

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 - 5,400 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



900 North Third Street, Minneapolis, MN 55401

MIKE OLSON

612-359-5843

molson@sr-re.com

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 125 - 5,408 SF Suite 135 - 3,646 SF Suite 145 - 2,990 SF (available 6/1/24) Suite 210 - 3,385 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 \$7.00 PSF TAX \$2.89 PSF <u>INSURANCE</u> \$0.26 PSF TOTAL \$10.15 PSF (2024 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.



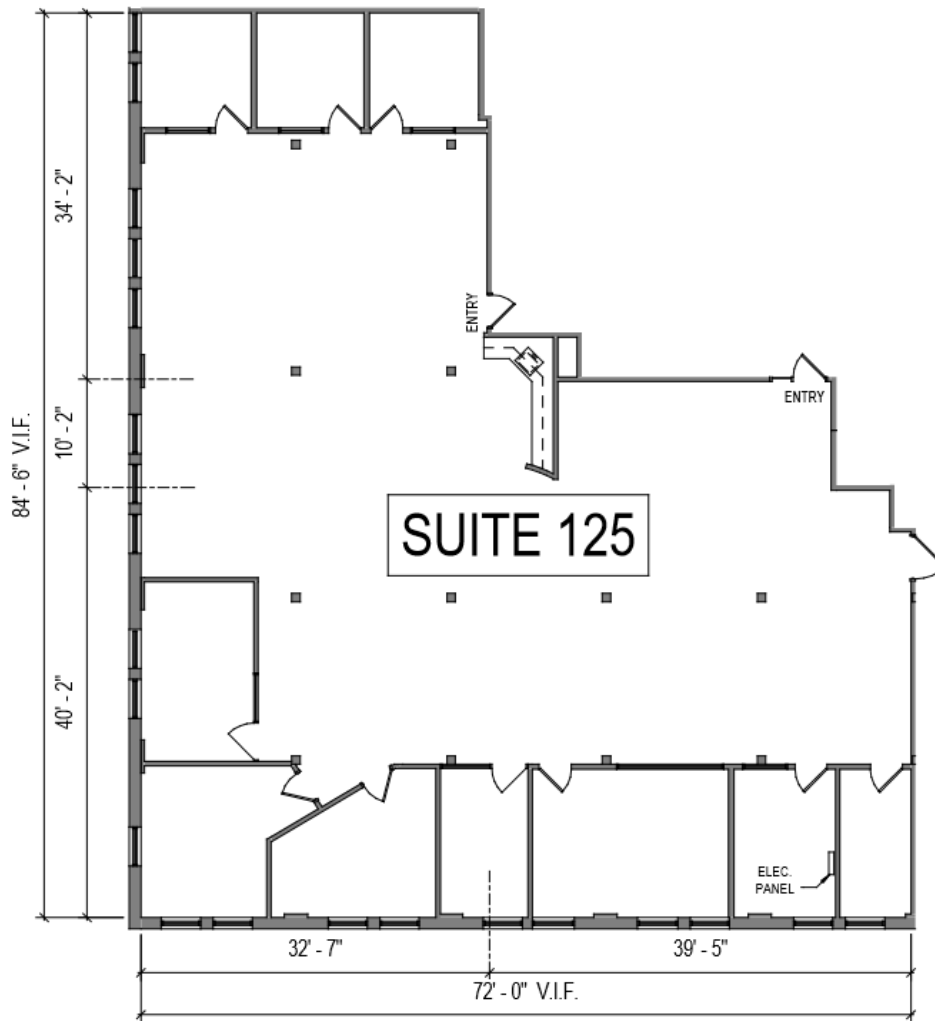
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SUITE 125 FLOOR PLAN



