<p><b>Small floor plates with abundant window areas and skyline views. Historic art-deco architecture and detail throughout the building. Skyway retail includes Caribou Coffee, Potbelly's, Rand Deli, Sushi Dynasty, City Hairstylists, and Billy &amp; Marty's Convenience Store.</b></p>									
21	2150	849	849	849	\$11.00 - \$13.00 Net	Office	Yes	Now	
<p><b>Small floor plates with abundant window areas and skyline views. Historic art-deco architecture and detail throughout the building. Skyway retail includes Caribou Coffee, Potbelly's, Allie's Deli, Sushi Dynasty, City Hairstylists, and Billy &amp; Marty's Convenience Store.</b></p>									
24	2450	901	901	901	\$12.00 - \$14.00 Net	Office	Yes	Now	
<p><b>Small floor plates with abundant window areas and skyline views. Historic art-deco architecture and detail throughout the building. Skyway retail includes Caribou Coffee, Potbelly's, Rand Deli, Sushi Dynasty, City Hairstylists, and Billy &amp; Marty's Convenience Store.</b></p>									

Listing Company **Hempel - Brent Jacobson (612) 355-2609 / Benjamin Krsnak (612) 355-2608**



# Rand Tower - 527 Marquette Ave

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

142,165 SF Class B Office - General Bldg 3,040 SF Available at \$18.00 Gross Lease



Flexible sublease terms: 10/31/2016 or 3/30/2019 expiration date. Furniture can be included. Sublease on the 10th floor of the historical Rand Tower; great views. Tenant common area on the 5th floor features pool table and kitchen. Close proximity to Nicollet Mall, transportation, retailers and more.

Property Type **General Office**  
Bldg Size **142,165 SF**  
Status **Existing**  
Year Built **1929**

Land Area **0.25 Ac.**  
Zoning **B-4-2**  
Sublease **Yes 03/30/2019**  
% Occupied **97.86%**

Building Class **B**  
Stories **26**  
Typical Floor **472 /SF**  
Parking Spaces **125**  
Parking Ratio **0.87 /1000 SF**  
Tenancy **Multi-Tenant**

Available SF **3,040 SF**  
Max Contig **3,040 SF**  
Min Divisible **3,040 SF**  
Rental Rate **\$18.00 Gross Lease**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor **1.1%**  
Elevators **6**  
Parcel # **053-2202924440060**

Operating Exp/SF **--**  
Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
10	1000	3,040	3,040	3,040	\$18.00 Gross Lease		Yes		

**Flexible lease terms: 10/31/2016 or 3/30/2019 expiration date.**

Listing Company **Colliers International/Minneapolis-St Paul - Mike Brehm (952) 837-3077 / James Damiani (952) 897-7731**

# AT&T Tower - 901 S Marquette Ave

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

610,154 SF Class A Office - General Bldg 71,613 SF Available at \$14.00 - \$24.00 Net



Property Type **General Office**  
 Bldg Size **610,154 SF**  
 Status **Existing**  
 Year Built **1991**

Land Area **0.00 Ac.**  
 Zoning **B-4-2**  
 Sublease **No**  
 % Occupied **88.26%**

Building Class **A**  
 Stories **33**  
 Typical Floor **20,000 /SF**  
 Parking Spaces **400**  
 Parking Ratio **0.65 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **71,613 SF**  
 Max Contig **19,742 SF**  
 Min Divisible **972 SF**  
 Rental Rate **\$14.00 - \$24.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **2702924110128**

Operating Exp/SF **\$11.50 /SF**  
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	110	2,277	2,277	2,277	\$14.00 - \$24.00 Net		Yes	Now	
--									
6	600	19,742	19,742	5,000	\$14.00 - \$24.00 Net		Yes	Now	
--									
16	1625	2,448	2,448	2,448	\$14.00 - \$24.00 Net		Yes	Now	
--									
19	1940	2,352	2,352	2,352	\$14.00 - \$24.00 Net		Yes	Now	
--									
26	2630	2,418	2,418	2,418	\$14.00 - \$24.00 Net		Yes	Now	
--									
27	2799	3,598	3,598	3,598	\$14.00 - \$24.00 Net		Yes	Now	
--									
28	2815	1,345	1,345	1,345	\$14.00 - \$24.00 Net		Yes	Now	

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Prepared By: Jacob Gerads

**AT&T Tower - 901 S Marquette Ave**

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**Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market**

610,154 SF Class A Office - General Bldg 71,613 SF Available at \$14.00 - \$24.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
28	2840	972	972	972	\$14.00 - \$24.00 Net		Yes	Now	
--									

Listing Company **CBRE** - Reed Christianson (612) 336-4268 / Erin Wendorf (612) 336-4308 / Mark McCary (612) 336-4317

# AT&T Tower - 901 S Marquette Ave

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market  
 610,154 SF Class A Office - General Bldg 4,247 SF Available at \$18.00 Gross



Property Type **General Office**  
 Bldg Size **610,154 SF**  
 Status **Existing**  
 Year Built **1991**

Land Area **0.00 Ac.**  
 Zoning **B-4-2**  
 Sublease **Yes 04/30/2016**  
 % Occupied **99.3%**

Building Class **A**  
 Stories **33**  
 Typical Floor **20,000 /SF**  
 Parking Spaces **400**  
 Parking Ratio **0.65 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **4,247 SF**  
 Max Contig **4,247 SF**  
 Min Divisible **4,247 SF**  
 Rental Rate **\$18.00 Gross**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **2702924110128**

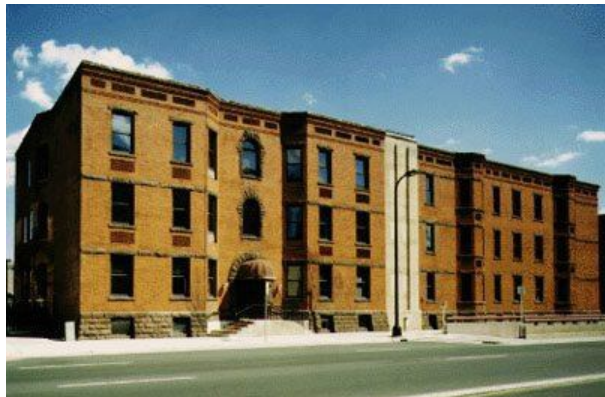
Operating Exp/SF --  
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
28	2860	4,247	4,247	4,247	\$18.00 Gross	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Erik Ordway (612) 305-2114 / Landon Helm (612) 659-1739**

# Tallmadge Office Bldg - 1219 S Marquette Ave

Minneapolis, MN 55403-2488 | Hennepin County | Minneapolis CBD Market  
 24,101 SF Class C Office - General Bldg 10,558 SF Available at \$7.00 NNN



Small office building located in the heart of downtown Minneapolis. Convenient underground parking. Flexible lease terms. Ready to move in today. On the grounds of the Minneapolis Convention Center adjacent to the city park. Many nearby hotels and restaurants. Short walk to Orchestra Hall.

Property Type <b>General Office</b>	Land Area <b>0.20 Ac.</b>
Bldg Size <b>24,101 SF</b>	Zoning <b>(Office)</b>
Status <b>Existing</b>	Sublease <b>No</b>
Year Built <b>1891</b>	% Occupied <b>56.19%</b>
Building Class <b>C</b>	Available SF <b>10,558 SF</b>
Stories <b>4</b>	Max Contig <b>3,113 SF</b>
Typical Floor <b>3,000 /SF</b>	Min Divisible <b>517 SF</b>
Parking Spaces <b>0</b>	Rental Rate <b>\$7.00 NNN</b>
Parking Ratio <b>- -</b>	Sale Price <b>Not for Sale</b>
Tenancy <b>Multi-Tenant</b>	Price/SF <b>Not for Sale</b>
Core Factor	Operating Exp/SF <b>\$6.23 /SF</b>
Elevators	Taxes/SF <b>\$2.67 /SF</b>
Parcel # <b>2702924130271</b>	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	110	2,994	2,994	2,994	\$7.00 NNN	Office	Yes	Now	
--									
1	111	517	517	517	\$7.00 NNN	Office	Yes	Now	
--									
1	113	831	831	831	\$7.00 NNN	Office	Yes	Now	
--									
2	200	3,103	3,103	3,103	\$7.00 NNN	Office	Yes	Now	
--									
2	250	3,113	3,113	3,113	\$7.00 NNN	Office	Yes	Now	
--									

**Tallmadge Office Bldg - 1219 S Marquette Ave**

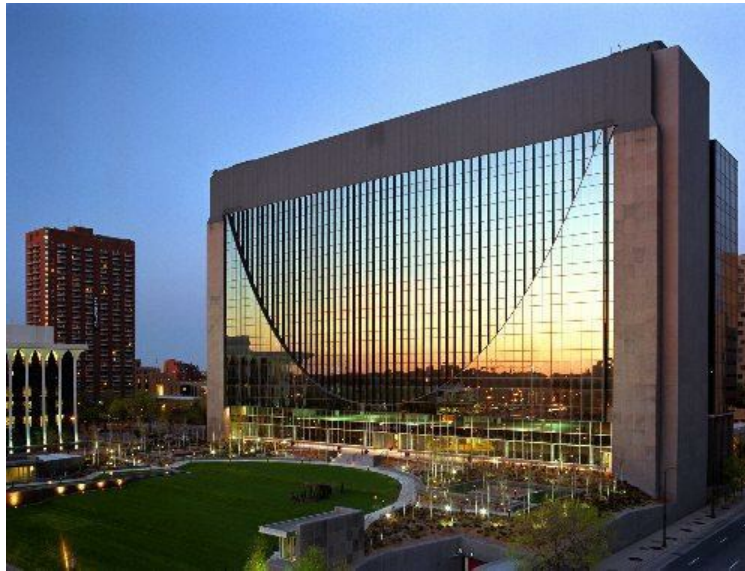
**Minneapolis, MN 55403-2488 | Hennepin County | Minneapolis CBD Market**

24,101 SF Class C Office - General Bldg 10,558 SF Available at \$7.00 NNN

Listing Company **Northco Real Estate Services LLC - Heather Alderink (952) 820-1607 / Frank Jermusek (952) 820-1615**

# Marquette Plaza - 250 Marquette Ave S

Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market  
522,656 SF Class B Office - General Bldg 37,000 SF Available at Negotiable Net



Up to 37,000 square foot data center space available. Two (2) subterranean floors. Class A office building. LEED Platinum Certified building in Minneapolis CBD. Multiple fiber providers in building. Capacity for more power/cooling. Shell space for mission critical use.

