

For Sublease

Colonial Warehouse

212 3rd Avenue North | Minneapolis, Minnesota 55401

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5,000 – 15,765 SF Office Space in Heart of North Loop

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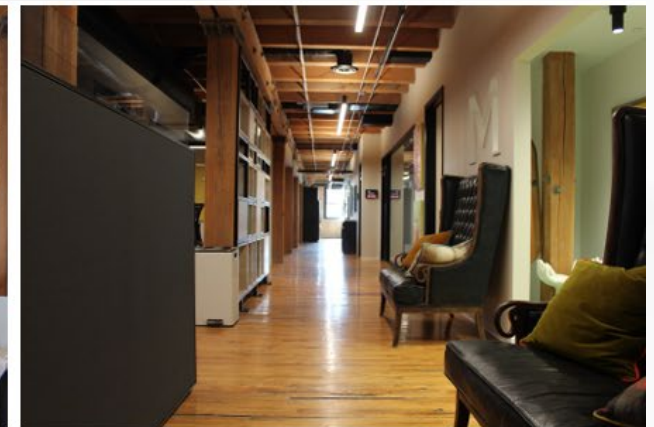
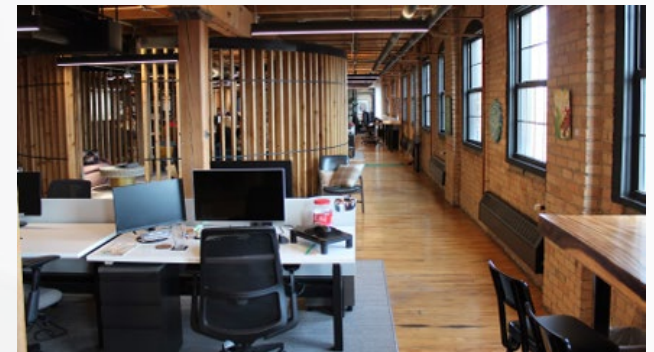
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Space Highlights

- 15,765 SF full suite | ability to lease a dedicated portion or the entire space
- Flexible suite configurations available to accommodate a variety of space requirements
- Plug-and-play opportunity with existing furniture in place
- Shared access to kitchen and break room area
- Potential access to existing conference rooms **subject to final arrangements*
- Sublease term through March 31, 2034
- Asking rate \$22/SF
- Building amenities include fitness center, tenant lounge, outdoor patio, on-site management, parking available
- Located in heart of North Loop with walkable amenities



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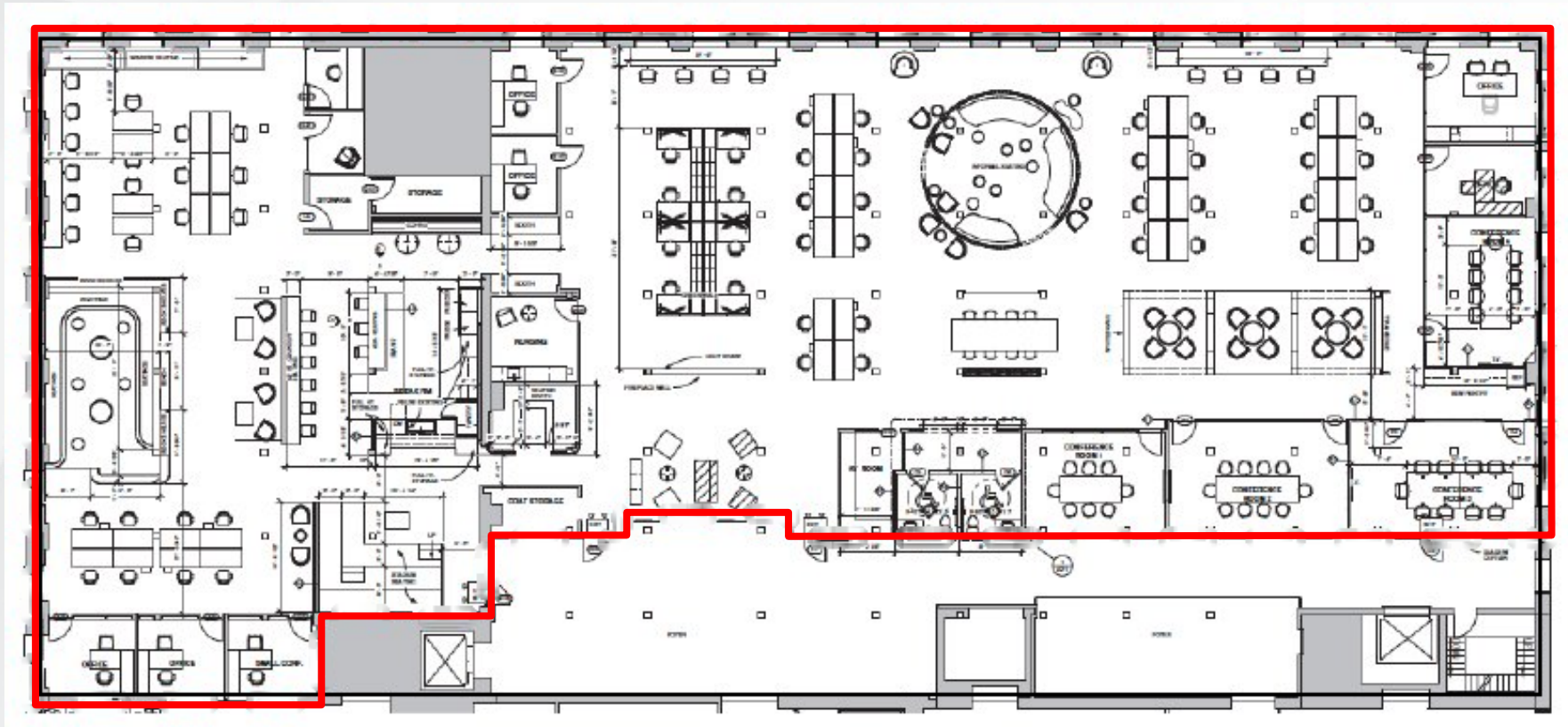
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Space Plan

