



COMMERCIAL FOR LEASE!



MIDWEST MOTORCYCLE

215 N Washington Ave Minneapolis, MN 55401

**5,414 SF
FOR LEASE**

**EXCELLENT
POTENTIAL**

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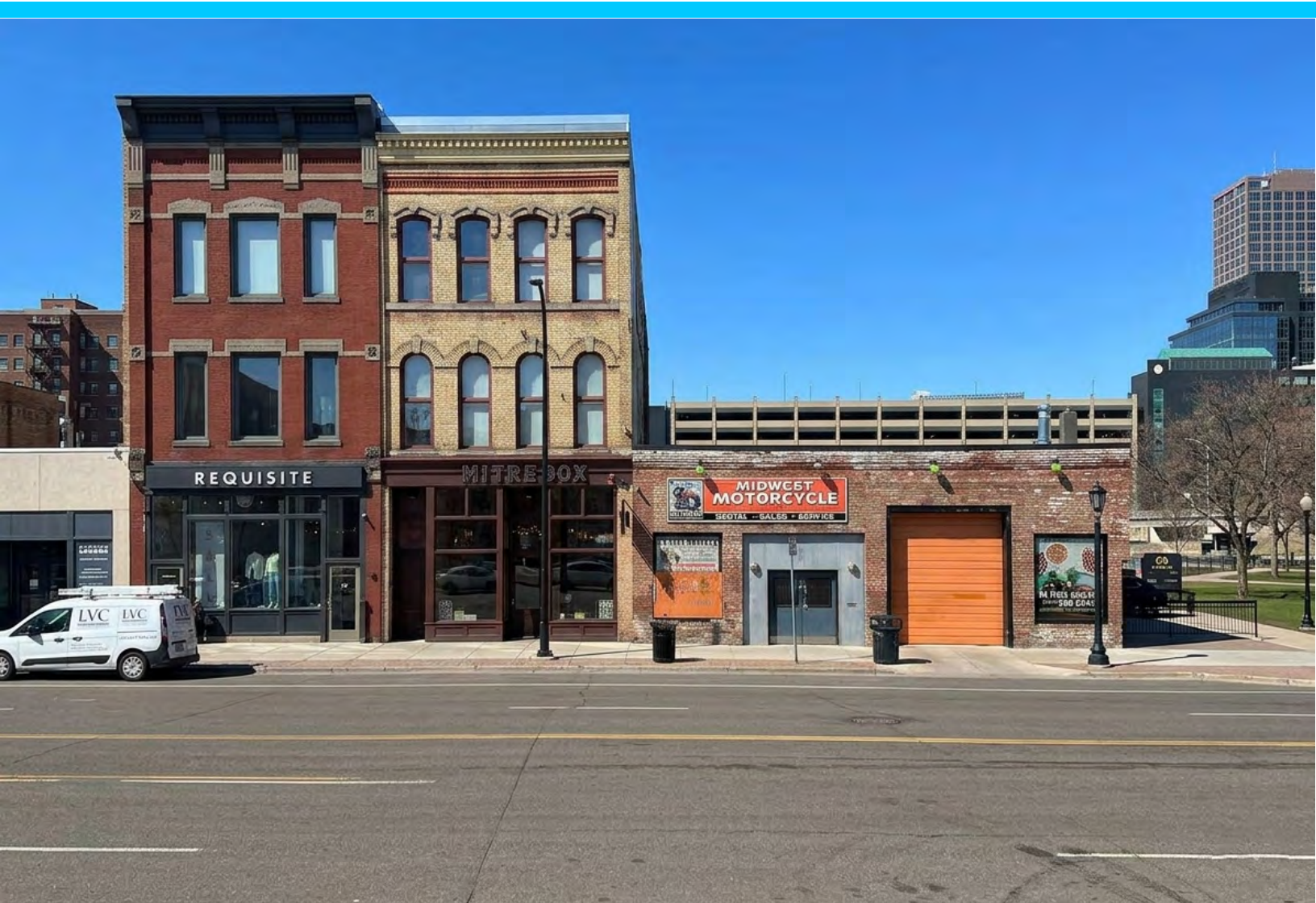
jeff@CEGspaces.com

Commercial Equities Group
— Investment Real Estate Services

THE PROPERTY

Formerly home to Midwest Motorcycle, a motorcycle repair facility, this iconic Washington Avenue commercial space offers an open floor plan with high ceilings providing a strong foundation for a wide range of production, showroom, and creative uses.

- The space features existing infrastructure well-suited for users seeking functional space with the ability to customize layout and finishes
- Building and off-street parking on 0.25 acres
- Website: CEGspaces.com/midwest-motorcycle



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SPACE INFO

Unique opportunity to lease flexible commercial space in the DT2 Downtown Corridor District.

- Historic character building with functional infrastructure
- Open layout with ability to customize
- Flexible use potential in high-demand corridor
- 120/208V 3-phase power – ready for production users
- High ceilings (~13' clear)
- +/- 15 parking spots (off-street downtown parking, number depends on use)

The property offers an open floor plan with high ceilings providing a strong foundation for a wide range of production, showroom, and creative uses.

