

# SHERWIN WILLIAMS BUILDING

## 1590 SF Office Suite For Lease

701 3RD STREET NORTH, MINNEAPOLIS. MN 55401 | |

Exclusively Listed by

**Dan Boschwitz - Associate** | (612) 804-8730 | danboschwitz@kw.com | 40358686, Minnesota

**KW Commercial - Minnetonka, MN**

13100 Wayzata Blvd.

Minnetonka, MN 55305

Each Office is Independently Owned and Operated

# 701 3rd St. North, Minneapolis, MN 55401, Office for Lease



## OFFERING SUMMARY

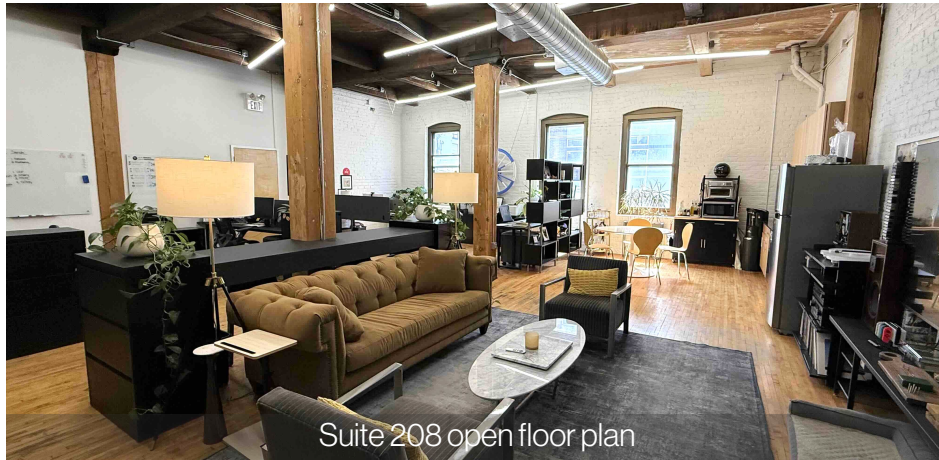
Available SF:	Suite 208: 1590 R SF 2nd floor
Lease Rate:	\$16/SF/YR NNN
CAM/Taxes	CAM: \$9.20/SF 2026 Taxes: \$2.88/SF 2026
Zoning:	B4N/Downtown
Building SF	20,915 SF

## PROPERTY HIGHLIGHTS

- Second floor suite 208 offers private conference room (or private office) and kitchenette
- Open floor plan ideal for collaborative workstations
- Abundant natural light with exposed wood beam ceilings
- Security system
- Restrooms on each floor and shared kitchenette amenities
- Professionally managed with on-site property management
- Dynamic mix of creative, professional and service-oriented tenants
- Within walking distance to coffee, restaurants, and taprooms
- Minutes from Target Field and Target Center
- Close proximity to retail and daily services
- Convenient access to public transit and parking options



