



1,500 - 10,000 SF
AVAILABLE



109/111 WASHINGTON AVE N
MINNEAPOLIS, MN 55401

*Historic three-story retail, office, & residential building
in Minneapolis' thriving North Loop.*

Nathan Ugorets
nathan@ugoretsproperties.com
612-267-0236



Hannah Larrabee
hannah@arrgm.com
218-248-0725

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Property Features



- ➔ Three story brick building with classic features including exposed brick, high ceilings, and large industrial windows.
- ➔ Situated in one of the most affluent ZIP codes in the Twin Cities (top 5 in Minnesota)
- ➔ Approx. 5,000 SF floor plate, totalling just over 20,000 SF including a fully finished basement
- ➔ Street-level retail storefronts with large display windows and excellent pedestrian visibility
- ➔ Exceptional walkability: minutes to Target Field, light rail stations, and riverfront trails & amenities

Building Size	~20,000 sq.-ft. (including finished basement)
Stories	3-story building
Property Type	Office/Retail
Parking Availability	(4) parking spots as well as street, surface & ramp lots available
Public Transit	Bus and Light Rail access

Property Highlights

- ➔ Asking Rent: \$14.00 -16.00 NNN ~ \$10.00 CAM/Tax
- ➔ Natural Lighting
- ➔ Balcony (2nd Floor Suite)
- ➔ Newly Renovated
- ➔ Flexible Floor Plans



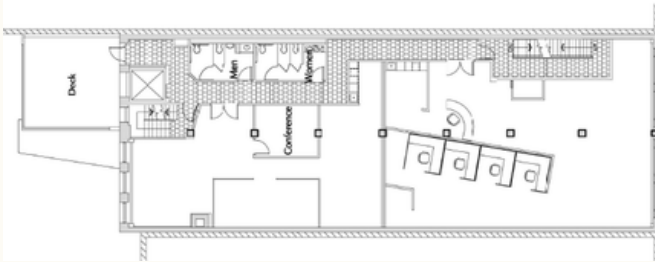
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Floor Plans

2nd FLOOR

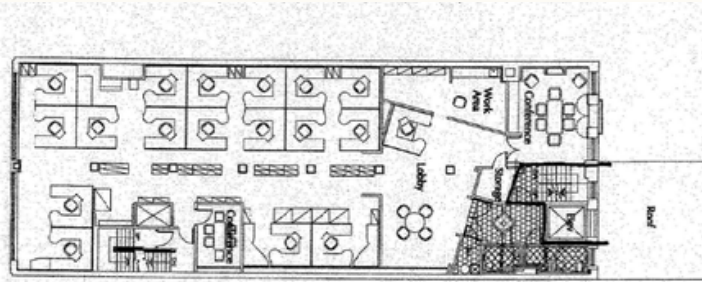
Suite 200
1,806 Sq. Ft.

Suite 250
2,440 Sq. Ft.



3rd FLOOR

Suite 300
5,052 Sq. Ft.



BASEMENT

5,280 SQ. FT.



CONCEPTUAL SPACE IDEAS FOR FUTURE TENANTS

Flexible Leasing Options

Flexible and customizable floor plans designed to meet the needs of modern businesses. Each floor of this historic three-story property can be leased individually or combined for up to 5,000 SF per floor, allowing tenants to create a space that perfectly suits their brand and workflow.

POTENTIAL USE

flexible layouts and build-to-suit options. Opportunity to create a space that reflects your brand and business needs.

Law Office

Professional suite with private offices, meeting rooms, and a welcoming reception area.

Jewelry Boutique

Elegant retail setting for handcrafted or luxury goods with display areas and custom lighting.

Coffee Shop

Street-level visibility with space for seating, counter service, and customer flow design.

Hair Salon

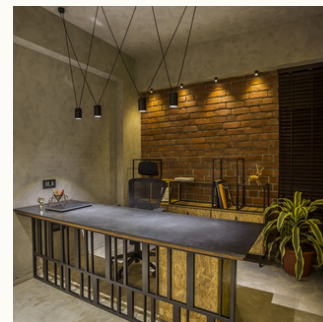
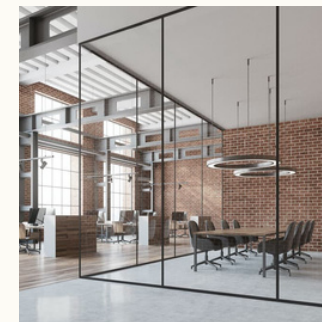
Modern salon setup with plumbing-ready stations, waiting area, and retail display potential.