Property Type **General Office**  
Bldg Size **522,656 SF**  
Status **Existing**  
Year Built **1970**

Land Area **2.50 Ac.**  
Zoning **B-4-1**  
Sublease **No**  
% Occupied **92.92%**

Building Class **B**  
Stories **15**  
Typical Floor **20,586 /SF**  
Parking Spaces **321**  
Parking Ratio **0.61 /1000 SF**  
Tenancy **Multi-Tenant**

Available SF **37,000 SF**  
Max Contig **37,000 SF**  
Min Divisible **4,000 SF**  
Rental Rate **Negotiable Net**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators **6**  
Parcel # **053-2202924410012**

Operating Exp/SF **\$5.67 /SF**  
Taxes/SF **\$3.78 /SF**

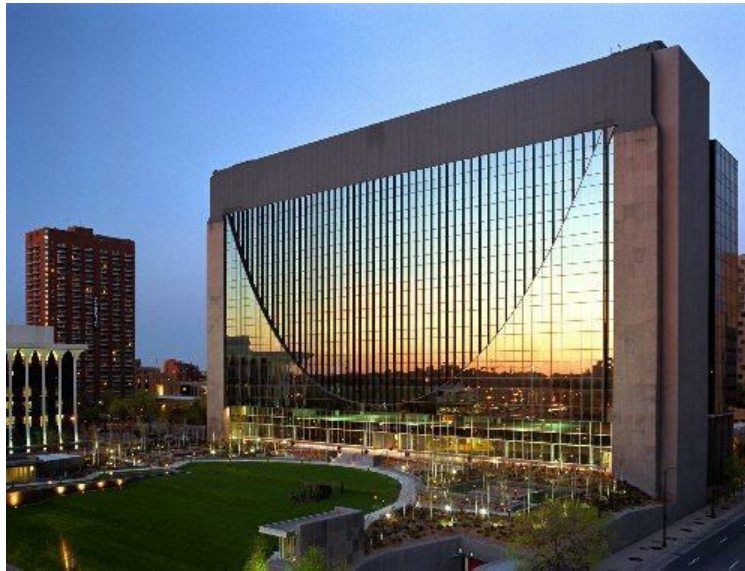
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
LL		37,000	37,000	4,000	Negotiable Net	Office	Yes	Now	Negotiable

**Data Center Space.**

Listing Company **Colliers International/Minneapolis-St Paul - Dan Peterson (952) 897-7713**

# Marquette Plaza - 250 Marquette Ave S

Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market  
 522,656 SF Class B Office - General Bldg 198,978 SF Available at \$15.00 Net



Property Type **General Office**  
 Bldg Size **522,656 SF**  
 Status **Existing**  
 Year Built **1970**

Land Area **2.50 Ac.**  
 Zoning **B-4-1**  
 Sublease **No**  
 % Occupied **90.25%**

Building Class **B**  
 Stories **15**  
 Typical Floor **20,586 /SF**  
 Parking Spaces **321**  
 Parking Ratio **0.61 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **198,978 SF**  
 Max Contig **111,000 SF**  
 Min Divisible **1,300 SF**  
 Rental Rate **\$15.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **6**  
 Parcel # **053-2202924410012**

Operating Exp/SF **\$7.81 /SF**  
 Taxes/SF **\$3.83 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	260	2,800	2,800	2,800	\$15.00 Net	Office	Yes	Now	
<b>Skyway and Plaza level. 10' ceilings, double glass doors enter into an inviting reception area, kitchenette and private in-suite bathroom.</b>									
5	500	1,500	1,500	1,500	\$15.00 Net	Office	Yes	Now	
--									
5	570	1,532	1,532	1,532	\$15.00 Net	Office	Yes	Now	
--									
5	590	1,585	1,585	1,585	\$15.00 Net	Office	Yes	Now	
--									
10	1060	1,300	1,300	1,300	\$15.00 Net		Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Sonja Dusil (612) 305-2144 / Brent Erickson (612) 305-2110 / Erik Ordway (612) 305-2114**



# Renaissance Square - 520 Nicollet Mall

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

149,268 SF Class B Office - General Bldg 67,780 SF Available at \$12.00 - \$16.00 NNN



Property Type **General Office**  
 Bldg Size **149,268 SF**  
 Status **Existing**  
 Year Built **1898**

Land Area **0.47 Ac.**  
 Zoning **(Office)**  
 Sublease **No**  
 % Occupied **54.59%**

Building Class **B**  
 Stories **11**  
 Typical Floor **3,388 /SF**  
 Parking Spaces **68**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **67,780 SF**  
 Max Contig **14,862 SF**  
 Min Divisible **1,000 SF**  
 Rental Rate **\$12.00 - \$16.00 NNN**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **4**  
 Parcel # **053-2202924440107**

Operating Exp/SF **\$8.58 /SF**  
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	12,144	12,144	1,000	\$12.00 - \$16.00 NNN	Office	Yes	Now	
--									
4	400	5,677	5,677	1,000	\$12.00 - \$16.00 NNN	Office	Yes	Now	
--									
5	500	4,590	4,590	1,000	\$12.00 - \$16.00 NNN	Office	Yes	Now	
--									
8	8XX	9,314	9,314	1,000	\$12.00 - \$16.00 NNN	Office	Yes	Now	
--									
9	900	14,862	14,862	1,000	\$12.00 - \$16.00 NNN	Office	Yes	Now	
--									
10	1000	11,760	11,760	1,000	\$12.00 - \$16.00 NNN	Office	Yes	Now	
--									

# Renaissance Square - 520 Nicollet Mall

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Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

149,268 SF Class B Office - General Bldg 67,780 SF Available at \$12.00 - \$16.00 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
11	1100	4,004	4,004	1,000	\$12.00 - \$16.00 NNN	Office	Yes	Now	
--									

Listing Company **Principle Real Estate Advisors - Mike Wendorf (612) 353-3331**

# US Bancorp Center - 800 Nicollet Mall

Minneapolis, MN 55402-7000 | Hennepin County | Minneapolis CBD Market  
 929,698 SF Class A Office - General Bldg 160,716 SF Available at \$15.50 - \$22.00 Net



Great location directly on Nicollet Mall. Many area amenities. High traffic Class A office building. Commanding views of Minneapolis skyline.

Property Type **General Office**  
 Bldg Size **929,698 SF**  
 Status **Existing**  
 Year Built **2000**

Land Area **1.20 Ac.**  
 Zoning **B-1; S-4**  
 Sublease **No**  
 % Occupied **85.14%**

Building Class **A**  
 Stories **30**  
 Typical Floor **26,600 /SF**  
 Parking Spaces **325**  
 Parking Ratio **0.34 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **160,716 SF**  
 Max Contig **123,882 SF**  
 Min Divisible **1,187 SF**  
 Rental Rate **\$15.50 - \$22.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2702924120139**

Operating Exp/SF **\$7.88 /SF**  
 Taxes/SF **\$7.08 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
11	1175	10,363	10,363	4,000	\$18.00 Net		Yes	Now	
--									
26	26XX	2,704	2,704	2,704	\$22.00 Net	Office	Yes	Now	
--									
29	2970	1,187	1,187	1,187	\$22.00 Net	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Brent Erickson (612) 305-2110 / Erik Ordway (612) 305-2114**

# McGladrey Plaza - 801 Nicollet Mall

Minneapolis, MN 55402-2500 | Hennepin County | Minneapolis CBD Market  
 415,824 SF Class B Office - General Bldg 31,096 SF Available at \$13.00 Net



Great location on Nicollet Mall - perfect for Target vendors! For More information please call Sonja or Brent.

