

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

13100 Wayzata Blvd #400

Minnetonka, MN 55305

Each Office is Independently Owned and Operated

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



OFFERING SUMMARY

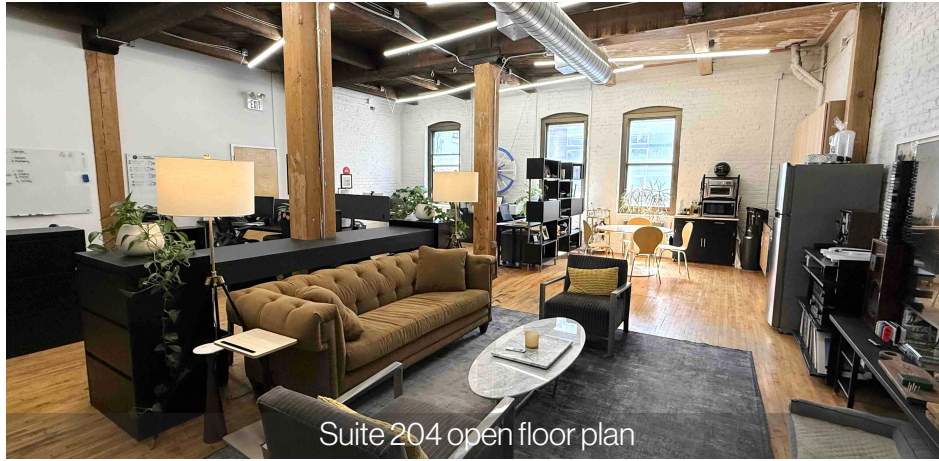
Available SF:	Suite 204: 1590 R SF
Lease Rate:	Available Sept. 1, 2026 \$16/SF/YR NNN
CAM/Taxes	CAM: \$9.20/SF 2026 Taxes: \$2.88/SF 2026
Zoning:	B4N/Downtown
Building SF	20,915 SF

PROPERTY HIGHLIGHTS

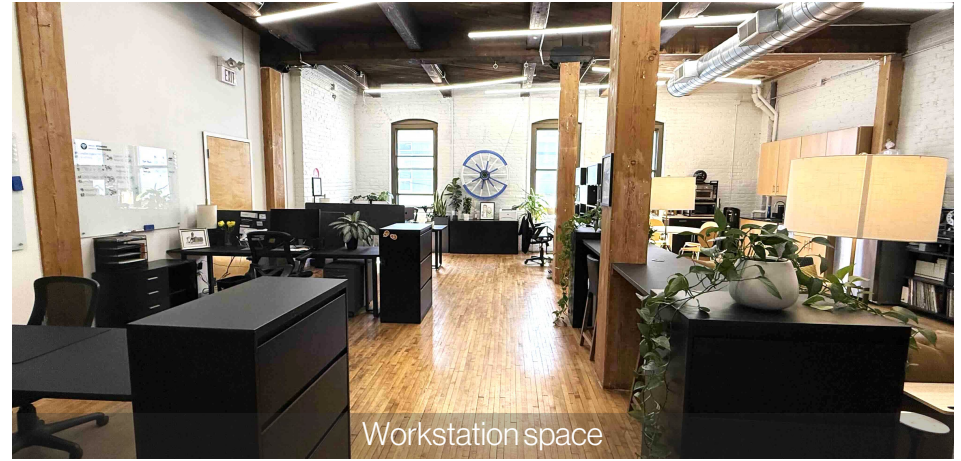
- Second floor suite 204 offers private conference room (or private office) and kitchenette. Available Sept 1, 2026
- Open floor plan ideal for collaborative workstations
- Abundant natural light with exposed wood beam ceilings
- Security system
- Restrooms on each floor and shared kitchenette amenities
- 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