Creative Studio / Art Space

Open-concept layout ideal for artists, photographers, or design firms with abundant natural light.

Wellness Studio

Peaceful environment perfect for yoga, Pilates, or wellness services, featuring open floor space and natural materials.



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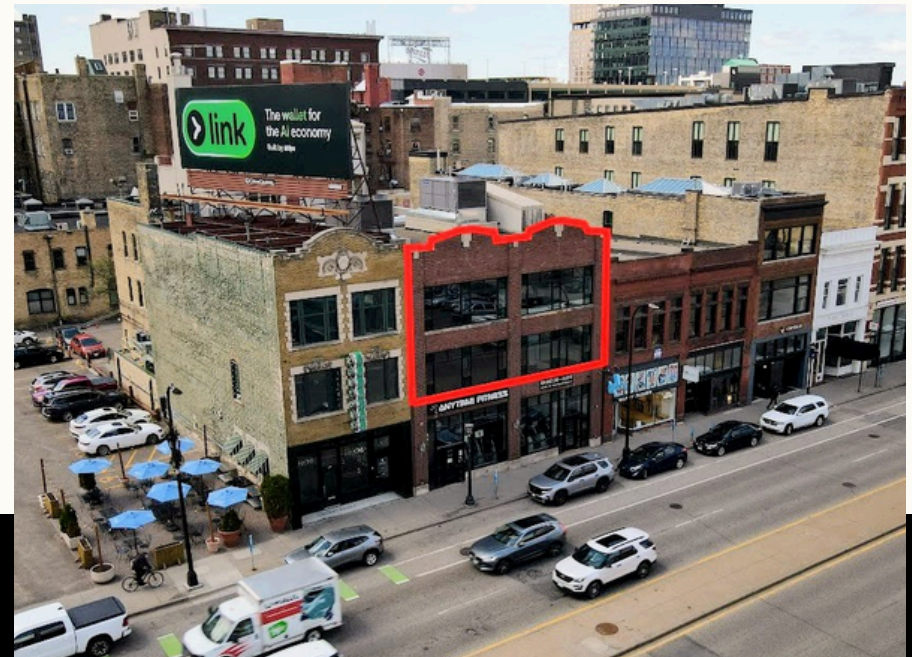


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PICTURES - BUILDING /COMMON AREA



PICTURES - FLOOR 2

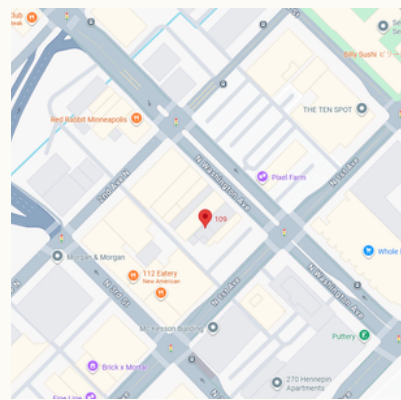


PICTURES - FLOOR 3



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The Neighborhood



The North Loop in Minneapolis has grown into a vibrant economic hub, blending historic charm with modern commerce. Once an industrial district, the 55401 zip code is now home to some of Minnesota's highest-income residents and boasts renowned restaurants like Billy Sushi, Porzana, and 112 Eatery; high-end retailers such as MartinPatrick3 and Lululemon; and cozy spots like Spyhouse Coffee Roasters. Luxury accommodations, including the Four Seasons Hotel and Hewing Hotel, further elevate the neighborhood. Attracting visitors and supporting local businesses. This mix of dining, shopping, and hospitality emphasizes the North Loop's key role in Minneapolis's economy.