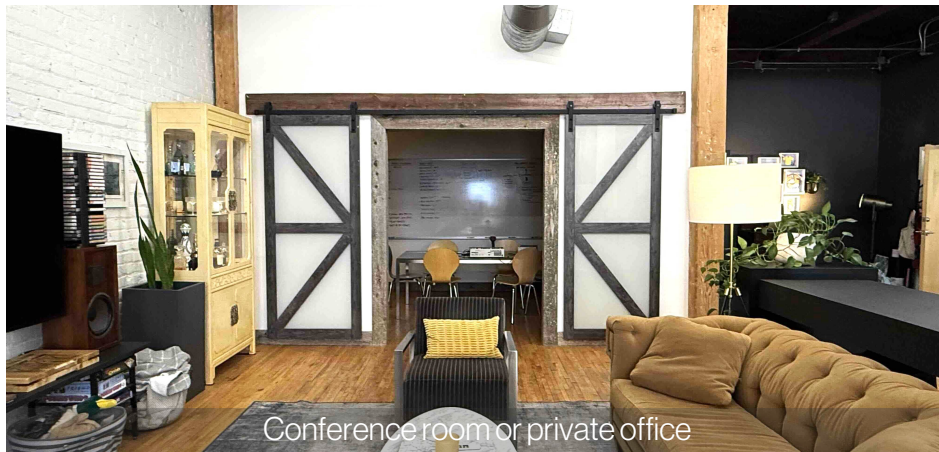
# Property Photos



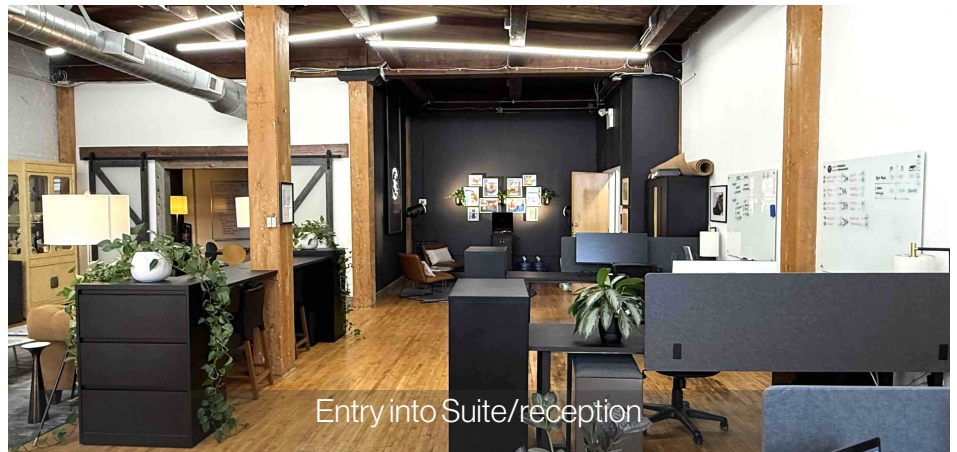
Suite 208 open floor plan



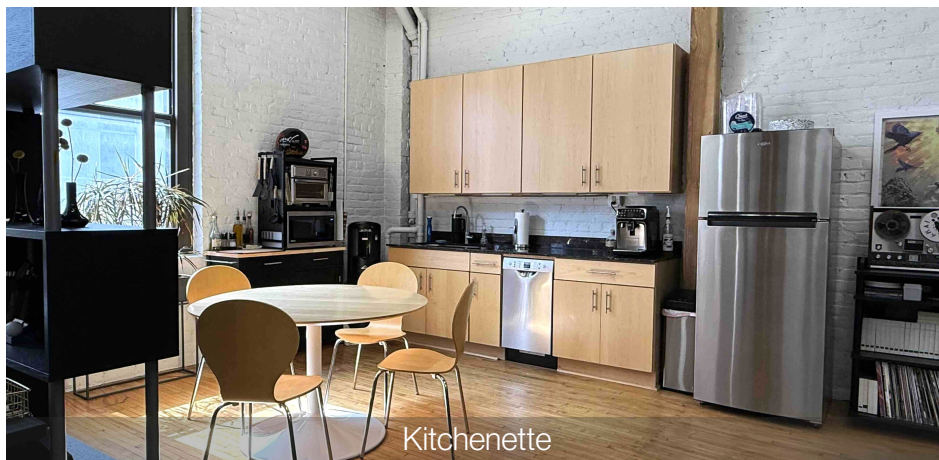
Workstation space



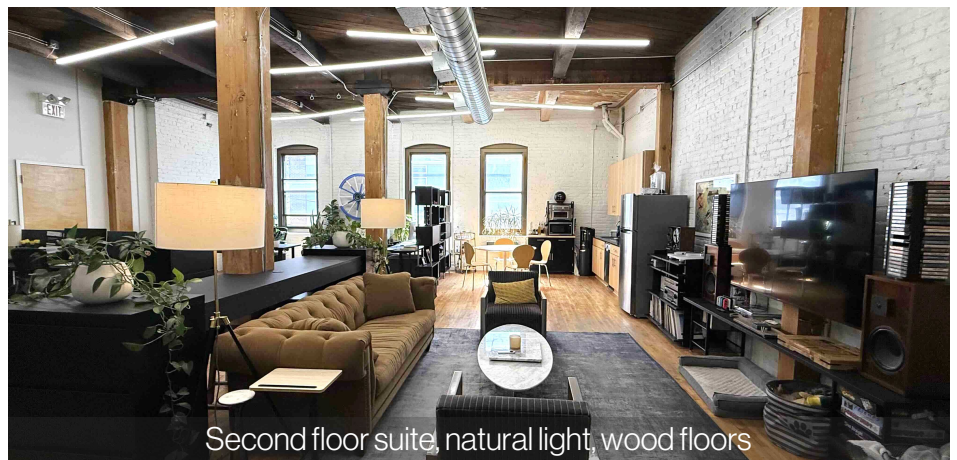
Conference room or private office



Entry into Suite/reception



Kitchenette

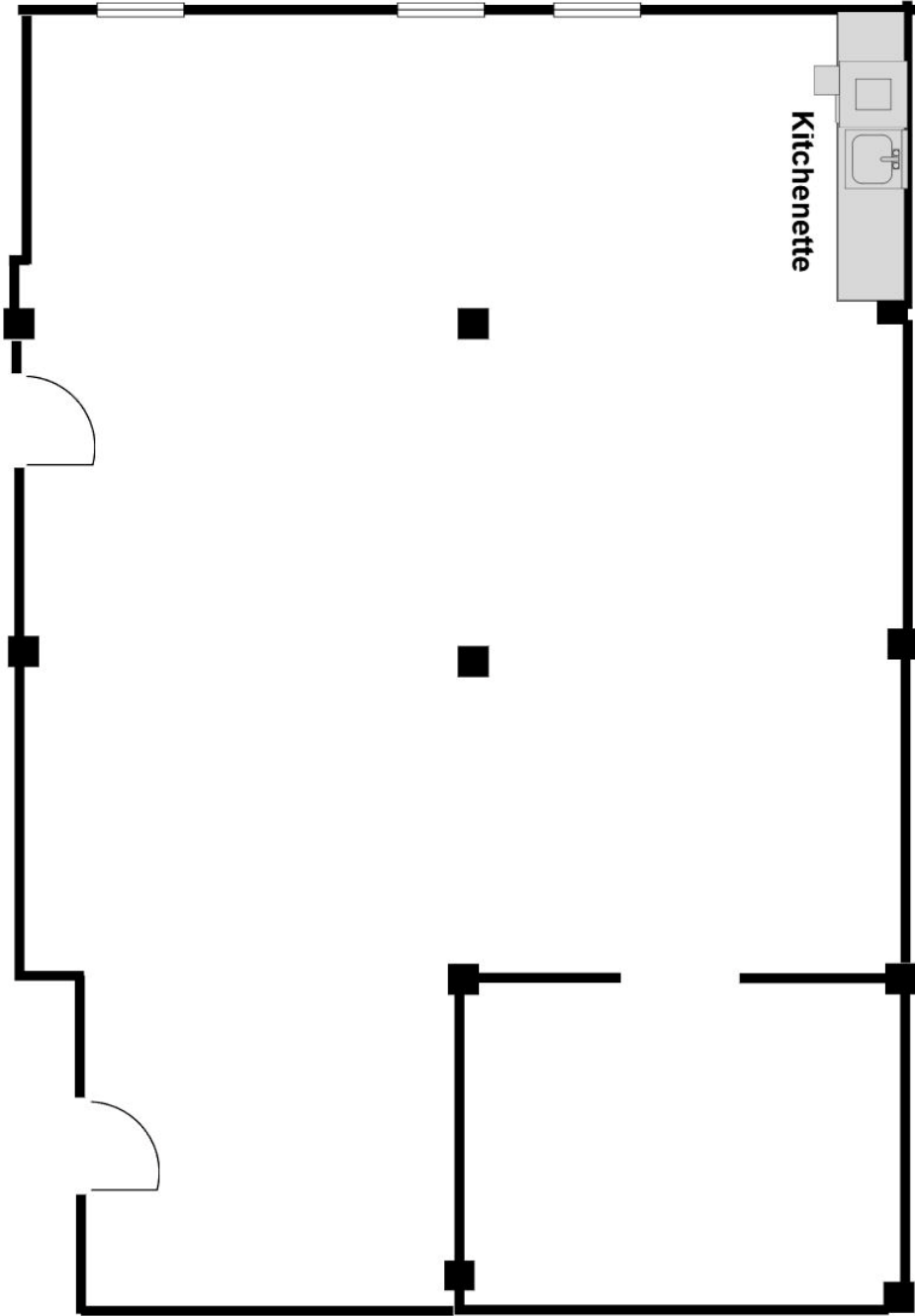


Second floor suite, natural light, wood floors

# Floor plan Suite 208



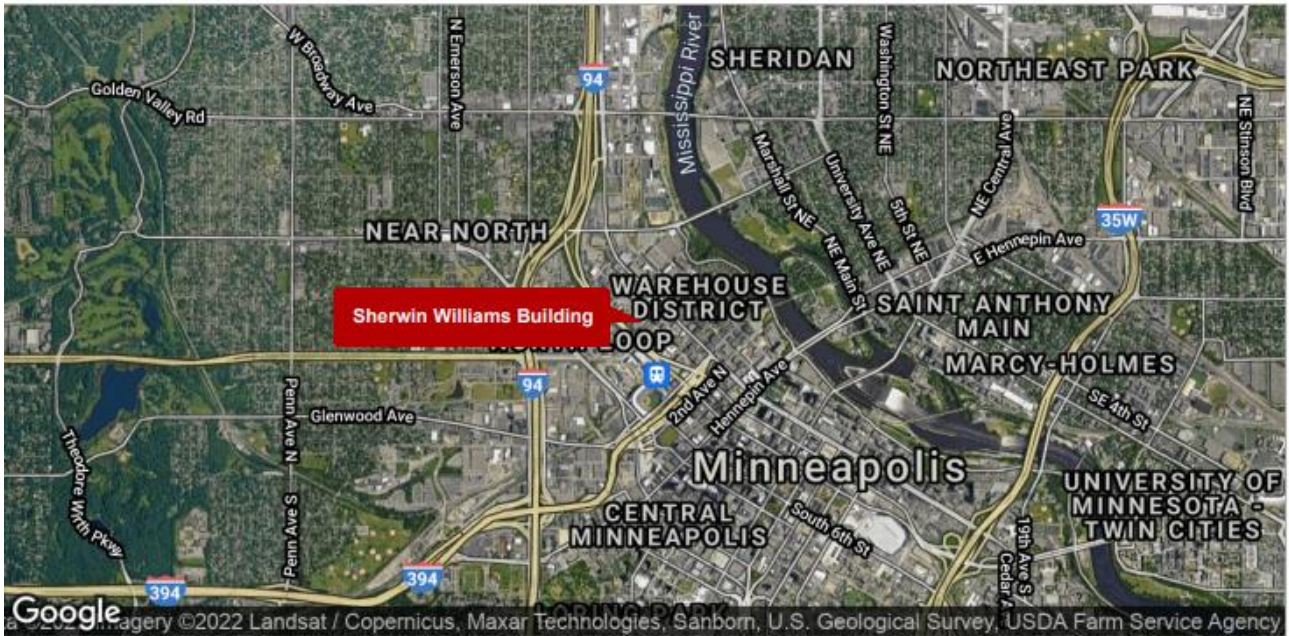
Second Level Suite 208 1,590 RSF



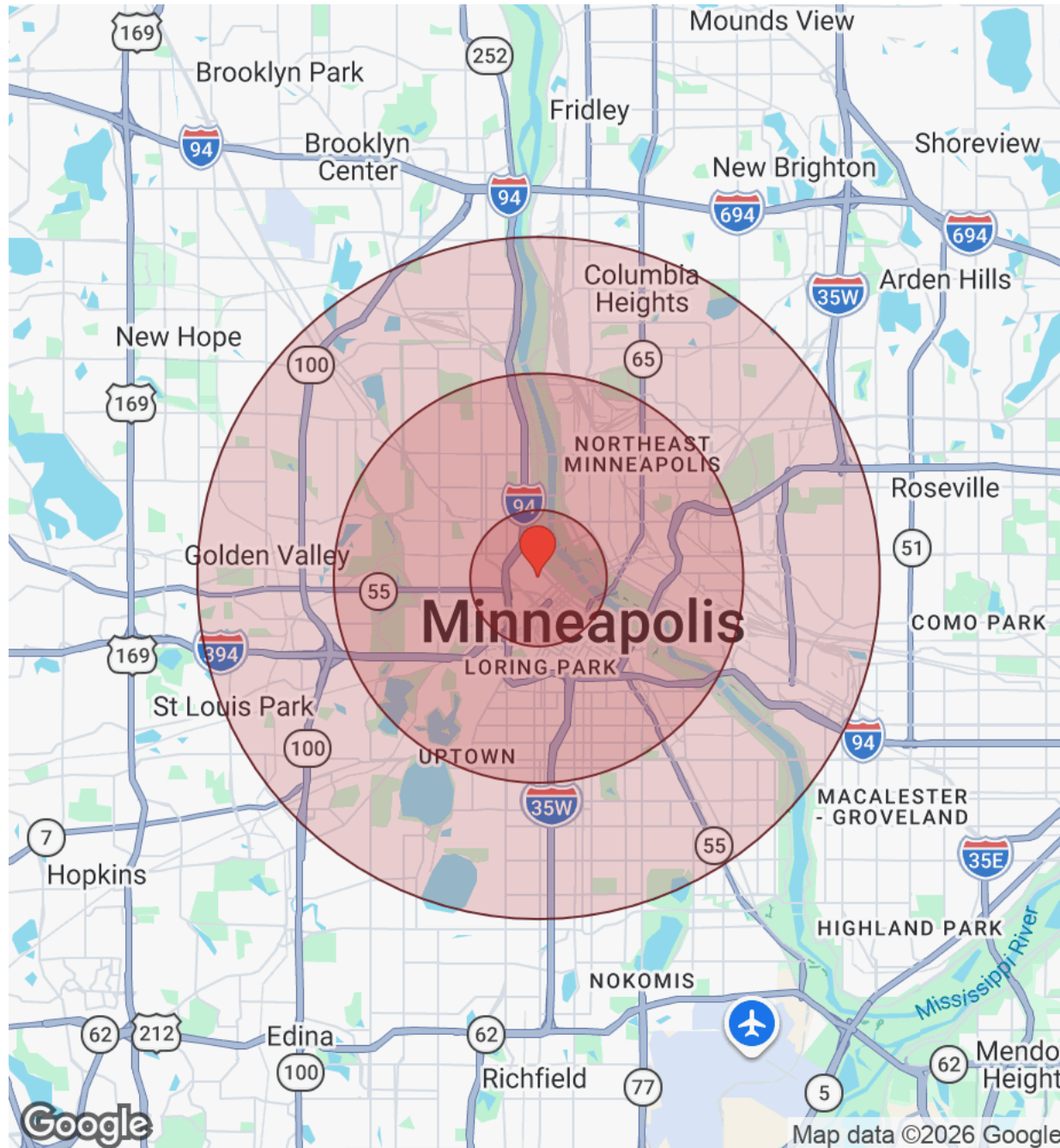
