

OFFICE SPACE FOR LEASE



BANKS BUILDING

615 First Avenue NE, Minneapolis, MN 55413

BUILDING HIGHLIGHTS

- Beautifully restored office building with high ceilings, hardwood floors, exposed brick and wood beams and recently updated common areas
- Onsite building parking lot
- A mixture of high tech office, studio and storage tenants
- 3,000 - 3,400 SF office space available
- 2,000 SF lower level storage space available
- Built in 1905, renovated in 2001
- Equipped with loading docks, freight elevators and onsite showers
- Convenient location near popular restaurants, retail shops, coffeehouses and Metro Transit stations



901 North Third Street, Suite 100, Minneapolis, MN 55401

MIKE OLSON

612-359-5843

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www.sr-re.com

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Building Address	615 First Avenue NE Minneapolis, MN 55413		
Rentable Area	135,969 Square Feet		
Availability	Suite 145 - 2,990 SF Suite 510 - 3,370 SF		
Ceiling Height	Varies from 10-12 Feet		
Office Lease Rate	\$15.00 - \$17.00 PSF Net		
Storage Space	Up to 2,000 SF in lower level at negotiable gross lease rate		
Operating Expenses	CAM	\$7.12 PSF	
	TAX	\$2.87 PSF	
	<u>INSURANCE</u>	<u>\$0.28 PSF</u>	
	TOTAL	\$10.27 PSF (2026 Est.)	
Comments	Beautifully restored 100 year old building with classic and stylish interiors featuring hardwood floors, high ceilings, exposed brick and wood beams. Off-street parking available. New multifamily developments, retail and restaurants in the surrounding neighborhood.		



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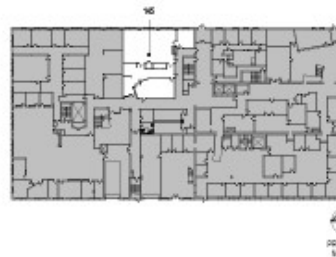
SUITE 145 FLOOR PLAN



① SUITE 145
54' x 14'

TENANT INFORMATION	
TENANT AREA	2,990 RSF
TOTAL	2,990 RSF

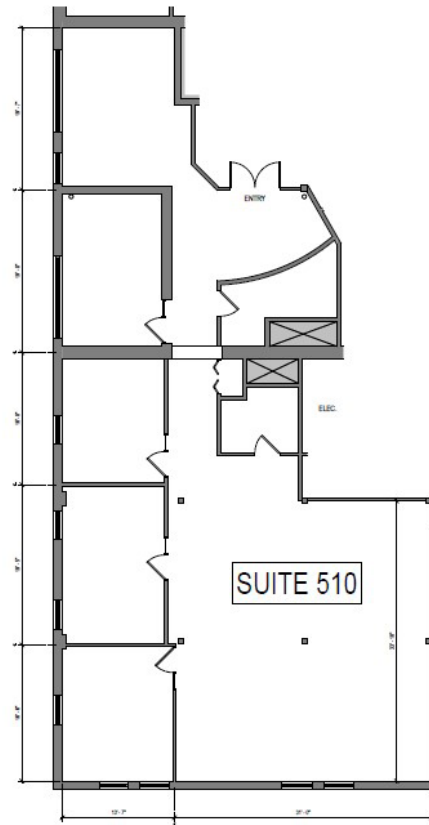
KEY PLAN - LEVEL 1



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Suite 510 FLOOR PLAN



SUITE 510
3'0" x 10'0"



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