

FOR LEASE

# West River Arts Building

1729 N 2nd St. Minneapolis, MN 55411

Recently renovated classic brick building with a vibrant community of creatives and makers.



**Building Size**

30,295 SF

**Space Available**

300 - 1,491 SF

**Rent Rate**

Negotiable

**CAM & Taxes**

\$5.99/SF/yr

# West River Arts Building

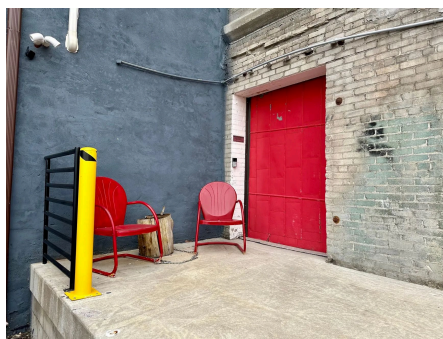
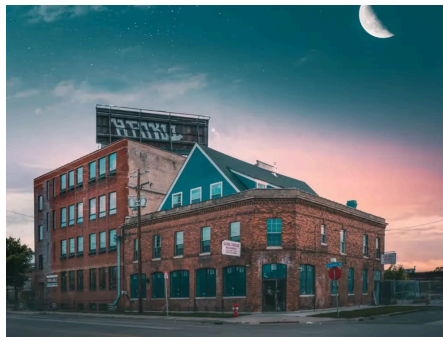
## About the Property

The West River Arts building is a 30,295 SF brick-and-concrete property in Northeast Minneapolis that has undergone a complete transformation while maintaining its historic character. Recent renovations include new windows throughout, updated restrooms on every floor, refreshed common areas, and a refinished parking lot. Flexible multi-tenant suites were created to meet demand for right-sized spaces, positioning the building as a modern, functional, and character-rich asset in a highly connected location.

## Location

Ideally positioned just off I-94 between Broadway, Washington, and Plymouth Avenues, the West River Arts building offers unmatched visibility and convenience. Tenants enjoy quick access to the North Loop, Northeast Minneapolis, Target Field, and downtown, while being steps from the Mississippi River's parks and walking trails. The neighborhood buzzes with nearby favorites like Pryes Brewing, The Boulder Project, Bar Brava, and other local breweries and eateries—making this a dynamic, connected setting at the heart of Minneapolis' creative and cultural scene.

- ✓ Large windows with terrific natural light and skyline views
- ✓ Vibrant common areas
- ✓ Freight and passenger elevator
- ✓ Off-street parking
- ✓ Great location with close proximity to Mississippi River and I-94



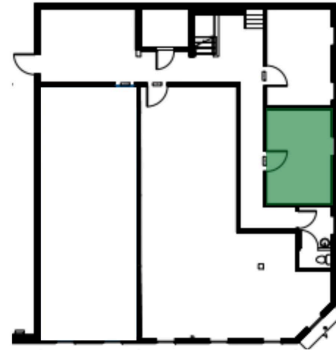
West River Arts Building  
**Suite 202A**

Rentable Area: **300 RSF**

Availability: **Pending Lease**

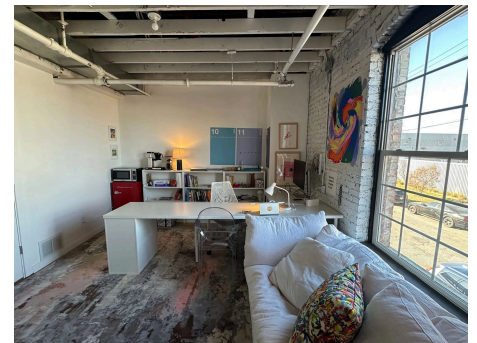
Lease Rate: **\$650/mo**

CAM & Taxes: **N/A**



Small second level studio / office / maker space available in vintage building.

- Small open space with single window
- Heritage brick and concrete construction
- Hardwood floors
- Elevator access
- Common floor restrooms
- Off-street parking available



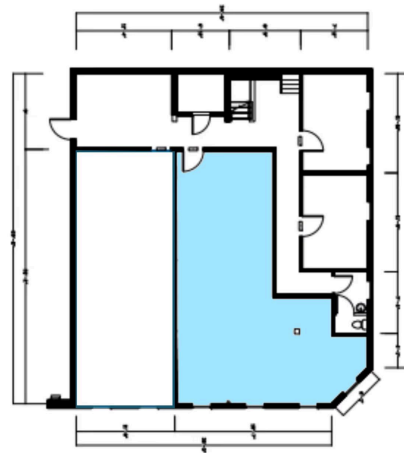
West River Arts Building  
**Suite 203A**

Rentable Area: **1,120 RSF**

Availability: **Immediately**

Lease Rate: **\$15.00 NNN**

CAM & Taxes: **\$5.99/SF/yr**



Creative second level studio / maker space available in vintage arts building

- Flexible layout options
- Heritage brick and concrete construction
- Wall of windows providing natural light
- Elevator access
- Vibrant mix of creative co-tenants
- Off-street parking available