Property Type **General Office**  
 Bldg Size **415,824 SF**  
 Status **Existing**  
 Year Built **1970**

Land Area **1.00 Ac.**  
 Zoning **B-4-2**  
 Sublease **No**  
 % Occupied **97.27%**

Building Class **B**  
 Stories **20**  
 Typical Floor **12,300 /SF**  
 Parking Spaces **867**  
 Parking Ratio **2.09 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **31,096 SF**  
 Max Contig **15,645 SF**  
 Min Divisible **1,014 SF**  
 Rental Rate **\$13.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **13**  
 Parcel # **053-2702924120088**

Operating Exp/SF **\$8.55 /SF**  
 Taxes/SF **\$4.40 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	114E	1,286	1,286	1,286	\$13.00 Net	Office	Yes	Now	
<b>Retail space</b>									
2	Skyway	2,115	2,115	2,115	\$13.00 Net	Office	Yes	Now	
<b>Office/Retail</b>									
4	410W	1,014	1,014	1,014	\$13.00 Net	Office	Yes	Now	
<b>Great location on Nicollet Mall - perfect for Target vendors! For More information please call Sonja or Brent. You can also visit our on-line electronic brochure at <a href="http://ebrochure.northmarq.com/mcgladreyplaza">http://ebrochure.northmarq.com/mcgladreyplaza</a></b>									
8	800W	4,118	4,118	4,118	\$13.00 Net	Office	No	Now	
<b>Great location on Nicollet Mall - perfect for Target vendors! For More information please call Sonja or Brent. You can also visit our on-line electronic brochure at <a href="http://ebrochure.cushwakenm.com/mcgladreyplaza">http://ebrochure.cushwakenm.com/mcgladreyplaza</a></b>									
9	901E	15,645	15,645	5,000	\$13.00 Net	Office	No	Now	

## McGladrey Plaza - 801 Nicollet Mall

82

Minneapolis, MN 55402-2500 | Hennepin County | Minneapolis CBD Market

415,824 SF Class B Office - General Bldg 31,096 SF Available at \$13.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
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Great location on Nicollet Mall - perfect for Target vendors! For More information please call Sonja or Brent. You can also visit our on-line electronic brochure at <http://ebrochure.cushwakenm.com/mcgladreyplaza>

Listing Company **Cushman & Wakefield/NorthMarq - Sonja Dusil (612) 305-2144 / Brent Erickson (612) 305-2110**

# Medical Arts Building - 825 Nicollet Mall

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

241,142 SF Class B Office - Medical Bldg 38,818 SF Available at \$9.00 - \$11.00 Net



One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice.

Property Type **Medical Office**  
 Bldg Size **241,142 SF**  
 Status **Existing**  
 Year Built **1929**

Land Area **0.47 Ac.**  
 Zoning **B-4-2**  
 Sublease **No**  
 % Occupied **83.9%**

Building Class **B**  
 Stories **19**  
 Typical Floor **8,500 /SF**  
 Parking Spaces **50**  
 Parking Ratio **--**  
 Tenancy **Multi-Tenant**

Available SF **38,818 SF**  
 Max Contig **5,825 SF**  
 Min Divisible **293 SF**  
 Rental Rate **\$9.00 - \$11.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **2702924120090; 053-2702924120090**

Operating Exp/SF **\$10.55 /SF**  
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,356	1,356	1,356	\$9.00 - \$11.00 Net	Medical	Yes	Now	
<p><b>One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice. For years the medical arts building has be</b></p>									
2		374	374	374	\$9.00 - \$11.00 Net	Medical	Yes	Now	
<p><b>One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice. For years the medical arts building has be</b></p>									
4		1,263	1,263	1,263	\$9.00 - \$11.00 Net		Yes	Now	
--									

# Medical Arts Building - 825 Nicollet Mall

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

241,142 SF Class B Office - Medical Bldg 38,818 SF Available at \$9.00 - \$11.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
5		915	915	915	\$9.00 - \$11.00 Net	Medical	Yes	Now	
<p>One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice. For years the medical arts building has be</p>									
5		338	338	338	\$9.00 - \$11.00 Net	Medical	Yes	Now	
<p>One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice. For years the medical arts building has be</p>									
5		915	915	915	\$9.00 - \$11.00 Net	Medical	Yes	Now	
<p>One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice. For years the medical arts building has be</p>									
5		960	960	960	\$9.00 - \$11.00 Net	Medical	Yes	Now	
<p>One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice. For years the medical arts building has be</p>									
5		590	590	590	\$9.00 - \$11.00 Net	Medical	Yes	Now	
<p>One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice. For years the medical arts building has be</p>									
5		293	293	293	\$9.00 - \$11.00 Net	Medical	Yes	Now	
<p>One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice. For years the medical arts building has be</p>									
6		650	650	650	\$9.00 - \$11.00 Net	Medical	Yes	Now	
<p>One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice. For years the medical arts building has be</p>									
6		688	688	688	\$9.00 - \$11.00 Net	Medical	Yes	Now	
<p>One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice. For years the medical arts building has be</p>									
6		5,825	5,825	1,000	\$9.00 - \$11.00 Net	Medical	Yes	Now	
<p>One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice. For years the medical arts building has be</p>									
7		1,570	1,570	1,570	\$9.00 - \$11.00 Net	Medical	Yes	Now	
<p>One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice. For years the medical arts building has be</p>									
8		726	726	726	\$9.00 - \$11.00 Net	Medical	Yes	Now	
<p>One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice. For years the medical arts building has be</p>									
8		3,576	3,576	3,576	\$9.00 - \$11.00 Net	Medical	Yes	Now	
<p>One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice. For years the medical arts building has be</p>									
8		1,256	1,256	1,256	\$9.00 - \$11.00 Net	Medical	Yes	Now	
--									
8		508	508	508	\$9.00 - \$11.00 Net		Yes	Now	
--									
9		503	503	503	\$9.00 - \$11.00 Net		Yes	Now	
--									
10		3,395	3,395	3,395	\$9.00 - \$11.00 Net	Medical	Yes	Now	
<p>One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice. For years the medical arts building has be</p>									
10		4,388	4,388	4,388	\$9.00 - \$11.00 Net	Medical	Yes	Now	

# Medical Arts Building - 825 Nicollet Mall

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

241,142 SF Class B Office - Medical Bldg 38,818 SF Available at \$9.00 - \$11.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
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One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice. For years the medical arts building has be

15		933	933	933	\$9.00 - \$11.00 Net	Medical	Yes	Now	
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One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice. For years the medical arts building has be

15		1,520	1,520	1,520	\$9.00 - \$11.00 Net		Yes	Now	
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17		1,691	1,691	1,691	\$9.00 - \$11.00 Net		Yes	Now	
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18		1,995	1,995	1,995	\$9.00 - \$11.00 Net	Medical	Yes	Now	
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One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice. For years the medical arts building has be

18		525	525	525	\$9.00 - \$11.00 Net	Medical	Yes	Now	
----	--	-----	-----	-----	----------------------	---------	-----	-----	--

One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice. For years the medical arts building has be

18		2,065	2,065	2,065	\$9.00 - \$11.00 Net	Medical	Yes	Now	
----	--	-------	-------	-------	----------------------	---------	-----	-----	--

One of the Twin Cities most prominent addresses for decades. This building has a substantial amount of strictly business office space. We currently have 300 - 4000 sq. ft. suites available. This building also has a substantial amount of medical and dental office space and can accommodate any size practice. For years the medical arts building has be

Listing Company Rice Real Estate Company - Wayne Rice (952) 831-2411



# Young Quinlan Building - 901 Nicollet Mall

Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market

181,320 SF Class B Office - General Bldg 2,580 SF Available at \$16.00 - \$18.00 Net



[www.cbre.com/youngquinlan](http://www.cbre.com/youngquinlan)

Property Type **General Office**  
 Bldg Size **181,320 SF**  
 Status **Existing**  
 Year Built **1925**

Land Area **0.74 Ac.**  
 Zoning **B4-2; DP; NM**  
 Sublease **No**  
 % Occupied **98.58%**

Building Class **B**  
 Stories **5**  
 Typical Floor **30,984 /SF**  
 Parking Spaces **159**  
 Parking Ratio **- -**  
 Tenancy **Multi-Tenant**

Available SF **2,580 SF**  
 Max Contig **1,484 SF**  
 Min Divisible **1,096 SF**  
 Rental Rate **\$16.00 - \$18.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2702924120099**

Operating Exp/SF **\$9.05 /SF**  
 Taxes/SF **\$3.22 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	335	1,096	1,096	1,096	\$16.00 - \$18.00 Net	Office	Yes	Now	
--									
4	415	1,484	1,484	1,484	\$16.00 - \$18.00 Net		Yes	Now	
--									

Listing Company **CBRE - Reed Christianson (612) 336-4268 / Erin Wendorf (612) 336-4308**

**Minneapolis, MN 55402 | Hennepin County | Minneapolis CBD Market**  
 11,000 SF Class B Office - General Bldg 10,685 SF Available at \$18.00 Net



Property Type **General Office**  
 Bldg Size **11,000 SF**  
 Status **Existing**  
 Year Built - -

Land Area - -  
 Zoning - -  
 Sublease **No**  
 % Occupied **2.86%**

Building Class **B**  
 Stories **3**  
 Typical Floor **1,800 /SF**  
 Parking Spaces  
 Parking Ratio - -  
 Tenancy **Multi-Tenant**

Available SF **10,685 SF**  
 Max Contig **8,885 SF**  
 Min Divisible **1,198 SF**  
 Rental Rate **\$18.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **1**  
 Parcel #

Operating Exp/SF **\$3.12 /SF**  
 Taxes/SF **\$3.40 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200	1,800	1,800	1,800	\$18.00 Net	Office	Yes	Now	
--									
3	300	8,885	8,885	1,198	\$18.00 Net	Office	Yes	Now	
--									

Listing Company **Cushman & Wakefield/NorthMarq - Erik Ordway (612) 305-2114 / Brent Erickson (612) 305-2110 / Sonja Dusil (612) 305-2144**

**Minneapolis, MN 55403 | Hennepin County | Minneapolis CBD Market**  
 132,513 SF Class B Office - General Bldg 51,871 SF Available at \$12.55 Gross



Offers exceptional short-term leasing packages with premium views with access to Nicollet Mall in downtown Minneapolis. Steps away from Nicollet Mall's finest fitness centers, pubs, restaurants and event centers. The skyway is connected to the Hyatt and Millennium hotels. Common area was updated in 2010. Month-to-Month and Annual Leases, below market terms. Up to 50,000 sf available.