Full Suite – 15,765 SF



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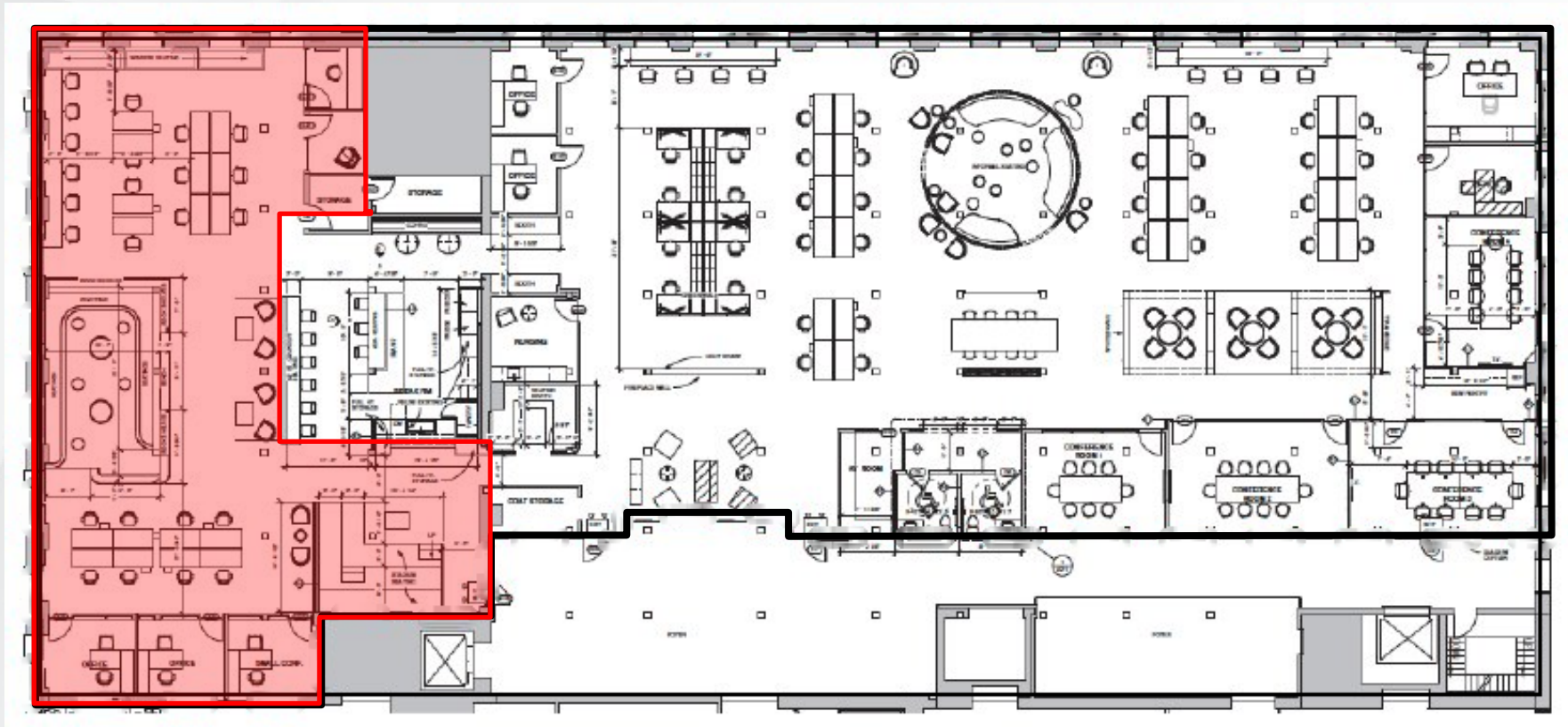
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Space Plan