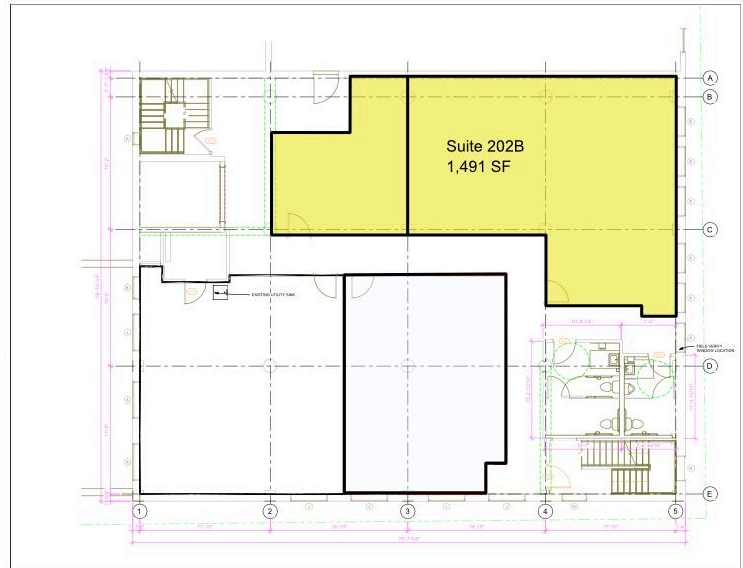
West River Arts Building  
**Suite 202B**

Rentable Area: **1,491 RSF**

Availability: **Immediately**

Lease Rate: **\$15.00 NNN**

CAM & Taxes: **\$5.99/SF/yr**



Creative second level studio / maker space with skyline views

- Flexible layout options with separate private area
- Heritage brick and concrete construction
- Wall of windows with views of Minneapolis skyline
- Common floor restrooms
- Off-street parking available



The Neighborhood  
**Near North**

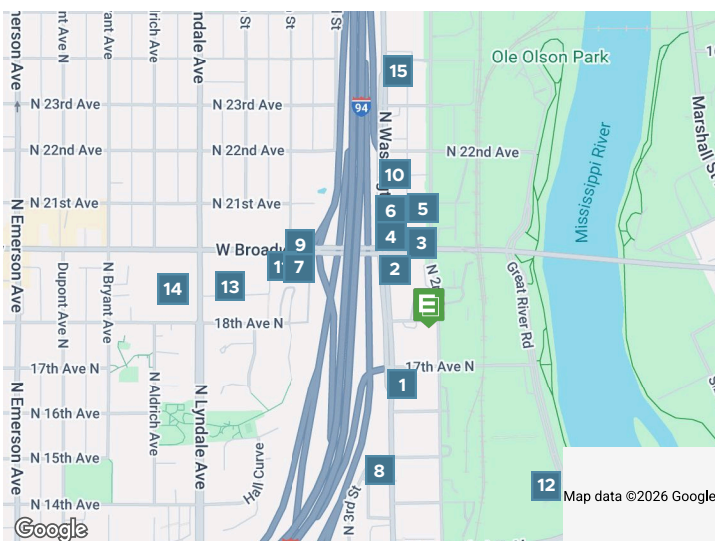
Near North, located just north of Minneapolis' industrial and historic North Loop, offers an urban-suburban mix. Bordered by Hawthorne, Jordan, St. Anthony West, North Loop, Sumner-Glenwood, Harrison, and Willard-Hay, it features a vibrant scene of bars, restaurants, coffee shops, and parks. With the Mississippi River to the east and a combination of parks, industrial and residential areas, Near North is home to popular spots like Pryes Brewing, Minneapolis Bouldering Project, Bar Brava, V3 Sports, and various businesses along Broadway and Plymouth Avenue.



 **62**  
 WALK SCORE

 **52**  
 TRANSIT SCORE

 **85**  
 BIKE SCORE



- 1** Taquería El Primo Food Truck
- 1** Holiday Stationstores
- 2** Khue's Kitchen
- 2** Bar Brava
- 3** Broadway Pub & Grille
- 4** Pappy's Minneapolis
- 5** Meteor
- 6** Cliff N Norm's Bar
- 7** Wendy's
- 8** Minneapolis Asian Auto Repair
- 8** Minneapolis German Auto Repair
- 9** People's Choice
- 10** Cintas Uniform Services
- 11** Taco Bell
- 12** Pryes Brewing Company
- 13** Subway
- 13** Broadway Chow Mein
- 14** Cub - Minneapolis Northside
- 14** Cub Pharmacy
- 15** Holiday Stationstores
- 15** Taqueria La Chica

Demographics	1 Mile	3 Miles	5 Miles
<b>Total population</b>	21,140	214,497	472,438
<b>Median age in years</b>	33.0	32.2	33.2
<b>Total households</b>	9,875	97,730	209,922
<b>Median household income</b>	\$90,093	\$65,074	\$73,000
<b>Average household size</b>	2.08	2.06	2.15
<b>Average home value</b>	\$495,747	\$475,006	\$450,358

Data Source: ESRI/ArcGIS (2024)