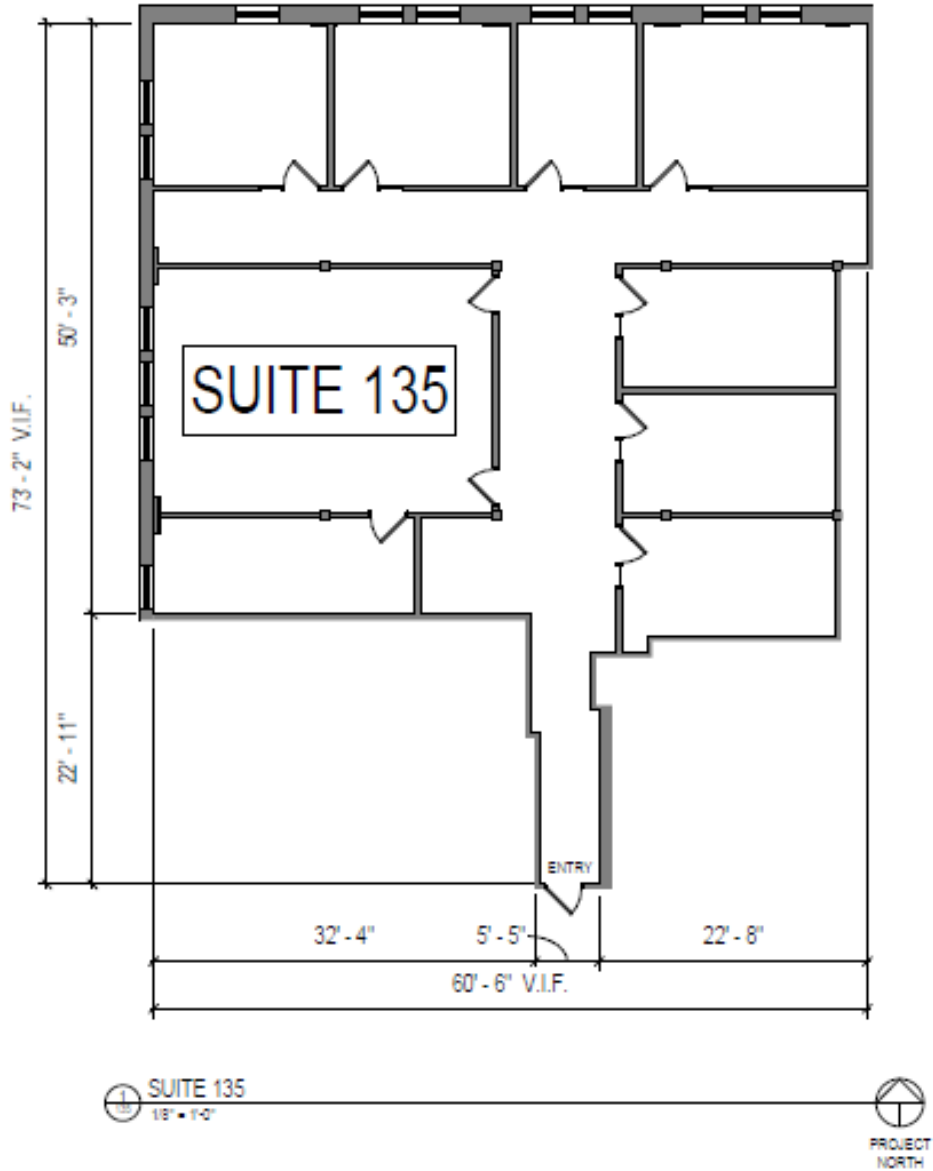
125 SUITE 125
1/8" = 1'-0"



