



**ITASCA**

**BUILDING  
NORTH LOOP**

**CREATIVE HISTORIC OFFICE  
SUITES IN THE NORTH LOOP**

708 FIRST STREET NORTH MINNEAPOLIS, MN 55401



ITASCA

BUILDING  
NORTH LOOP



## THE HIGHLIGHTS



## BUILDING FEATURES

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- Five-floor multi-tenant office building located in Minneapolis' North Loop district
- Large windows offering excellent **natural light** and views of the **Mississippi River**
- Unique office suites available ranging from **903 RSF - 5,882 RSF**
- Historic exposed brick and timber construction
- **In The Loop Coffee Shop** located on the first floor. **Acme Comedy Club** located on the lower level
- Modern, renovated lobby and conference room
- Energy Star Certified (2021)
- Adjacent parking lot for tenants and guests

## LOCATION FEATURES

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- Located two blocks off **Washington Avenue**, within walking distance to Target Field, Mississippi River walking trails, and the light rail transit system.
- Convenient access to I-94, I-394 and Highway 55
- Located in one of Minneapolis' most dynamic and highly sought-after neighborhoods
- **Steps from:** Whole Foods, Red Cow, Smack Shack, Borough, Porzana, Spoon and Stable, The Hewing Hotel, Crisp & Green, Purlima Cantina, Five Iron Golf, The Freehouse, Black Sheep Pizza, Fulton Taproom, Modist Brewing Company and so much more!



