



FLEX FOR LEASE!



AM GRAPHICS BUILDING

208 N 3rd Street, Minneapolis, MN 55401

10,561 SF

**URBAN FLEX
WAREHOUSE**

Brady Erickson

612-295-3650

[**brady@CEGspaces.com**](mailto:brady@CEGspaces.com)

Jeff Salzbrun

612-428-3333

[**jeff@CEGspaces.com**](mailto:jeff@CEGspaces.com)

Comercial Equities Group
— Investment Real Estate Services

SPACE INFO

Urban flex/warehouse with an open floor plan that allows for customization for a variety of commercial uses.

- 10,561 SF total (~7,500 SF main level warehouse and ~3,000 SF lower level storage)
- 10' clear height
- Existing shop infrastructure in place
- Ability to restore dock-high loading
- Multiple electrical panels with capacity for equipment and production uses
- Existing ventilation and mechanical systems

Possible DTI zoning uses include:

- Showroom and warehouse users (furniture, lighting, design, wholesale)
- E-commerce and last mile distribution, creative production such as photo/video studios and event staging
- Light assembly or fabrication (low impact)
- Contractor or service-based businesses (HVAC, electrical, plumbing)
- Specialty product distribution (building materials, fixtures, finishes)
- Retail and storage hybrid users
- Fitness or training facilities with storage components
- Brewery or beverage distribution (subject to approvals),
- Nonprofit or community-oriented operations with storage needs



BASE RENT: NEGOTIABLE

EST. OPERATING EXPENSES: \$2.10-\$2.25 PSF

THE PROPERTY

Flex building and warehouse with DTI zoning which allows for a wide range of commercial uses and has off-street parking.

- 0.36 acres with 25 onsite parking spots and loading access
- Ideal for light production, fabrication, or creative workspace
- All uses subject to DTI zoning compliance and landlord approval
- Website: CEGspaces.com/am-graphics



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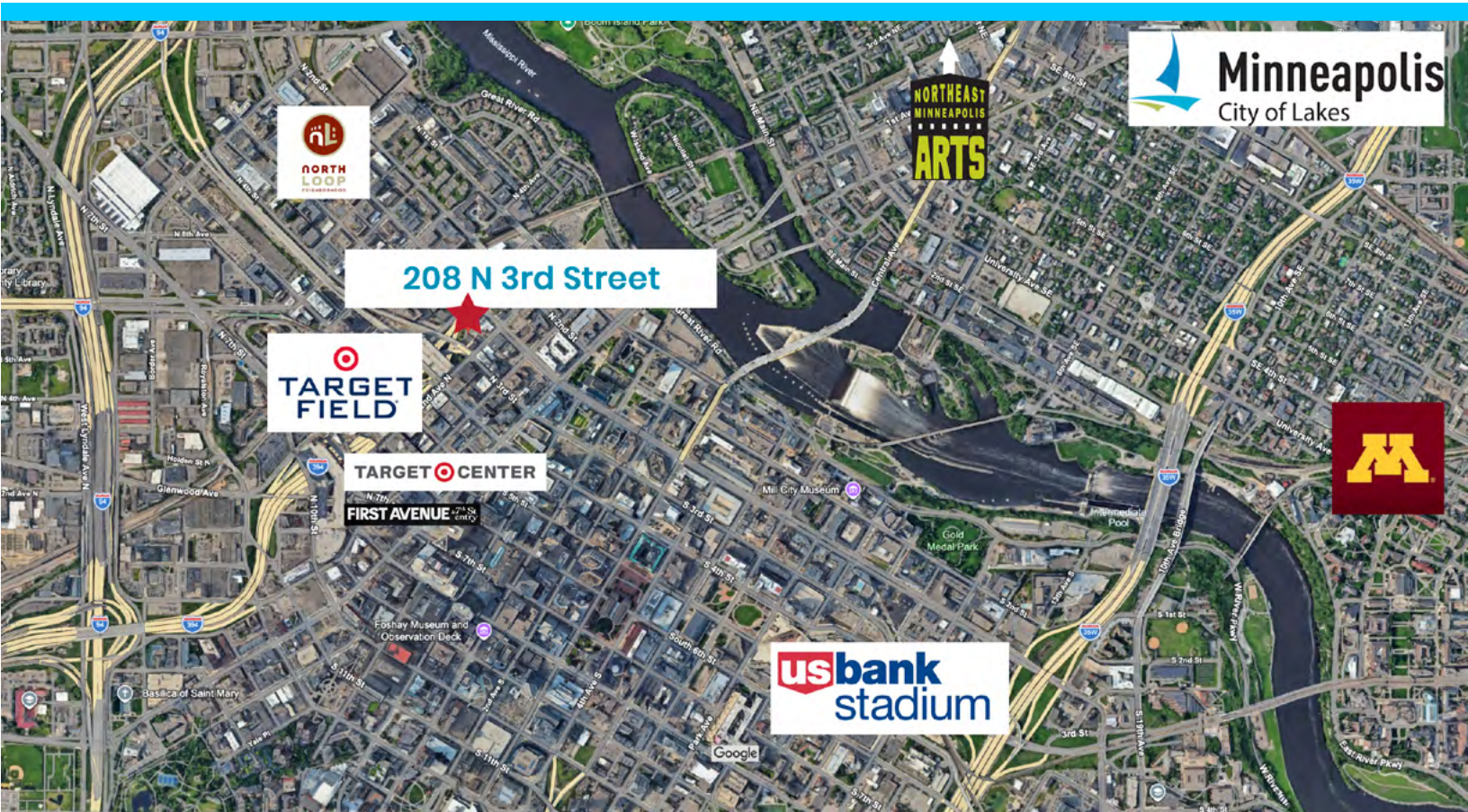
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THE LOCATION

The Warehouse District (North Loop) is a vibrant, walkable neighborhood known for its historic, industrial-chic atmosphere and converted brick buildings.

- Near amenities, retail, and major transportation corridors (I-35W, I-94, I-394, and Hwy 55)
- Very quick access to I-394 ramps
- 5-10 minute walk from Target Center, Target Field, and METRO Green and Blue Line
- Minutes from US Bank Stadium



Situated by the Mississippi River, this flex property has excellent access to downtown Minneapolis and surrounding neighborhoods.

- About 2 miles from the University of Minnesota-Twin Cities
- Less than 3 miles from the Northeast Minneapolis Arts District