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Nearby

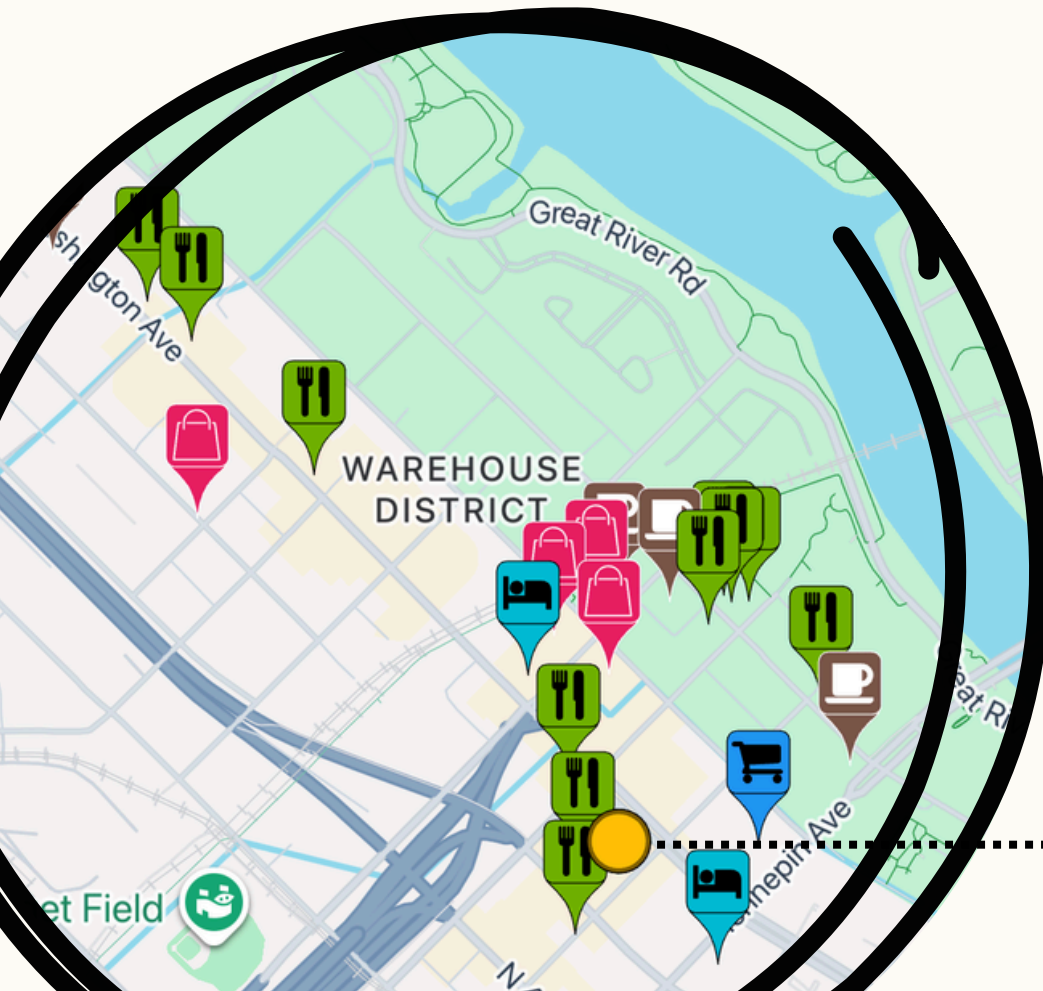


94

86

94

WALK SCORE TRANSIT SCORE BIKE SCORE



RESTAURANTS:

PORZANA
RED COW
BLACK SHEEP PIZZA
BOROUGH
BUTCHER & THE BOAR
BAR LA GRASSA
BILLY SUSHI
CRISP & GREEN
TULLIBEE
SWEETGREEN
THE LOOP
SANJUSAN

COFFEE SHOPS:

SPYHOUSE COFFEE
CORNER COFFEE
FAIRGROUNDS COFFEE AND TEA
STARBUCKS
IN THE LOOP COFFEE CO.

SHOPPING:

ALLBIRDS
LULULEMON
PACIFIER NORTH LOOP
MADEWELL
WARBY PARKER
WEST ELM

LUXURY ACCOMODATIONS:

HEWING HOTEL
FOUR SEASONS HOTEL MINNEAPOLIS

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