**ITASCA**  
BUILDING  
NORTH LOOP

IN THE LOOP  
COFFEE

LUMINARY  
ARTS CENTER

SPYHOUSE

PARLOUR &  
BOROUGH

BUTCHER &  
THE BOAR

FIVE IRON  
GOLF

BLACK SHEEP  
PIZZA

FRGMNT  
COFFEE

THE  
FREEHOUSE

PURILIMA  
CANTINA

PUTTSHACK

SMACK  
SHACK

CRISP &  
GREEN

CORNER  
COFFEE

NOLO'S

ORANGETHEORY  
FITNESS

MAISON  
MARGAUX

BERLIN

STORMKING  
BREPUB

MODIST  
BREWING

GRAZE  
FOOD HALL

HEWING  
HOTEL

SPOON &  
STABLE

TO HIGHWAY 55,  
& I-94 E & W



DARIO

RED COW

WHOLE  
FOODS

TARGET  
FIELD

TO I-394



FOUR  
SEASONS

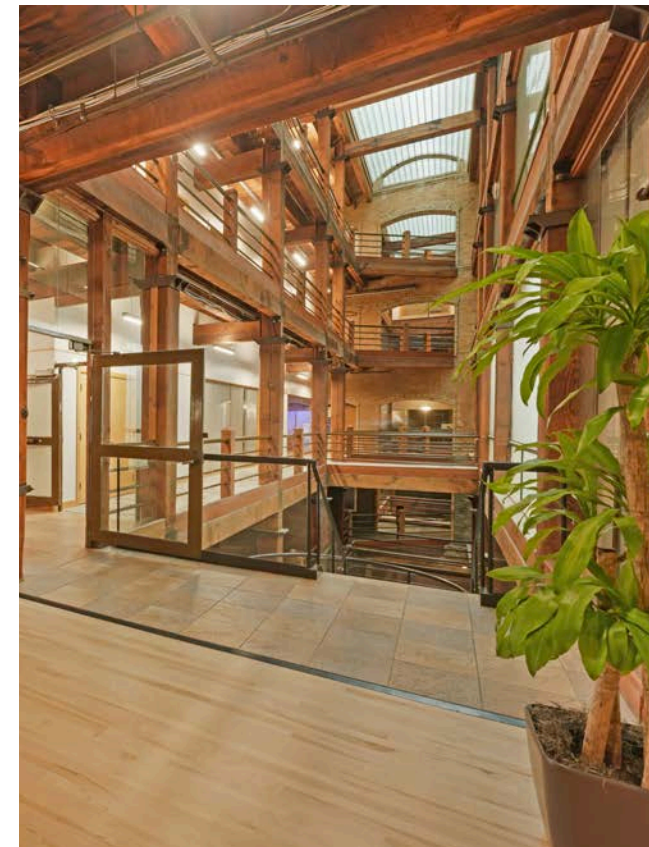
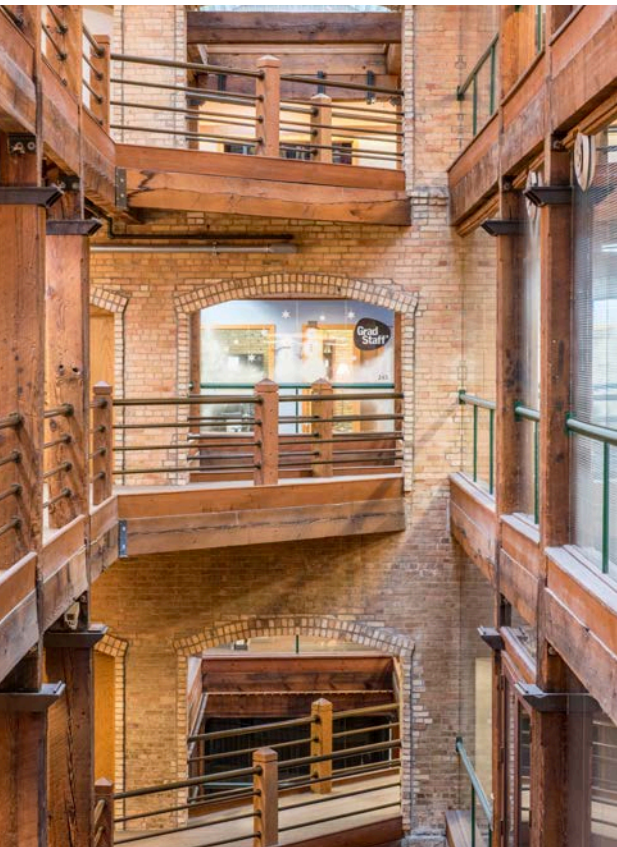
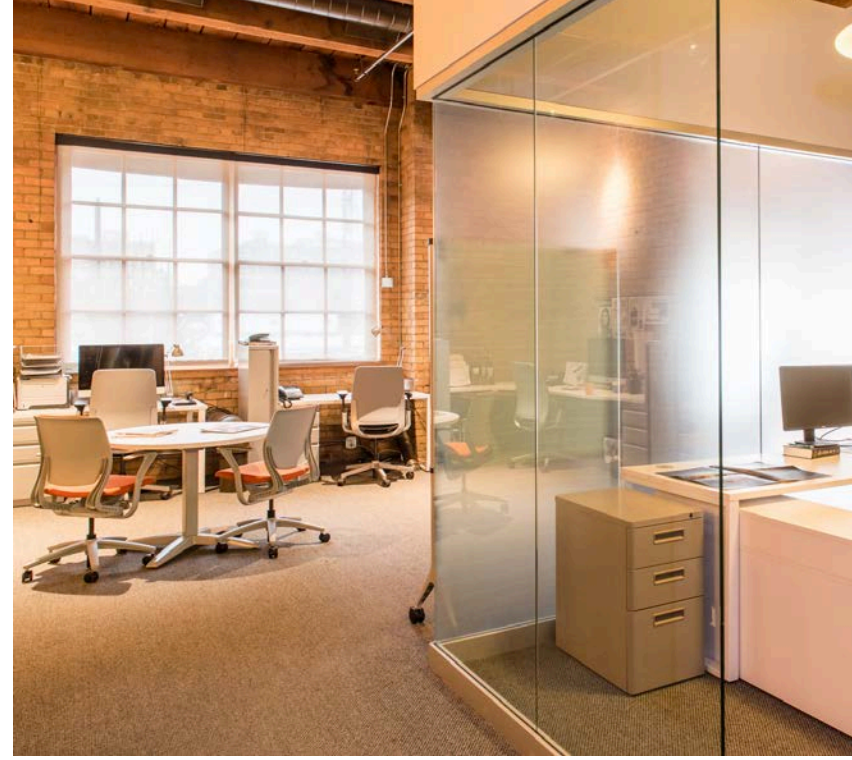


# ITASCA

BUILDING  
NORTH LOOP

Behind the façade, this former warehouse has been transformed into striking creative office space, where exposed brick, timber, soaring ceilings, and natural light define the spaces.

