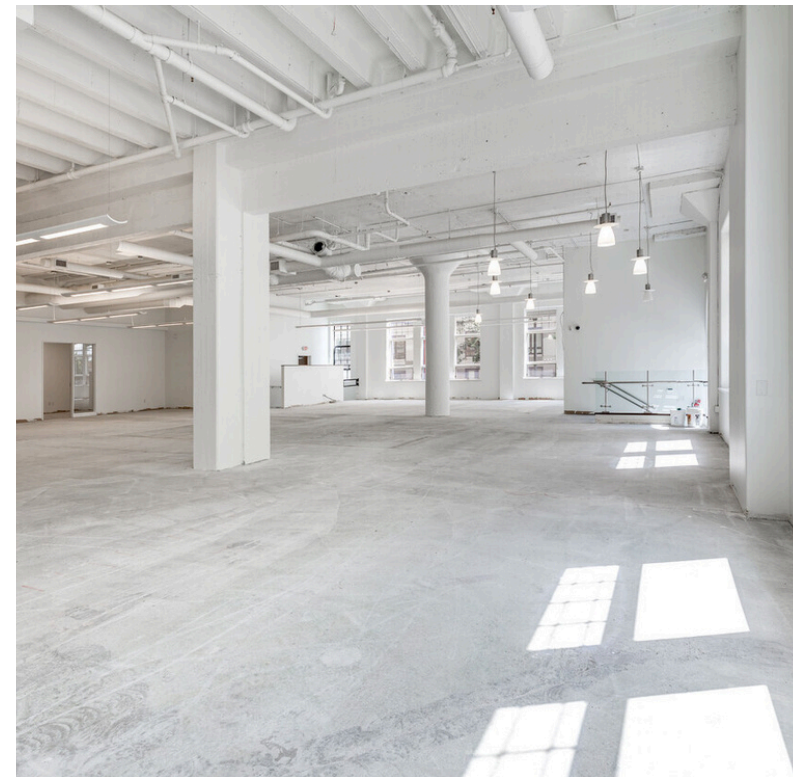




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**NORTH LOOP
CREATIVE OFFICE/FITNESS
SPACES FOR LEASE**

900 NORTH THIRD STREET MINNEAPOLIS, MN 55401



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THE HIGHLIGHTS



BUILDING FEATURES

- Large industrial-style windows offering excellent **natural light**
- Four-story creative office/retail/residential loft building located in Minneapolis' **North Loop** district
- Two suites available at **3,821 RSF and 7,042 RSF**
- Street level **private access** to both suites
- **C. McGees Deli** located across the street
- **Generous ceiling height** providing an open airy feel
- Convenient ramp parking one block away
- On-site **executive parking spaces available**

LOCATION FEATURES

- Located one block off **Washington Avenue**, within walking distance to Target Field, Mississippi River walking trails, and the light rail transit system
- **Steps from:** Whole Foods, Red Cow, Smack Shack, Borough, Porzana, Spoon and Stable, The Hewing Hotel, Crisp & Green, Purilima Cantina, Five Iron Golf, The Freehouse, Black Sheep Pizza, Fulton Taproom, Modist Brewing Company, FRGMT Coffee, St.Pierre Steak and Seafood, and so much more!
- Located in one of Minneapolis' most dynamic and fastest growing neighborhoods