Property Type <b>General Office</b>	Land Area <b>1.05 Ac.</b>
Bldg Size <b>132,513 SF</b>	Zoning <b>B-4</b>
Status <b>Existing</b>	Sublease <b>No</b>
Year Built <b>1983</b>	% Occupied <b>60.86%</b>
Building Class <b>B</b>	Available SF <b>51,871 SF</b>
Stories <b>8</b>	Max Contig <b>17,191 SF</b>
Typical Floor <b>424 /SF</b>	Min Divisible <b>1,195 SF</b>
Parking Spaces <b>87</b>	Rental Rate <b>\$12.55 Gross</b>
Parking Ratio <b>0.66 /1000 SF</b>	Sale Price <b>Not for Sale</b>
Tenancy <b>Multi-Tenant</b>	Price/SF <b>Not for Sale</b>
Core Factor	Operating Exp/SF <b>--</b>
Elevators <b>2</b>	Taxes/SF <b>--</b>
Parcel # <b>053-2702924130276</b>	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	206	1,195	1,195	1,195	\$12.55 Gross	Office	Yes	Now	
--									
2	220	2,367	2,367	2,367	\$12.55 Gross	Office	Yes	Now	
--									
2	225	1,213	1,213	1,213	\$12.55 Gross	Office	Yes	Now	
--									
3	305	1,235	1,235	1,235	\$12.55 Gross	Office	Yes	Now	
--									
5	515	2,539	2,539	2,539	\$12.55 Gross	Office	Yes	Now	
--									

**1221 Nicollet Mall**

86

**Minneapolis, MN 55403 | Hennepin County | Minneapolis CBD Market**

132,513 SF Class B Office - General Bldg 51,871 SF Available at \$12.55 Gross

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
6	601	2,530	2,530	2,530	\$12.55 Gross	Office	Yes	Now	
--									

Listing Company **Colliers International/Minneapolis-St Paul - Dan Altstatt (952) 837-3049**

**Minneapolis, MN 55415 | Hennepin County | Minneapolis CBD Market**  
 46,797 SF Class C Office - General Bldg 1,955 SF Available at \$144.00 NNN



Property Type **General Office**  
 Bldg Size **46,797 SF**  
 Status **Existing**  
 Year Built **1908**

Land Area **0.50 Ac.**  
 Zoning **B-4; C-2**  
 Sublease **No**  
 % Occupied **95.82%**

Building Class **C**  
 Stories **3**  
 Typical Floor **15,000 /SF**  
 Parking Spaces **97**  
 Parking Ratio **2.07 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **1,955 SF**  
 Max Contig **1,955 SF**  
 Min Divisible **1,955 SF**  
 Rental Rate **\$144.00 NNN**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel # **053-2302924340024**

Operating Exp/SF --  
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	215	1,955	1,955	1,955	\$144.00 NNN		Yes		
--									

Listing Company **Sherman Associates - Rob Kost (612) 604-0869**

**Minneapolis, MN 55404-1138 | Hennepin County | Minneapolis CBD Market**  
 14,807 SF Class C Office - General Bldg 3,080 SF Available at \$16.00 Gross



Property Type **General Office**  
 Bldg Size **14,807 SF**  
 Status **Existing**  
 Year Built **1957**

Land Area **0.20 Ac.**  
 Zoning **B4S-1**  
 Sublease **No**  
 % Occupied **79.2%**

Building Class **C**  
 Stories **2**  
 Typical Floor **7,265 /SF**  
 Parking Spaces **46**  
 Parking Ratio **3.16 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **3,080 SF**  
 Max Contig **3,080 SF**  
 Min Divisible **3,080 SF**  
 Rental Rate **\$16.00 Gross**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **0**  
 Parcel # **2602924230036**

Operating Exp/SF --  
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		3,080	3,080	3,080	\$16.00 Gross	Office	Yes	Now	
--									

Listing Company **Zeller Realty - Joe Gearen (612) 317-2906**

# Vandalia Tower-Bldg 4 - 558 Vandalia St

Saint Paul, MN 55114-1809 | Ramsey County | Minneapolis CBD Market  
 3,500 SF Class B Office - General Bldg 3,500 SF Available at \$6.00 - \$13.00 Net



Former King Koil Mattress factory, this historic property consists of 5.5 acres and 6 unique brick and mortar structures. Redevelopment includes Lake Monster Brewery and great opportunity for office, retail or restaurant use. Property is conveniently located off of 94 and Vandalia and highly visible by it's namesake water tower.

Property Type <b>General Office</b>	Land Area --
Bldg Size <b>3,500 SF</b>	Zoning --
Status <b>U/C</b>	Sublease <b>No</b>
Year Built --	% Occupied <b>0%</b>
Building Class <b>B</b>	Available SF <b>3,500 SF</b>
Stories <b>2</b>	Max Contig <b>3,500 SF</b>
Typical Floor	Min Divisible <b>3,500 SF</b>
Parking Spaces	Rental Rate <b>\$6.00 - \$13.00 Net</b>
Parking Ratio --	Sale Price <b>Not for Sale</b>
Tenancy <b>Single-Tenant</b>	Price/SF <b>Not for Sale</b>
Core Factor	Operating Exp/SF --
Elevators	Taxes/SF --
Parcel # <b>123-322923140005</b>	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	Bldg 4	3,500	3,500	3,500	\$6.00 - \$13.00 Net	Office	Yes		
--									

Listing Company **First & First Creative Real Estate - Carrie Van Slooten (612) 334-9434**

# 100 Washington Square - 100 Washington Ave

90

Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market

583,433 SF Class B Office - General Bldg 153,921 SF Available at \$12.50 Net



Property Type **General Office**  
Bldg Size **583,433 SF**  
Status **Existing**  
Year Built **1980**

Building Class **B**  
Stories **22**  
Typical Floor **26,519 /SF**  
Parking Spaces **493**  
Parking Ratio **0.84 /1000 SF**  
Tenancy **Multi-Tenant**

Core Factor  
Elevators  
Parcel # **053-2302924320012**

Land Area **0.00 Ac.**  
Zoning **B-4; C-1**  
Sublease **No**  
% Occupied **73.62%**

Available SF **153,921 SF**  
Max Contig **83,712 SF**  
Min Divisible **3,122 SF**  
Rental Rate **\$12.50 Net**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Operating Exp/SF **\$8.50 /SF**  
Taxes/SF **\$2.95 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
13	1325	3,122	3,122	3,122	\$12.50 Net	Office	Yes	Now	

Listing Company **Transwestern** - Michael Salmen (612) 359-1660 / Michael Honsa (612) 359-1631 / Will McDonald (612) 359-1661



**COR Office - 109-111 Washington Ave**

Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market  
 18,580 SF Class B Office - General Bldg 2,440 SF Available at \$16.00 Net



Architecturally designed office space located in the historic North Loop neighborhood. Just blocks from Target Center, Target Field, and Minneapolis Central Library. Also close to the Interchange (multimodal Transit Station) with the Warehouse District Light Rail Station and the Mississippi River Regional Park. Over 50 walkable restaurants, bars, and retail shops and convenient access to I-394, I-94, and I-35W.

Property Type **General Office**  
 Bldg Size **18,580 SF**  
 Status **Existing**  
 Year Built **1892**

Land Area **0.16 Ac.**  
 Zoning **B4S-1, DP**  
 Sublease **No**  
 % Occupied **86.87%**

Building Class **B**  
 Stories **5**  
 Typical Floor  
 Parking Spaces **2**  
 Parking Ratio **0.09 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **2,440 SF**  
 Max Contig **2,440 SF**  
 Min Divisible **2,440 SF**  
 Rental Rate **\$16.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **1**  
 Parcel # **053-2202924410063**

Operating Exp/SF --  
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	250	2,440	2,440	2,440	\$16.00 Net	Office	Yes	Now	

**Class B office space. Located two blocks from the City of Minneapolis C ramp. Anytime Fitness located in the building, convenient access to Whole Foods (across the street), and other amenities such as Haute Dish, Monte Carlo, Dunn Brothers, and Bev's Wine Bar.**

Listing Company **The C Chase Company - Bruce Bahneman (612) 865-8982 / Peter Tanis (952) 224-0723**

# 111 Washington Square - 111 Washington Ave

Minneapolis, MN 55401-2108 | Hennepin County | Minneapolis CBD Market  
422,858 SF Class B Office - General Bldg 320,556 SF Available at \$13.00 Net



Property Type **General Office**  
Bldg Size **422,858 SF**  
Status **Existing**  
Year Built **1987**

Land Area **1.20 Ac.**  
Zoning **(Office)**  
Sublease **No**  
% Occupied **24.19%**

Building Class **B**  
Stories **15**  
Typical Floor **28,190 /SF**  
Parking Spaces **11**  
Parking Ratio **0.02 /1000 SF**  
Tenancy **Multi-Tenant**

Available SF **320,556 SF**  
Max Contig **304,521 SF**  
Min Divisible **3,416 SF**  
Rental Rate **\$13.00 Net**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators  
Parcel # **053-2302924330001**

Operating Exp/SF **\$7.53 /SF**  
Taxes/SF **\$2.62 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	1	3,416	3,416	3,416	\$13.00 Net	Office	Yes	Now	

- Rates negotiable - please contact brokers for more information
- Built in 1987, 111 Washington is part of a 3 building campus commonly referred to as Washington Square. The campus provides on-site conferencing facilities, a restaurant, parking, and skyway access; with close proximity to walking and bicycling trails along the Mississippi River.