The newly renovated lobby and cozy coffee shop feel like a natural extension of your office, an easy, welcoming space that keeps work and connection flowing beyond your suite.





**12 FOOT**  
CEILING HEIGHT



**\$14 - \$16**  
LEASE RATE (PSF NET)



**\$9.78**  
TAX/OPS (PSF)

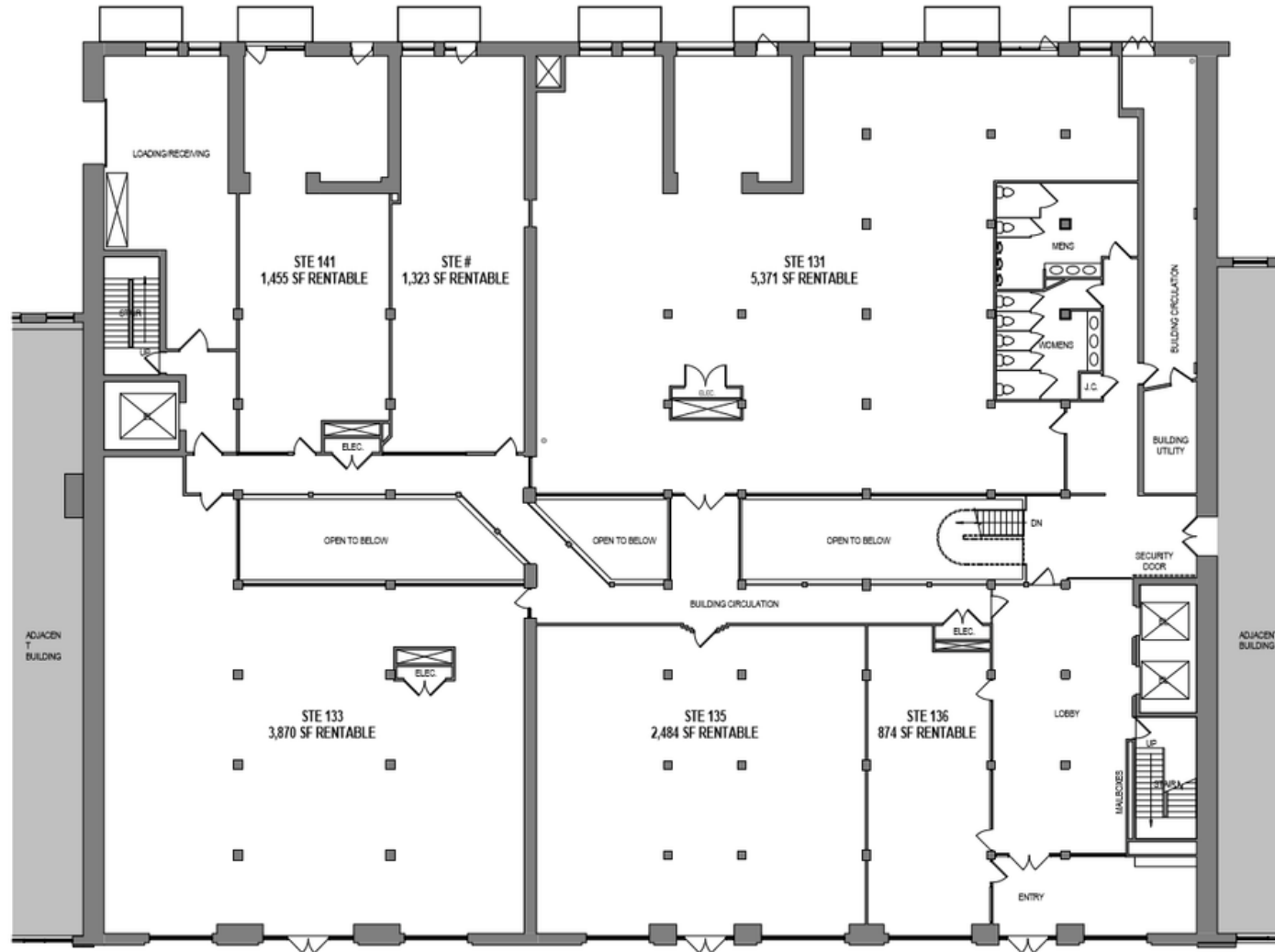