Potential Configuration – 5,000 SF



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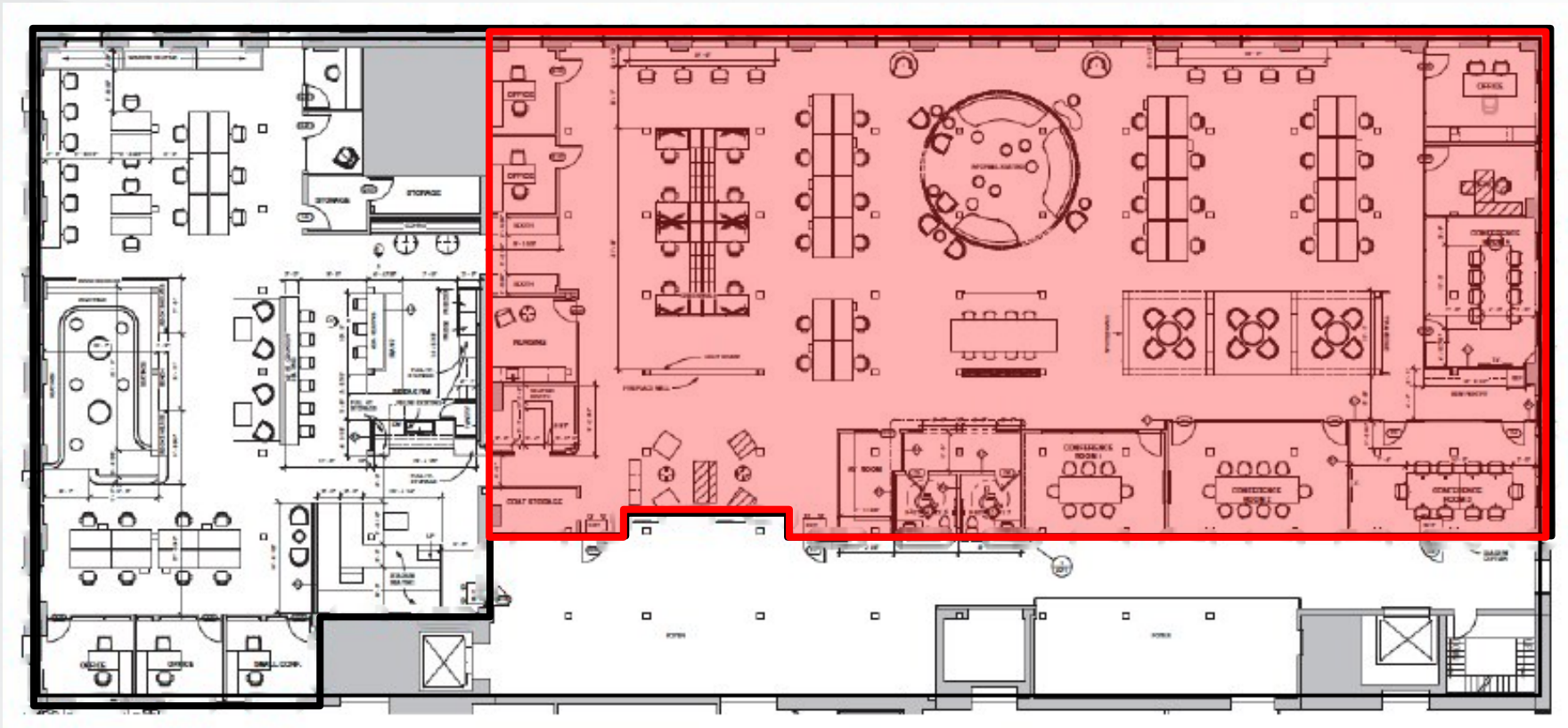
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Space Plan