Listing Company **Transwestern - Michael Salmen (612) 359-1660 / Michael Honsa (612) 359-1631 / Will McDonald (612) 359-1661**

# TractorWorks Building - 800 Washington Ave

Minneapolis, MN 55401-1330 | Hennepin County | Minneapolis CBD Market

356,507 SF Class B Office - General Bldg 27,764 SF Available at \$12.50 - \$14.00 Net



Property Type **General Office**  
 Bldg Size **356,507 SF**  
 Status **Existing**  
 Year Built **1910**

Land Area **1.88 Ac.**  
 Zoning **M-2-4**  
 Sublease **No**  
 % Occupied **92.21%**

Building Class **B**  
 Stories **6**  
 Typical Floor **19,500 /SF**  
 Parking Spaces **27**  
 Parking Ratio **1.79 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **27,764 SF**  
 Max Contig **18,480 SF**  
 Min Divisible **1,206 SF**  
 Rental Rate **\$12.50 - \$14.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **4**  
 Parcel # **053-2202924210093**

Operating Exp/SF **\$6.63 /SF**  
 Taxes/SF **\$2.33 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	107	1,684	1,684	1,684	\$12.50 Net	Office	Yes	Now	
--									
1	112	2,346	2,346	2,346	\$12.50 Net	Office	Yes	Now	
--									
5	503	1,206	3,675	1,206	\$14.00 Net	Office	Yes	Now	
--									
5	505	2,469	3,675	2,469	\$14.00 Net	Office	Yes	Now	
--									
5	505/503	3,675	3,675	1,206	\$14.00 Net	Office	Yes	Now	
--									
6	610	1,579	1,579	1,579	\$14.00 Net	Office	Yes	Now	
--									

**TractorWorks Building - 800 Washington Ave**

**Minneapolis, MN 55401-1330 | Hennepin County | Minneapolis CBD Market**

356,507 SF Class B Office - General Bldg 27,764 SF Available at \$12.50 - \$14.00 Net

Listing Company **Cushman & Wakefield/NorthMarq - Brent Erickson (612) 305-2110 / Erik Ordway (612) 305-2114**

# 1200 Washington Ave S - 1200 Washington Ave

Minneapolis, MN 55415 | Hennepin County | Minneapolis CBD Market

75,000 SF Class B Office - General Bldg 13,852 SF Available at \$19.00 - \$21.00 Gross



Building offers fantastic amenities in a central location! Multiple building conference rooms, fitness area, building break room with 2 roof decks and gas grills. The building also has a large indoor, heated, secured parking garage.

Property Type **General Office**  
Bldg Size **75,000 SF**  
Status **Existing**  
Year Built **1948**

Land Area **2.34 Ac.**  
Zoning **I-1**  
Sublease **No**  
% Occupied **100%**

Building Class **B**  
Stories **3**  
Typical Floor **17,000 /SF**  
Parking Spaces **186**  
Parking Ratio **2.48 /1000 SF**  
Tenancy **Multi-Tenant**

Available SF **13,852 SF**  
Max Contig **13,852 SF**  
Min Divisible **5,000 SF**  
Rental Rate **\$19.00 - \$21.00 Gross**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators  
Parcel # **053-2602924110110**

Operating Exp/SF --  
Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2		13,852	13,852	5,000	\$19.00 - \$21.00 Gross	Office	No		
--									

Listing Company **CBRE - Michael Marinovich (612) 336-4313 / Chris Gliedman (612) 336-4311**

# Jacobson Building - 606 N Washington Ave

Minneapolis, MN 55401 | Hennepin County | Minneapolis CBD Market

36,000 SF Class B Office - General Bldg 24,000 SF Available at \$15.00 - \$20.00 NNN



Beautiful Brick and Timber Office Space. Plenty of Parking Available. Located Above The Loop Bar. On Major Bus Lines. Close Proximity to Downtown/Twins Stadium.

Property Type **General Office**  
Bldg Size **36,000 SF**  
Status **Existing**  
Year Built **1901**

Land Area **0.25 Ac.**  
Zoning **M-2-4**  
Sublease **No**  
% Occupied **33.33%**

Building Class **B**  
Stories **4**  
Typical Floor **6,000 /SF**  
Parking Spaces **7**  
Parking Ratio **0.19 /1000 SF**  
Tenancy **Multi-Tenant**

Available SF **24,000 SF**  
Max Contig **24,000 SF**  
Min Divisible **2,000 SF**  
Rental Rate **\$15.00 - \$20.00 NNN**  
Sale Price **Not for Sale**  
Price/SF **Not for Sale**

Core Factor  
Elevators **1**  
Parcel # **053-2202924130055**

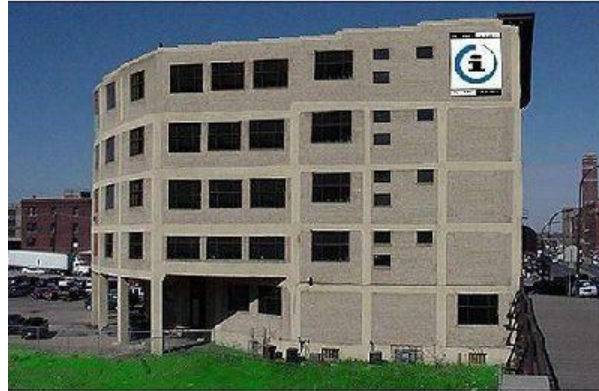
Operating Exp/SF **\$5.00 /SF**  
Taxes/SF **\$2.30 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		24,000	24,000	2,000	\$15.00 - \$20.00 NNN	Office	Yes	Now	
--									

Listing Company **Java Properties, LLC - Mark Krogh (612) 384-9646 / Andy Urness (612) 867-4989**

# Internet Exchange Building - 419 Washington Ave N

Minneapolis, MN 55401-1316 | Hennepin County | Minneapolis CBD Market  
 73,800 SF Class C Office - General Bldg 11,898 SF Available at \$16.00 MG



The Internet Exchange Building at 411 North Washington Ave. is a unique North Loop environment offering unique, creative office/loft space with excellent views of downtown Minneapolis, proximity to downtown area amenities and on site parking (including availability during stadium game times!)

Property Type <b>General Office</b>	Land Area <b>1.15 Ac.</b>
Bldg Size <b>73,800 SF</b>	Zoning <b>B4S-1</b>
Status <b>Existing</b>	Sublease <b>No</b>
Year Built <b>1913</b>	% Occupied <b>83.88%</b>
Building Class <b>C</b>	Available SF <b>11,898 SF</b>
Stories <b>6</b>	Max Contig <b>6,139 SF</b>
Typical Floor <b>13,000 /SF</b>	Min Divisible <b>1,015 SF</b>
Parking Spaces <b>108</b>	Rental Rate <b>\$16.00 MG</b>
Parking Ratio <b>1.35 /1000 SF</b>	Sale Price <b>Not for Sale</b>
Tenancy <b>Multi-Tenant</b>	Price/SF <b>Not for Sale</b>
Core Factor	Operating Exp/SF --
Elevators	Taxes/SF --
Parcel # <b>2202924130149</b>	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200	1,015	1,015	1,015	\$16.00 MG	Office	Yes	Now	
--									
2	208	3,280	3,280	3,280	\$16.00 MG	Office	Yes	Now	
--									
2	215	1,464	1,464	1,464	\$16.00 MG	Office	Yes	Now	
--									

Listing Company **RealSolve Group, LLC - Barry Bosold (651) 415-1363**

# Loring Medical Building - 1409 Willow St

Minneapolis, MN 55403 | Hennepin County | Minneapolis CBD Market  
 19,205 SF Class B Office - General Bldg 5,618 SF Available at \$14.00 Net



Property Type **General Office**  
 Bldg Size **19,205 SF**  
 Status **Existing**  
 Year Built **1925**

Land Area **0.47 Ac.**  
 Zoning **OR-3**  
 Sublease **No**  
 % Occupied **70.75%**

Building Class **B**  
 Stories **6**  
 Typical Floor **3,112 /SF**  
 Parking Spaces **56**  
 Parking Ratio **2.91 /1000 SF**  
 Tenancy **Multi-Tenant**

Available SF **5,618 SF**  
 Max Contig **1,922 SF**  
 Min Divisible **270 SF**  
 Rental Rate **\$14.00 Net**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators **1**  
 Parcel # **053-2702924310190**

Operating Exp/SF **\$6.91 /SF**  
 Taxes/SF **\$3.73 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
4	400	1,922	1,922	1,922	\$14.00 Net		Yes	Now	
--									
4	415	745	745	745	\$14.00 Net		Yes	Now	
--									
5	500	1,175	1,175	1,175	\$14.00 Net		Yes	Now	
--									
5	520	745	745	745	\$14.00 Net		Yes	Now	
--									
6	601	270	270	270	\$14.00 Net		Yes	Now	
--									
7	210	761	761	761	\$14.00 Net		Yes	Now	

**Great Location in Loring Park, Walking distance to restaurants, spaces up to 760 SF, Easy access to 394 & 35W, 54 Parking stalls available, Class B Building.**