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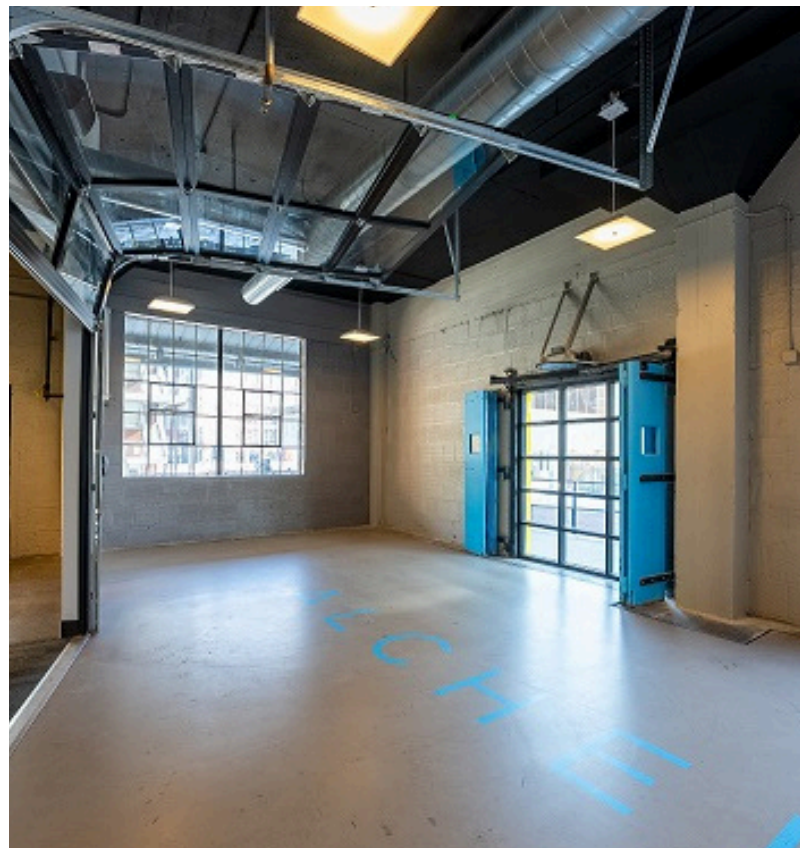
900 NORTH THIRD STREET MINNEAPOLIS, MN 55401





SUITE 110 3,821 RSF

Formerly home to Alchemy, this space offers an open and flexible layout with expansive windows and tall industrial-style ceilings. The abundant natural light and volume create a bright, adaptable environment suited for a variety of uses.





SUITE 100 7,042 RSF

This space is a blank canvas and can be divided if needed. It features expansive windows on three sides, a dedicated workroom, a breakroom/kitchen, and multiple private offices, offering both flexibility and functionality.

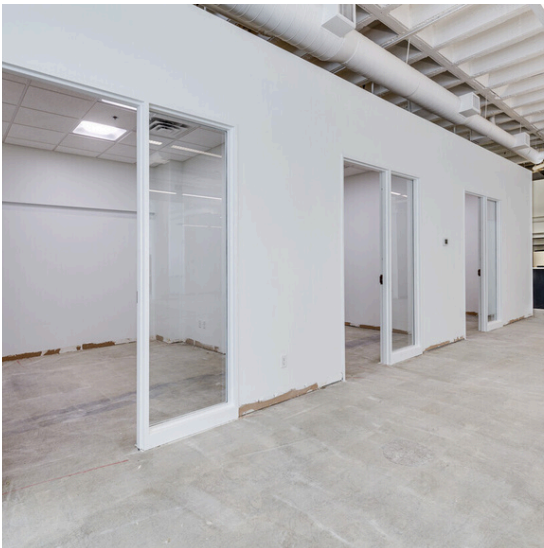




SUITE 100 7,042 RSF

This space is a blank canvas and can be divided if needed. It features expansive windows on three sides, a dedicated workroom, a breakroom/kitchen, and multiple private offices, offering both flexibility and functionality.