Potential Configuration – 11,000 SF

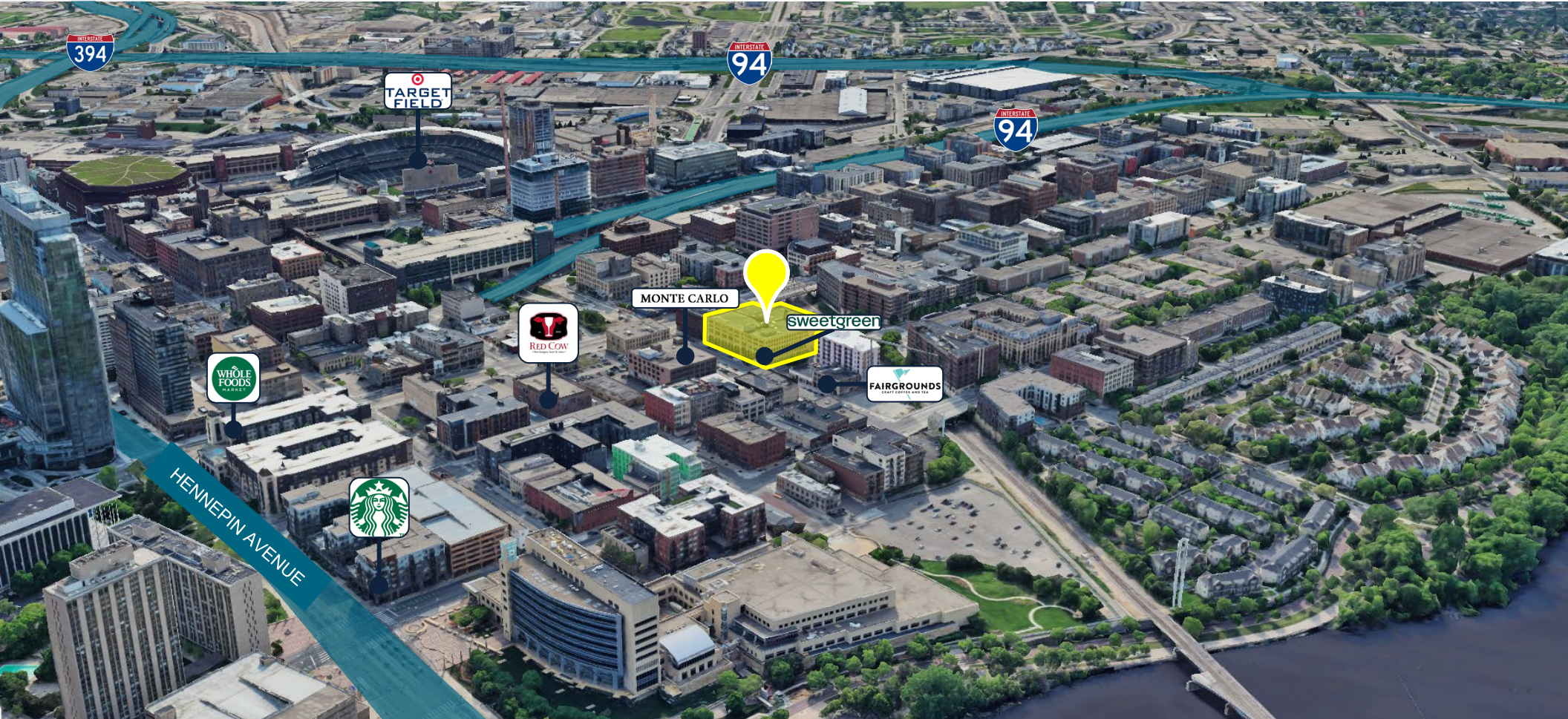


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