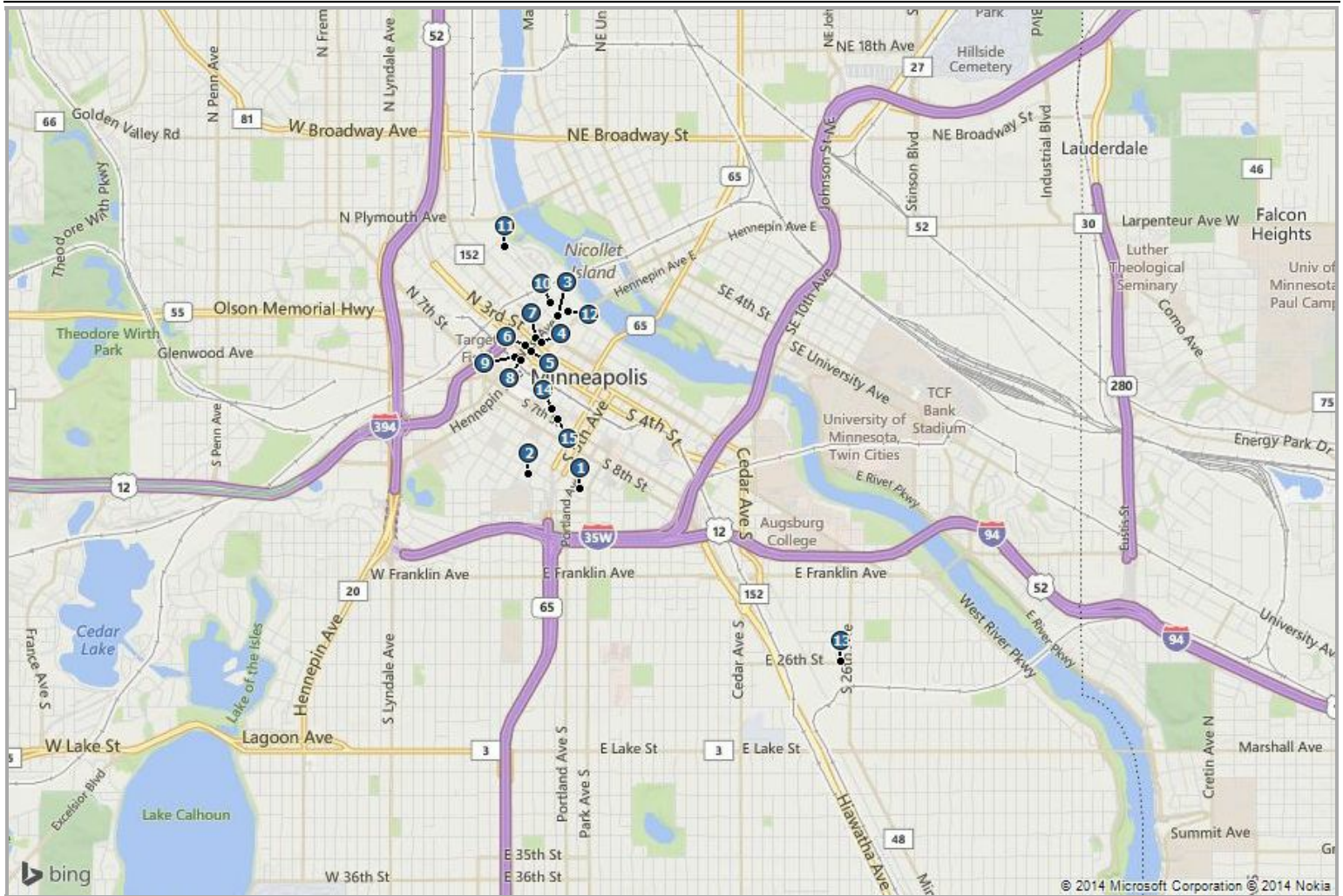
**Loring Medical Building - 1409 Willow St**

**Minneapolis, MN 55403 | Hennepin County | Minneapolis CBD Market**

19,205 SF Class B Office - General Bldg 5,618 SF Available at \$14.00 Net

Listing Company **Colliers International/Minneapolis-St Paul - Chad Anvary (952) 897-7719**

## Road Map



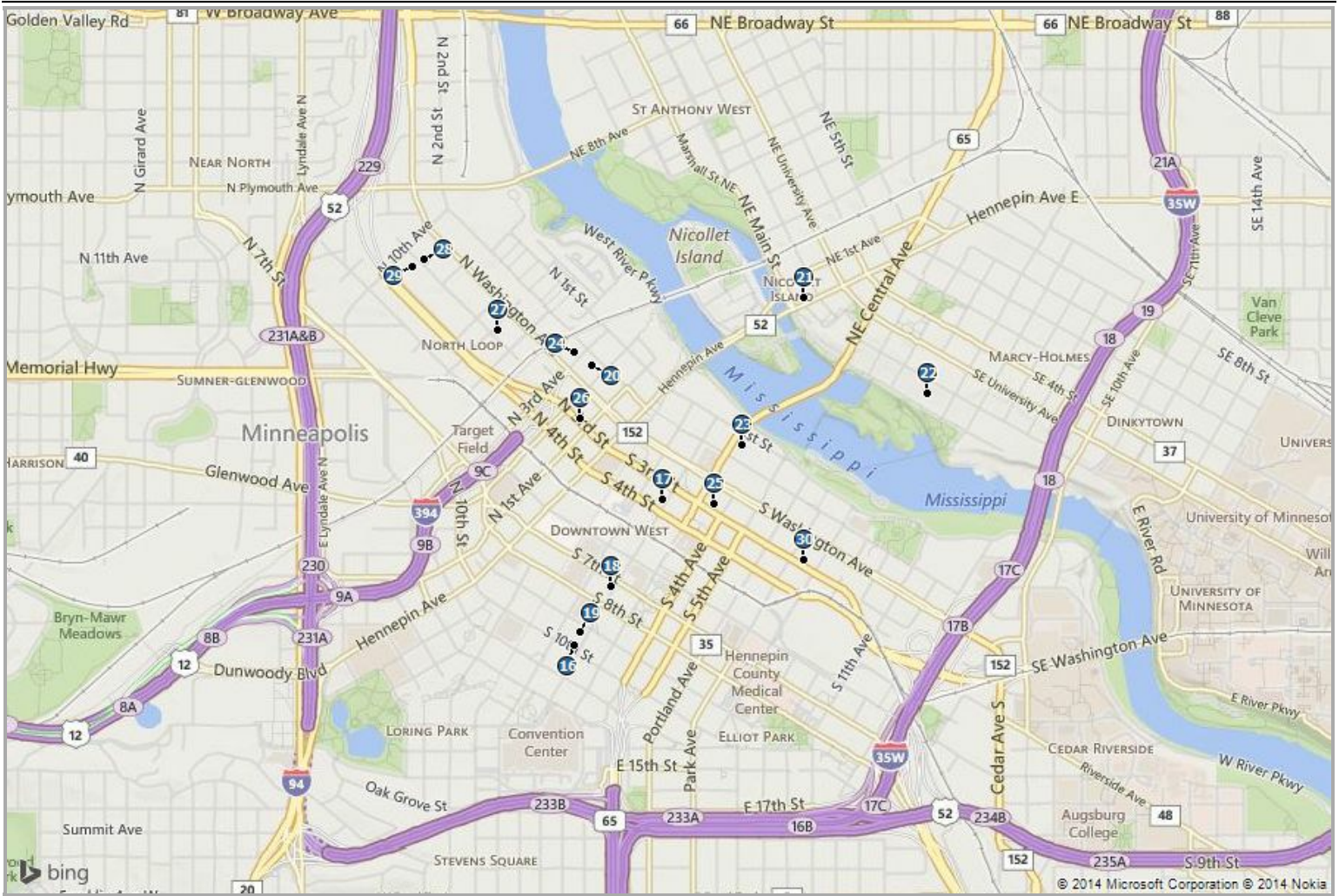
Address	City, State Zip	Number on report
1 609 10th St	Minneapolis, MN 55404-1128	1
2 215 11th St	Minneapolis, MN 55403	2
3 116-120 1st Ave	Minneapolis, MN 55401	3
4 251 1st Ave	Minneapolis, MN 55401	4
5 319 1st Ave	Minneapolis, MN 55401	5
6 322 1st Ave	Minneapolis, MN 55401	6
7 252 N 1st Ave	Minneapolis, MN 55401-1608	7
8 415 1st Ave N	Minneapolis, MN 55401-1777	8
9 416 1st Ave N	Minneapolis, MN 55401	9
10 211 N 1st St	Minneapolis, MN 55401-1427	10
11 708 N 1st St	Minneapolis, MN 55401-1464	11
12 30 1st St N	Minneapolis, MN 55401	12
13 2535 S 25th Ave	Minneapolis, MN 55406	13
14 608 2nd Ave	Minneapolis, MN 55402-1916	14
15 625 2nd Ave	Minneapolis, MN 55402-1912	15

Fort Inc - [www.operationfort.com](http://www.operationfort.com)