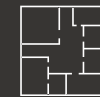
12 FOOT
CEILING HEIGHT



\$18 – \$20
LEASE RATE (PSF)



\$8.78
TAX/OPS (PSF)



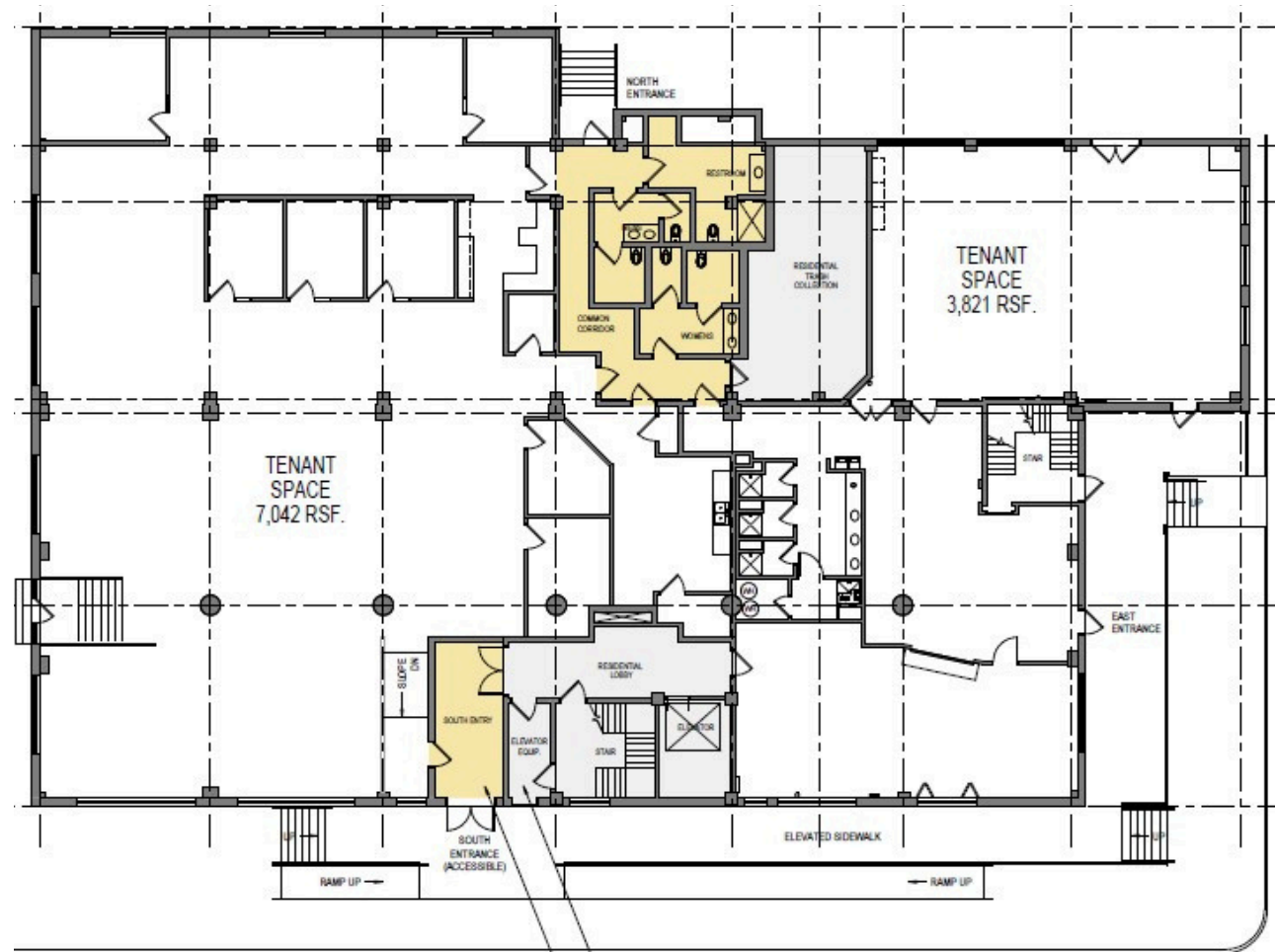
3,821 RSF
7,042 RSF



**CONVENIENT
PARKING**
NORTH LOOP RAMP LESS
THAN A BLOCK AWAY

FLOOR PLAN

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RESIDENTIAL SPACES SHOWN
GRAY FOR REFERENCE.
(OMITTED FROM R/U FACTOR)

COMMON SPACES SHOWN
YELLOW FOR REFERENCE.



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