All uses subject to DT2 zoning compliance and landlord approval.



Potential uses include:

- Brewery or taproom, coffee roastery or café with production component
- Commercial kitchen or food production
- Boutique fitness or training facility
- Creative production such as photo/video or content creation, design or fabrication studio, maker space, or prototyping workshop
- Specialty retail showroom
- E-commerce or fulfillment with customer-facing component
- Contractor showroom with light shop use
- Bike shop or specialty repair
- Automotive detailing or customization (non-heavy repair)
- Creative office or flex workspace

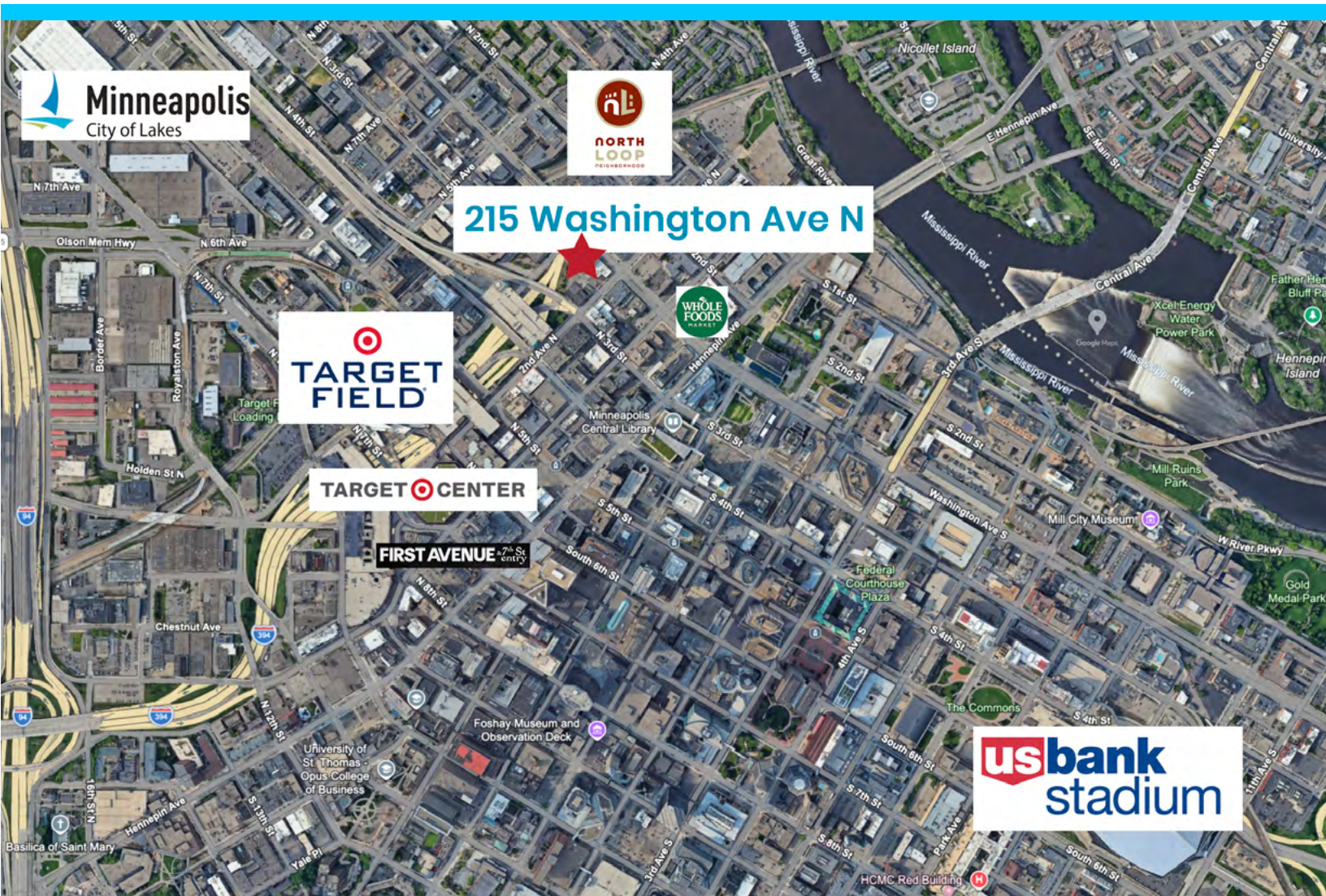
Washington Avenue N

BASE RENT: NEGOTIABLE EST. OP. EXPENSES: \$6-7 PSF
SALE PRICE: NEGOTIABLE

THE LOCATION

Excellent location on legendary 1st Ave in the high density North Loop/Warehouse District, a popular, dense, and walkable neighborhood.

- 5-10 minute walk from Target Center, Target Field, and METRO Green and Blue Line
- Minutes from US Bank Stadium
- Near major access ramps to I-394
- Surrounded by top restaurants, retail, and commercial, attracting affluent residents and high foot traffic
- Estimated population of 7,700+ and growing
- Popular with young professionals



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THE SPACE



Iconic Washington Avenue Location



Off-Street Parking



Mezzanine



Second Drive-In



High Ceilings & Flexible Layout