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

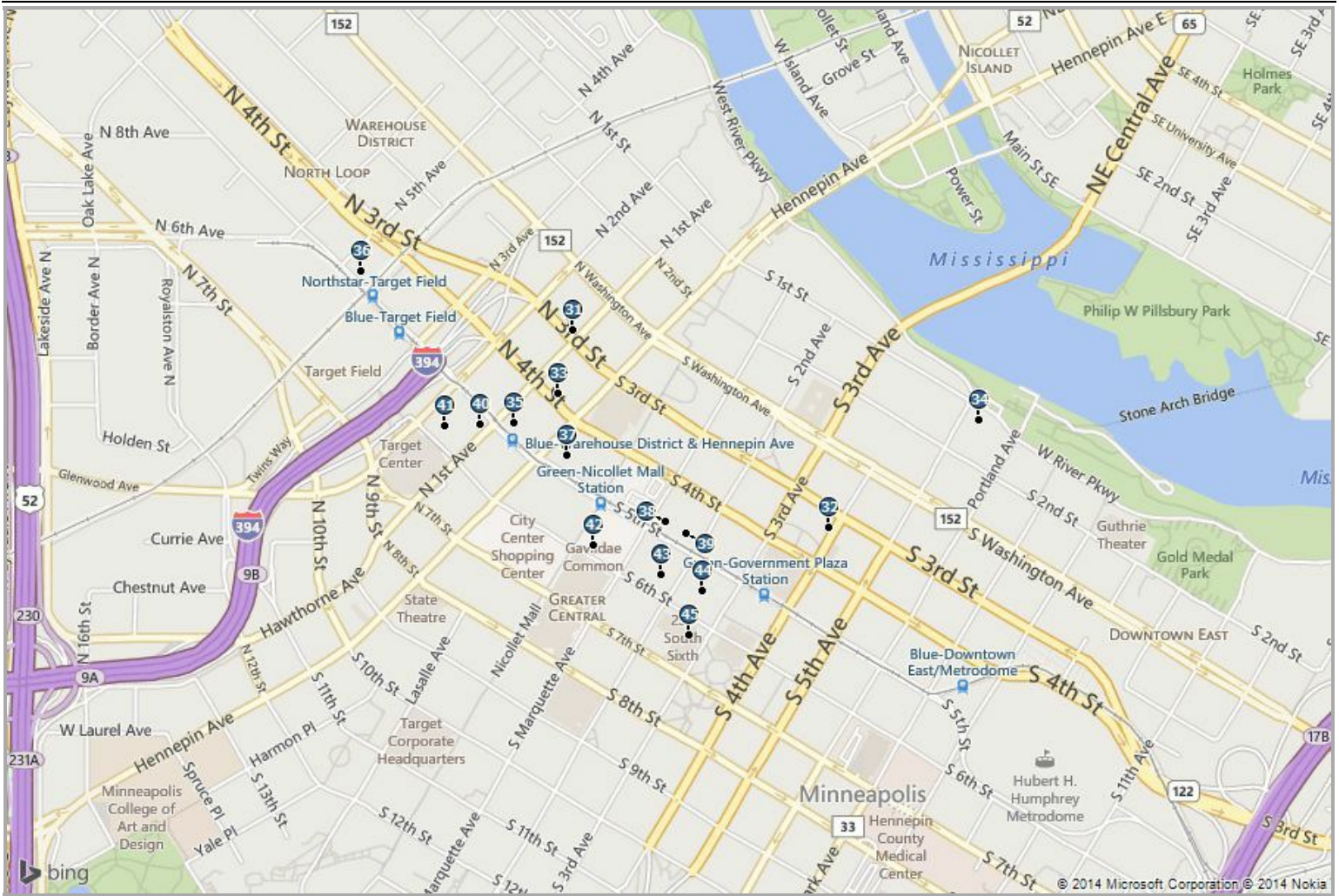
Prepared By: Jacob Gerads

# Road Map



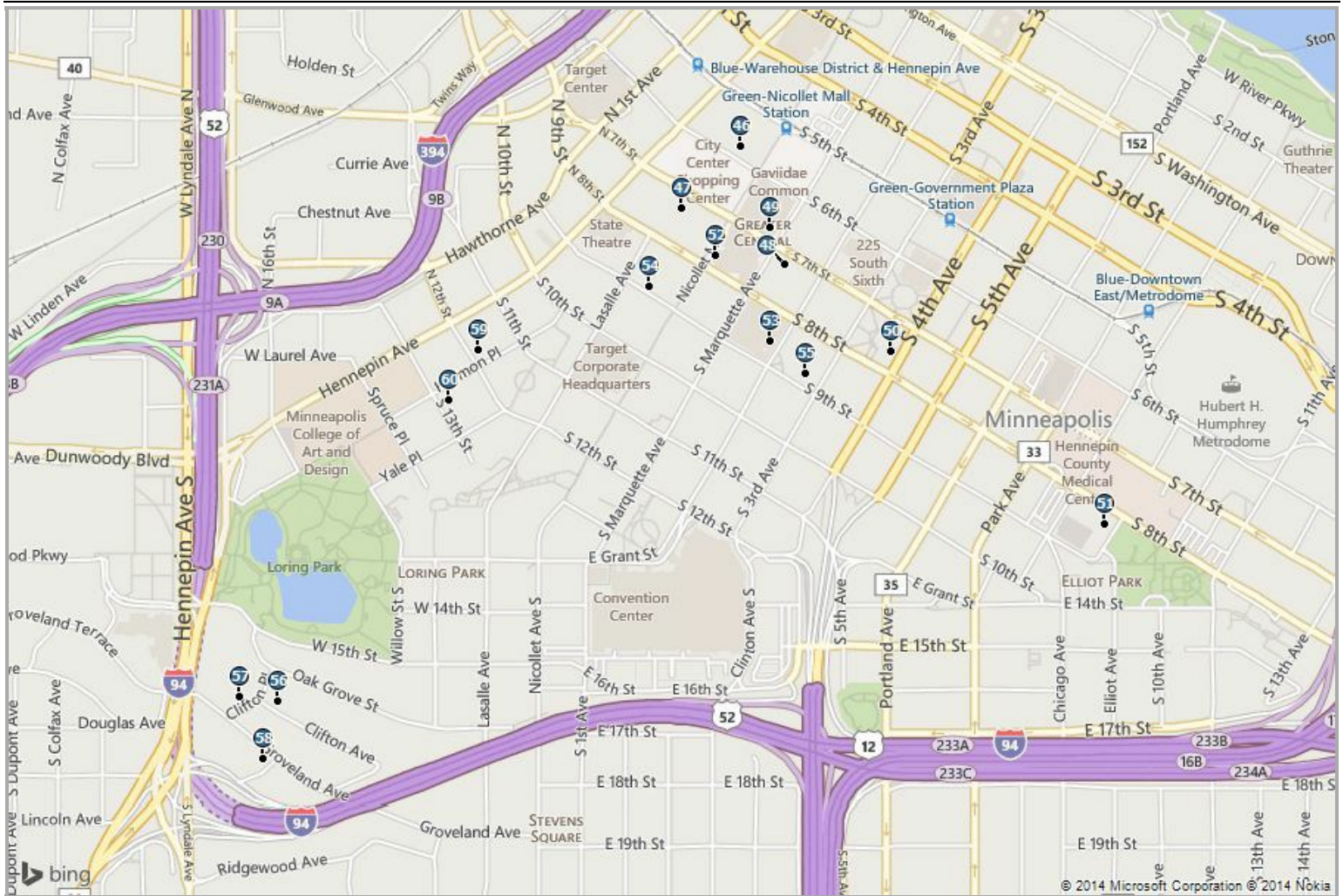
Address	City, State Zip	Number on report
920 2nd Ave	Minneapolis, MN 55402	16
330 S 2nd Ave	Minneapolis, MN 55401	17
706 S 2nd Ave	Minneapolis, MN 55402-3003	18
900 S 2nd Ave	Minneapolis, MN 55402	19
219 2nd St	Minneapolis, MN 55401	20
10 NE 2nd St	Minneapolis, MN 55413	21
300 2nd St SE	Minneapolis, MN 55414	22
111 3rd Ave	Minneapolis, MN 55401	23
212 3rd Ave	Minneapolis, MN 55401	24
312 3rd St	Minneapolis, MN 55415	25
112 N 3rd St	Minneapolis, MN 55401	26
530 N 3rd St	Minneapolis, MN 55401-1252	27
900 N 3rd St	Minneapolis, MN 55401	28
901 N 3rd St	Minneapolis, MN 55401-1051	29
700 S 3rd St	Minneapolis, MN 55415	30