# RETAIL MAP



# LOCATION MAPS



# Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	16,034	137,037	254,681
Female	13,413	114,929	233,028
Total Population	29,447	251,966	487,709

Housing	1 Mile	3 Miles	5 Miles
Total Units	18,574	128,249	243,132
Occupied	16,777	115,996	221,075
Owner Occupied	4,553	35,846	96,360
Renter Occupied	12,224	80,150	124,715
Vacant	1,797	12,253	22,056

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,665	38,422	76,954
Ages 15 - 24	2,922	47,532	75,479
Ages 25 - 54	16,639	118,043	225,643
Ages 55 - 64	2,919	21,544	46,700
Ages 65+	3,302	26,425	62,932

Income	1 Mile	3 Miles	5 Miles
Median	\$100,212	\$73,373	\$82,930
Under \$15k	1,239	12,965	19,189
\$15k - \$25k	1,089	8,705	14,124
\$25k - \$35k	497	7,935	13,661
\$35k - \$50k	1,026	11,981	20,864
\$50k - \$75k	2,441	17,407	32,896
\$75k - \$100k	2,082	14,720	30,907
\$100k - \$150k	3,833	18,764	38,874
\$150k - \$200k	1,815	9,304	20,284
Over \$200k	2,757	14,216	30,278

# Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.


EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.


Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Dan Boschwitz - Associate

 (612) 804-8730




 danboschwitz@kw.com

 40358686, Minnesota

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Exclusively Listed by

**Dan Boschwitz - Associate**

-  (612) 804-8730
-  danboschwitz@kw.com
-  40358686, Minnesota

**KW Commercial - Minnetonka, MN**

13100 Wayzata Blvd.  
Minnetonka, MN 55305  
Each Office is Independently Owned and Operated



[www.kwcommercial.com](http://www.kwcommercial.com)