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SUITE 135 FLOOR PLAN



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SUITE 145 FLOOR PLAN



① SUITE 145
SF = 145

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

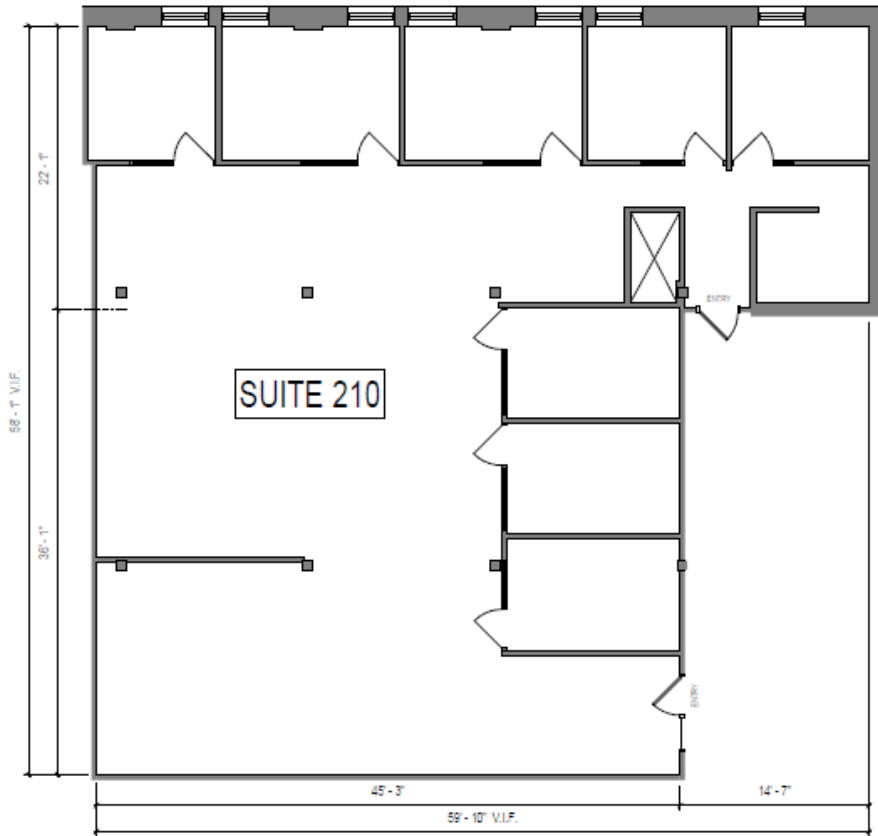
KEY PLAN - LEVEL 1



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SUITE 210 FLOOR PLAN



SUITE 210

PROJECT NORTH

TENANT INFORMATION	
TENANT AREA	3,385 RSF
TOTAL	3,385 RSF

KEY PLAN - LEVEL 2

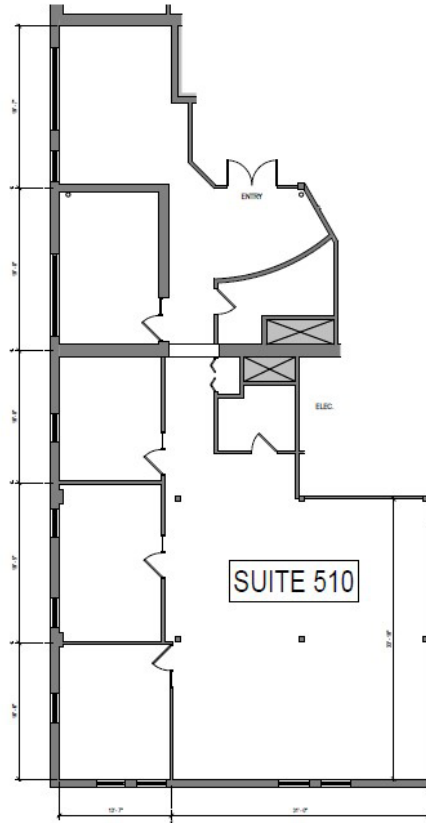


PROJECT NORTH

BANKS BUILDING









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Suite 510 FLOOR PLAN



⊕ SUITE 510
12'-0" x 12'-0"



-  COFFEE
-  PARKING
-  RETAIL
-  ENTERTAINMENT
-  HOTELS
-  FITNESS
-  FOOD & DRINK
-  GROCERY