**903 - 5,882 RSF**  
SUITE SIZES



**PARKING**  
TENANT AND GUEST  
PARKING AVAILABLE IN  
ADJACENT LOT

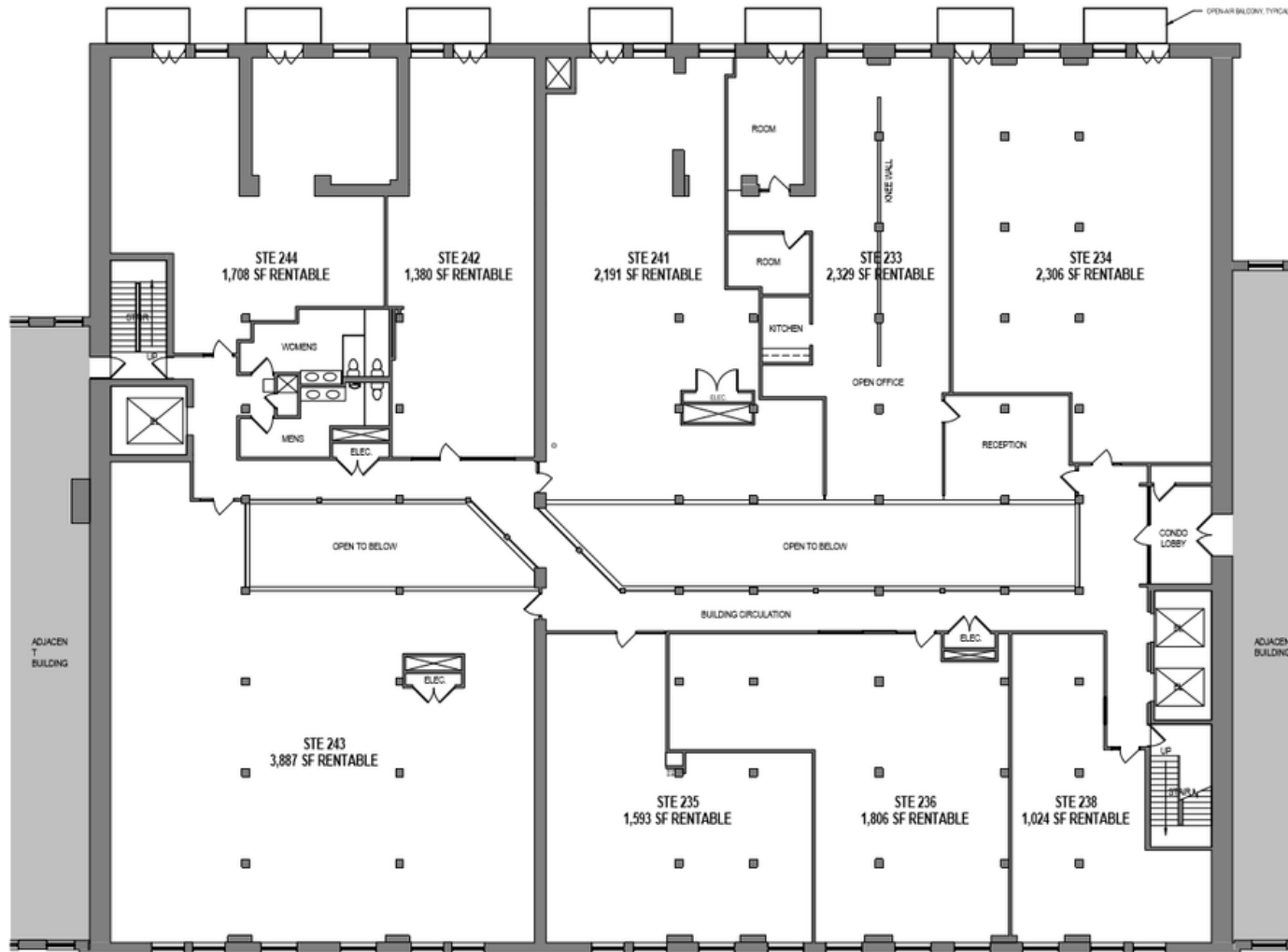
# FIRST FLOOR PLAN



901 North Third Street, Suite 100, Minneapolis, MN

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# SECOND FLOOR PLAN



# THIRD FLOOR PLAN