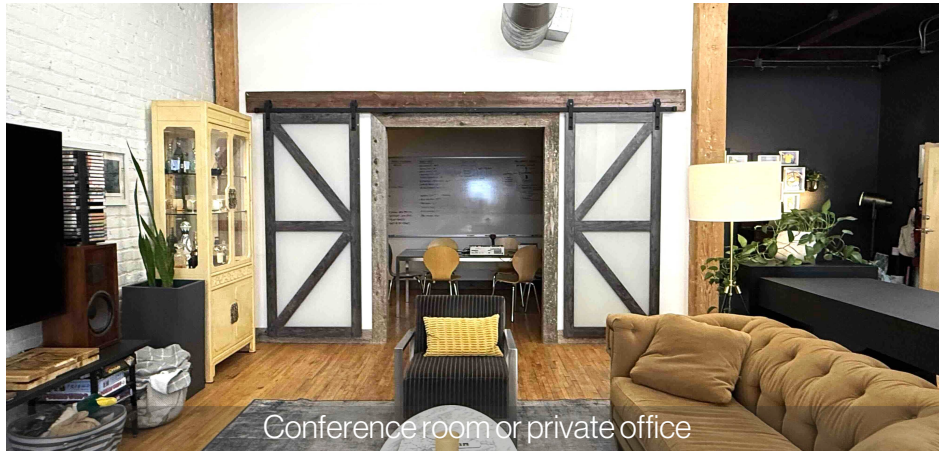
Property Photos



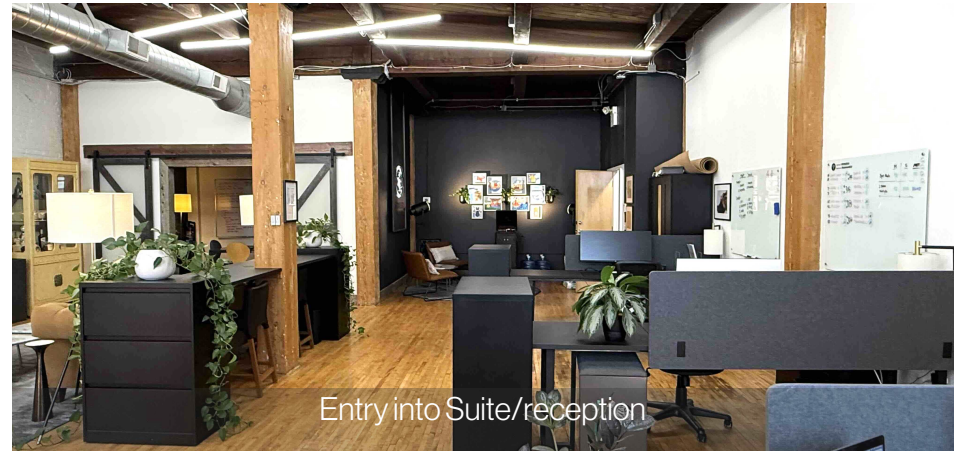
Suite 204 open floor plan



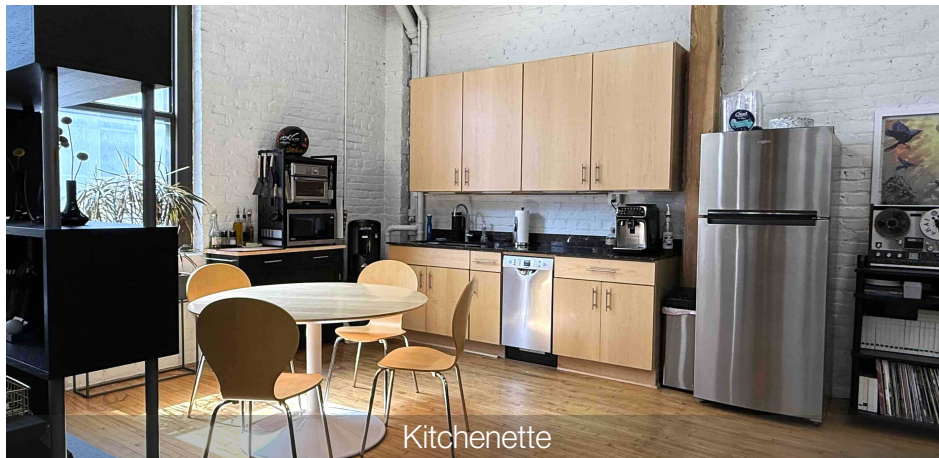
Workstation space



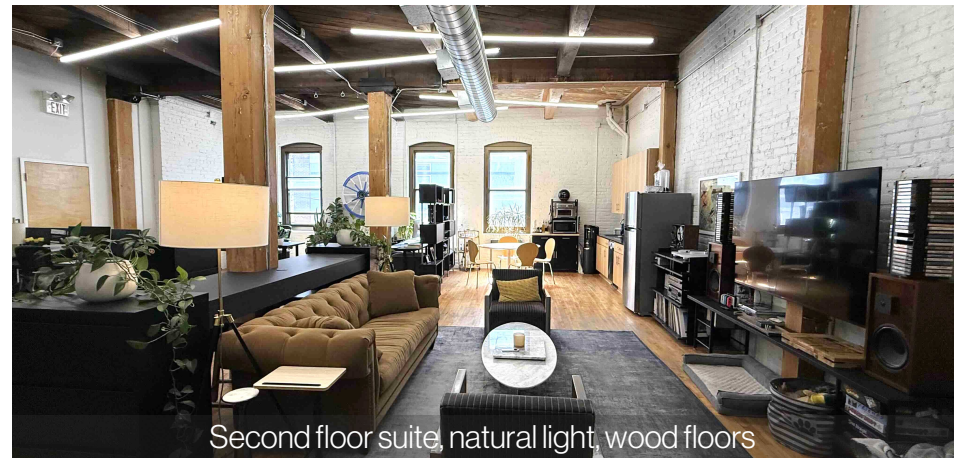
Conference room or private office



Entry into Suite/reception



Kitchenette

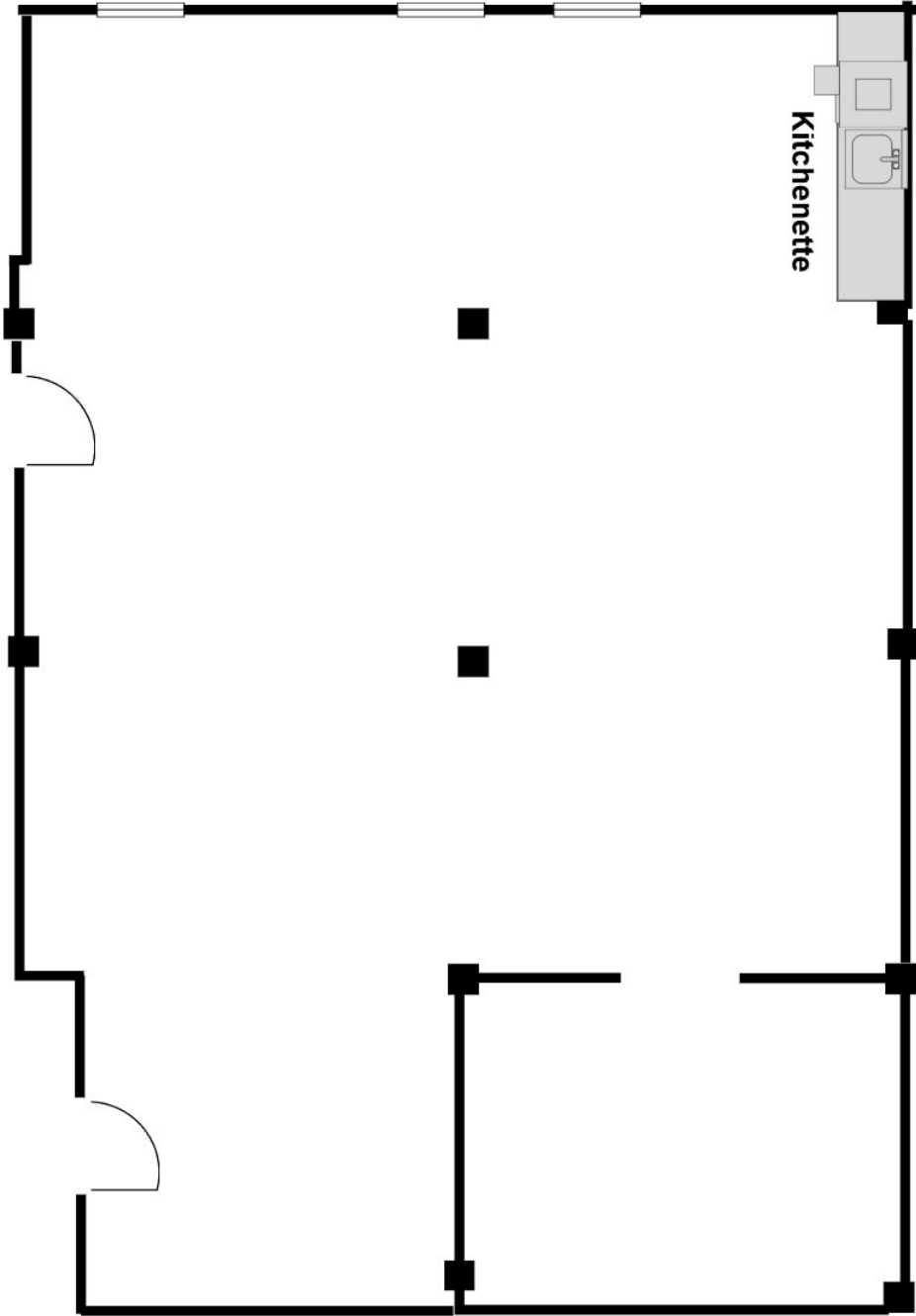


Second floor suite, natural light, wood floors