# Road Map



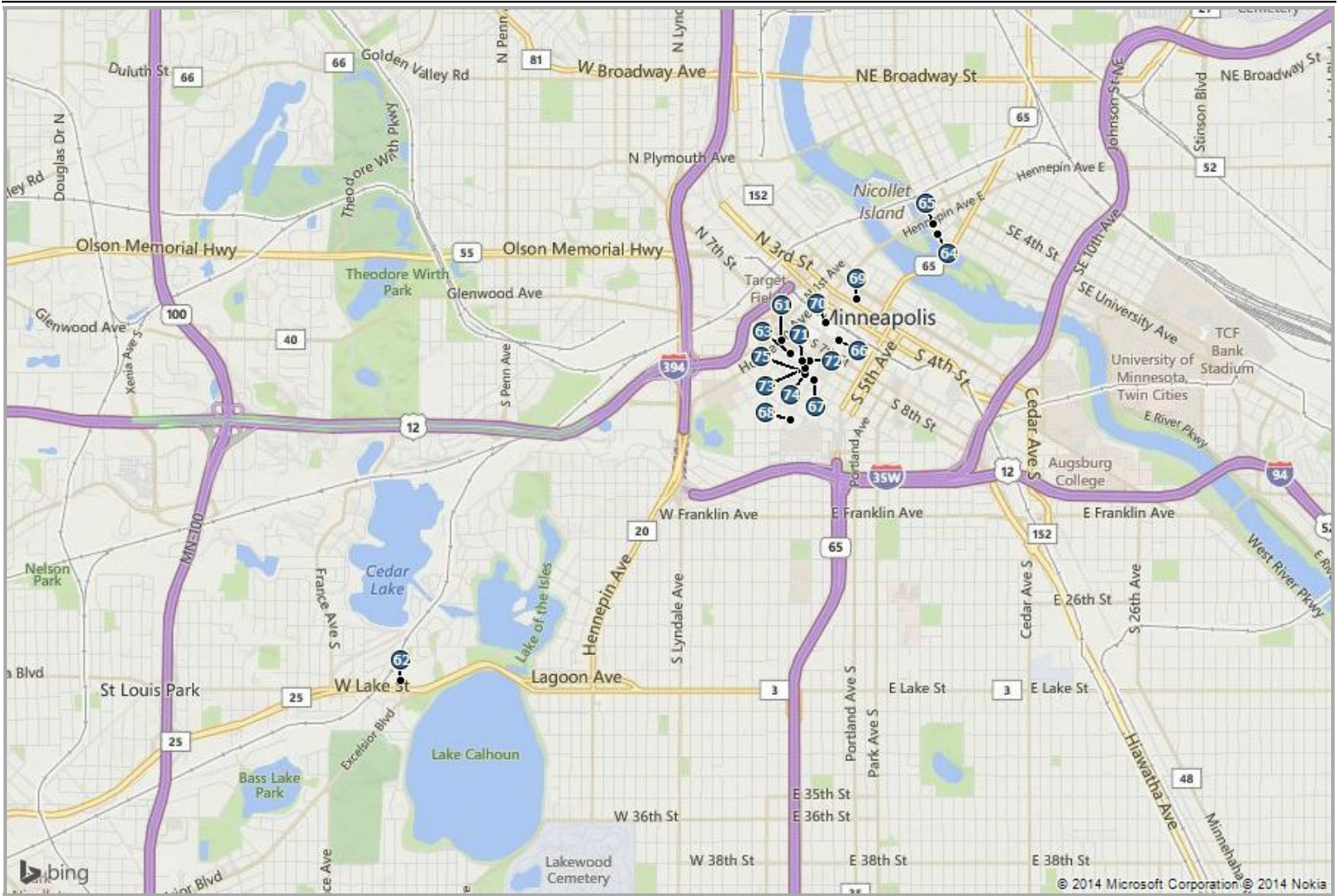
Address	City, State Zip	Number on report
31 106 3rd St N	Minneapolis, MN 55401	31
32 310 S 4th Ave	Minneapolis, MN 55415	32
33 16-18 4th St	Minneapolis, MN 55401	33
34 105 5th Ave	Minneapolis, MN 55401-2593	34
35 26 5th St	Minneapolis, MN 55428	35
36 420 5th St	Minneapolis, MN 55401-1348	36
37 10 S 5th St	Minneapolis, MN 55403	37
38 100 S 5th St	Minneapolis, MN 55402	38, 39
39 150 S 5th St	Minneapolis, MN 55402	40
40 111 5th St N	Minneapolis, MN 55403	41
41 100-116 6th St	Minneapolis, MN 55403-1916	42
42 60 S 6th St	Minneapolis, MN 55402-4400	43
43 120 S 6th St	Minneapolis, MN 55402-1803	44, 45, 46
44 200-220 S 6th St	Minneapolis, MN 55402	47
45 225 S 6th St	Minneapolis, MN 55402	48, 49

# Road Map



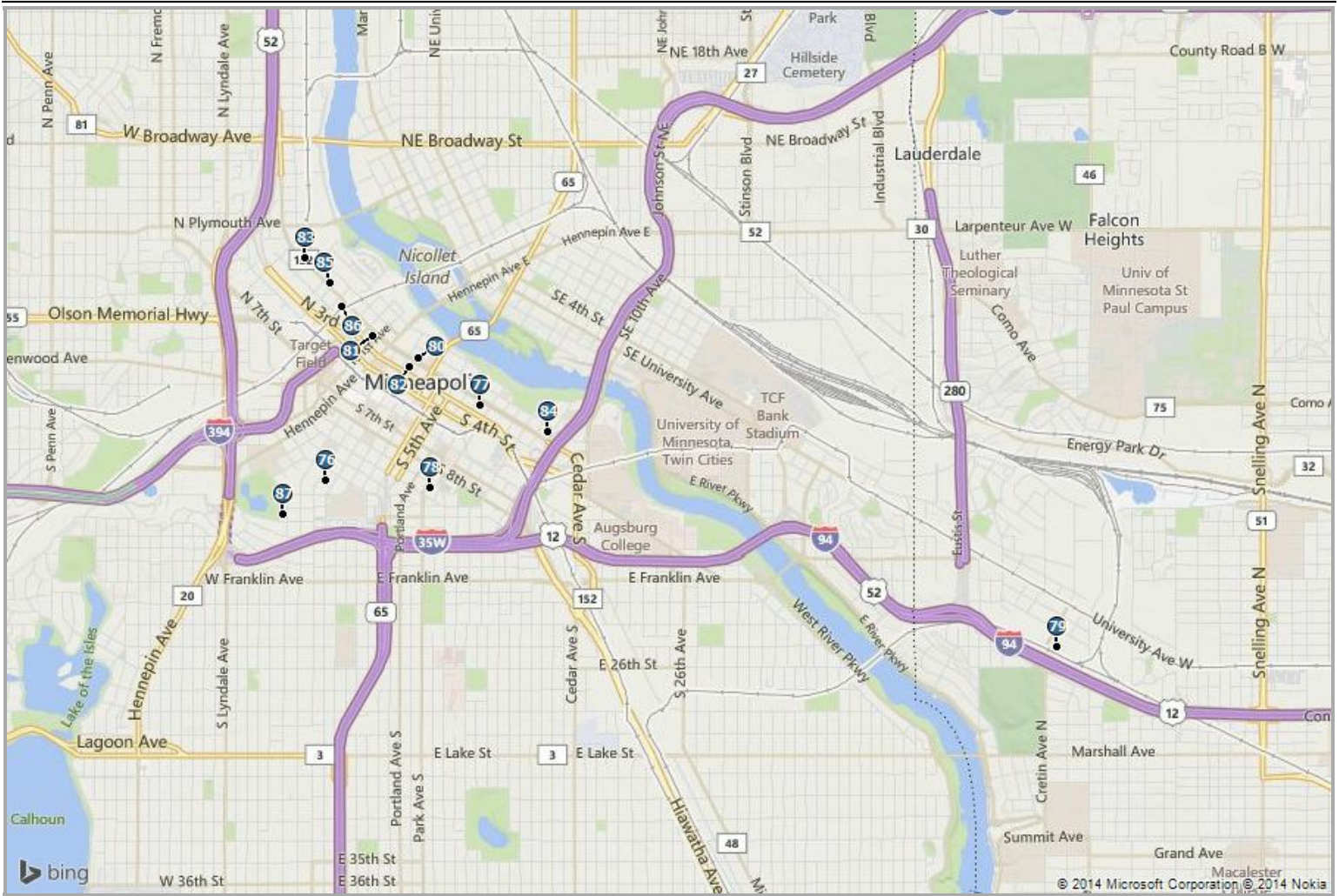
Address	City, State Zip	Number on report
46 50 6th St S	Minneapolis, MN 55402-1540	50
47 45 7th St	Minneapolis, MN 55402-1614	51
48 109 7th St	Minneapolis, MN 55402-2310	52
49 90 S 7th St	Minneapolis, MN 55402	53
50 333 S 7th St	Minneapolis, MN 55402	54
51 825 8th St	Minneapolis, MN 55404-1208	55
52 80 S 8th St	Minneapolis, MN 55402	56, 57
53 121 S 8th St	Minneapolis, MN 55402	58, 59
54 50 9th St	Minneapolis, MN 55402-3118	60
55 222 S 9th St	Minneapolis, MN 55402	61
56 410 Clifton Ave	Minneapolis, MN 55403	62
57 1730 Clifton Ave	Minneapolis, MN 55403	63
58 401 Groveland Ave	Minneapolis, MN 55403-3219	64
59 1128 Harmon Pl	Minneapolis, MN 55403-2004	65, 66
60 1221-1229 Harmon Pl	Minneapolis, MN 55403	67

# Road Map



Address	City, State Zip	Number on report
61 800 Hennepin Ave	Minneapolis, MN 55403	68
62 3220 W Lake St	Minneapolis, MN 55416-4512	69
63 800 LaSalle Ave	Minneapolis, MN 55402	70
64 43 Main St	Minneapolis, MN 55414	71
65 1 Main St SE	Minneapolis, MN 55414	72
66 527 Marquette Ave	Minneapolis, MN 55402	73, 74
67 901 S Marquette Ave	Minneapolis, MN 55402	75, 76
68 1219 S Marquette Ave	Minneapolis, MN 55403-2488	77
69 250 Marquette Ave S	Minneapolis, MN 55401	78, 79
70 520 Nicollet Mall	Minneapolis, MN 55402	80
71 800 Nicollet Mall	Minneapolis, MN 55402-7000	81
72 801 Nicollet Mall	Minneapolis, MN 55402-2500	82
73 825 Nicollet Mall	Minneapolis, MN 55402	83
74 901 Nicollet Mall	Minneapolis, MN 55402	84
75 915-927 Nicollet Mall	Minneapolis, MN 55402	85

# Road Map



Address	City, State Zip	Number on report
76 1221 Nicollet Mall	Minneapolis, MN 55403	86
77 233 Park Ave	Minneapolis, MN 55415	87
78 905 Park Ave	Minneapolis, MN 55404-1138	88
79 558 Vandalia St	Saint Paul, MN 55114-1809	89
80 100 Washington Ave	Minneapolis, MN 55401	90
81 109-111 Washington Ave	Minneapolis, MN 55401	91
82 111 Washington Ave	Minneapolis, MN 55401-2108	92
83 800 Washington Ave	Minneapolis, MN 55401-1330	93
84 1200 Washington Ave	Minneapolis, MN 55415	94
85 606 N Washington Ave	Minneapolis, MN 55401	95
86 419 Washington Ave N	Minneapolis, MN 55401-1316	96
87 1409 Willow St	Minneapolis, MN 55403	97