Floor plan Suite 204



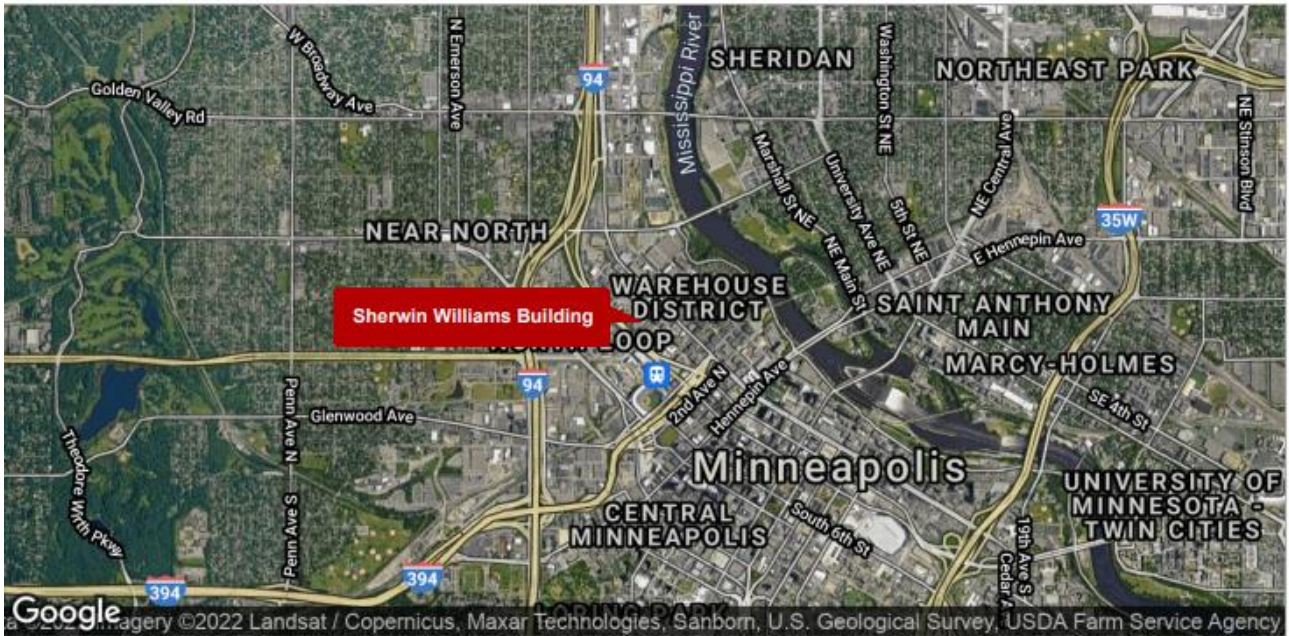
Second Level Suite 204 1,590 RSF



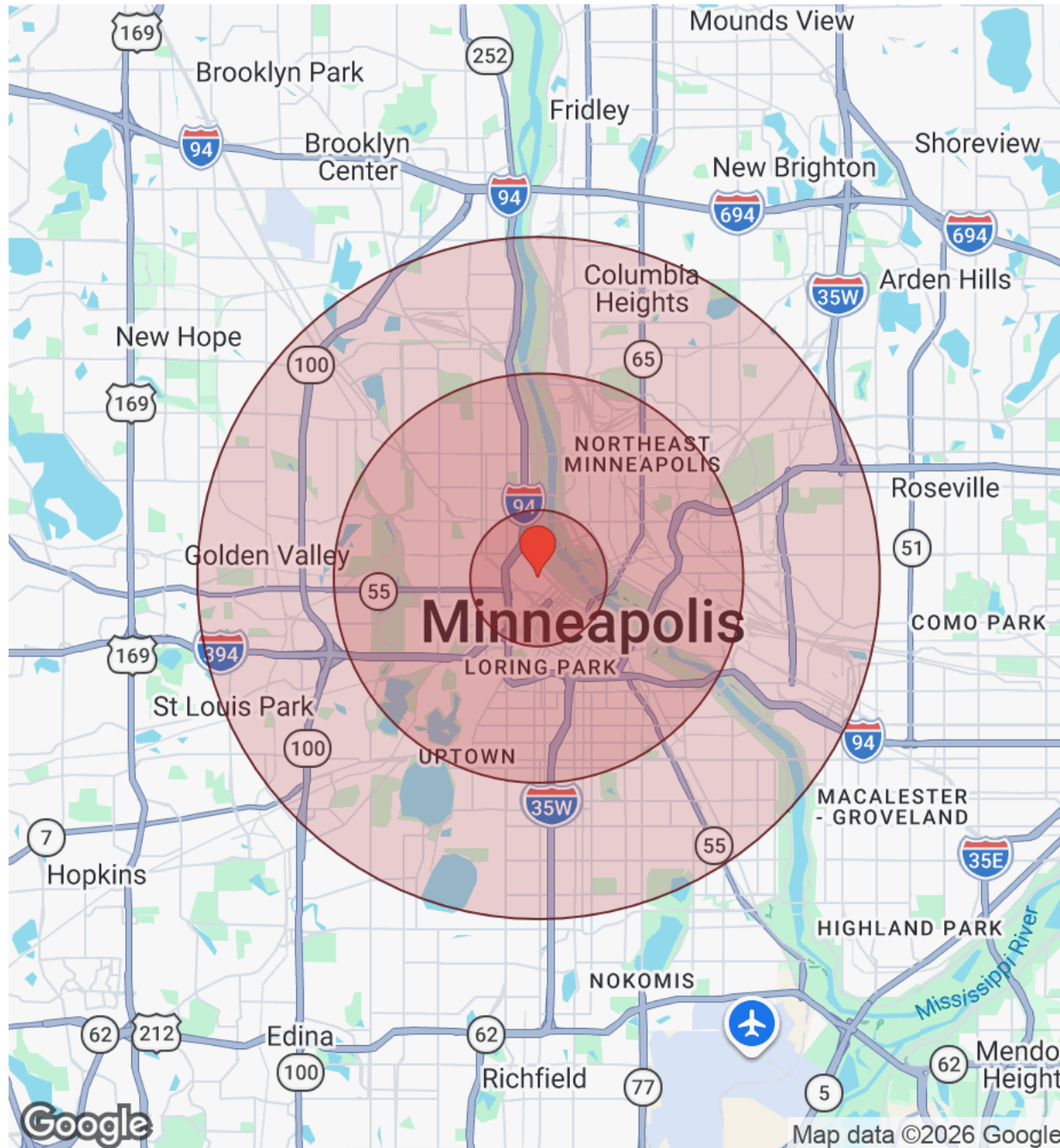
RETAIL MAP



LOCATION MAPS



Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	16,220	136,816	254,785
Female	13,593	114,733	233,241
Total Population	29,813	251,548	488,026

Housing	1 Mile	3 Miles	5 Miles
Total Units	19,045	129,472	246,112
Occupied	17,238	117,414	224,371
Owner Occupied	4,534	36,012	96,741
Renter Occupied	12,704	81,402	127,630
Vacant	1,807	12,057	21,741

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,732	38,327	76,870
Ages 15 - 24	2,963	47,367	75,754
Ages 25 - 54	16,815	117,942	225,768
Ages 55 - 64	2,953	21,546	46,699
Ages 65+	3,351	26,369	62,938

Income	1 Mile	3 Miles	5 Miles
Median	\$100,158	\$72,407	\$82,351
Under \$15k	1,281	14,967	23,160
\$15k - \$25k	1,034	7,417	12,045
\$25k - \$35k	500	7,459	13,201
\$35k - \$50k	1,135	11,282	19,890
\$50k - \$75k	2,641	19,424	35,748
\$75k - \$100k	2,014	13,080	27,687
\$100k - \$150k	4,131	19,355	39,791
\$150k - \$200k	1,684	8,950	19,825
Over \$200k	2,818	15,480	33,025

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