

107 Washington Ave N Minneapolis, MN

FOR LEASE



Driving Possibilities

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PROPERTY DESCRIPTION

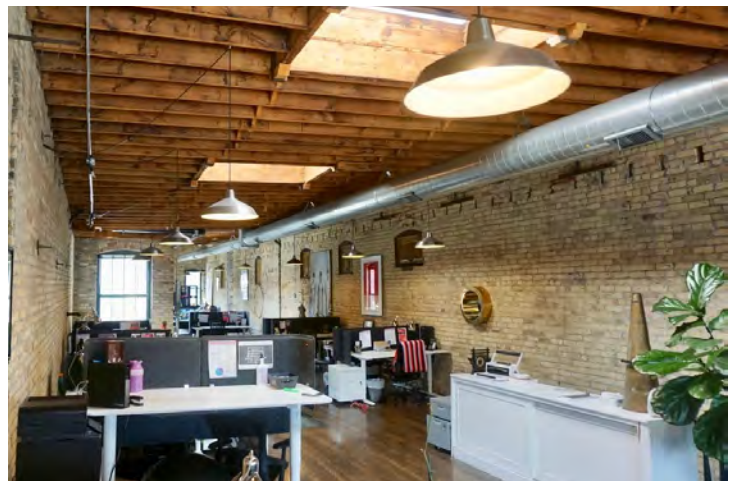
PROPERTY OVERVIEW

Two-story office space in unbelievable North Loop location offers a move-in ready option for growing firms. First level of the office has open reception area, large conference room, two small conference rooms, bathroom and storage area. Top level is a wide open space with hardwood floors, exposed brick, and tall ceilings that can seat up to 20 staff. Parking contracts are available in the adjacent lot.

Located in the heart of the North Loop, this historic building is just a few steps away from a wide array of unique shopping, dining and entertainment possibilities. Situated in close proximity to many major roadways, bike paths, and 2 LRT stations, this place is easily accessible from all directions.

PROPERTY HIGHLIGHTS:

- Three walls of windows
- Incredible skylights
- Exposed brick and hardwood floors
- Two-story space
- Steps away from Whole Foods, Red Cow, Red Rabbit, Monte Carlo, Hewing Hotel, Spoon & Stable, and dozens of other retail and restaurant options
- Parking contracts available



Lease Details:	
Total Space:	3,600 SF
Lease Rate:	\$20.50 SF/yr MG

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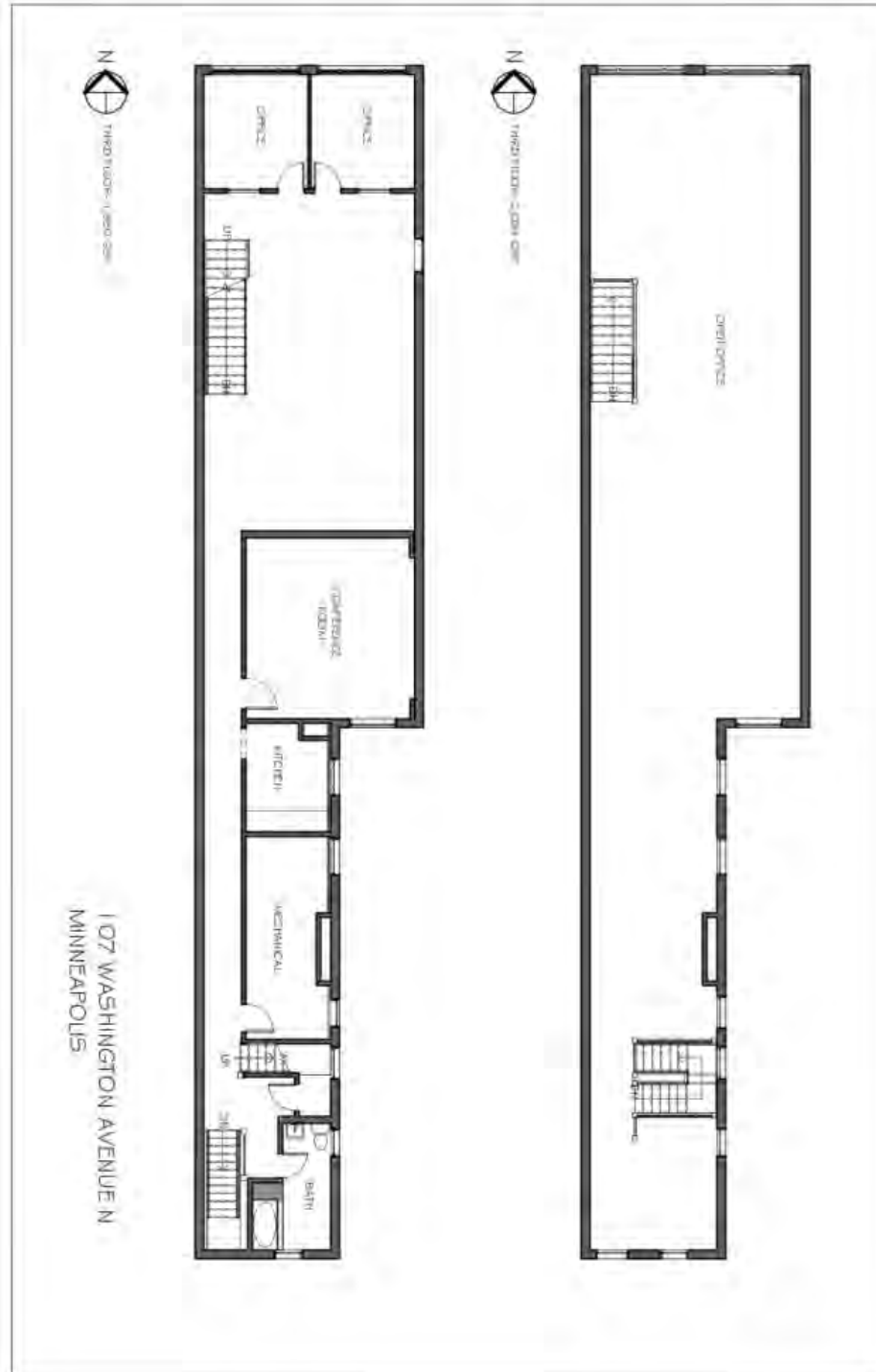


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FLOOR PLANS



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NEIGHBORHOOD HIGHLIGHTS

- Fastest growing neighborhood in Minneapolis, especially among 25-34 year olds
- Designated Historic Neighborhood
- Located in the heart of the North Loop, steps away from Red Rabbit, Pacified, Bonobos, Hewing Hotel, Upstairs Circus and many other boutique retailers
- Walking distance to Hennepin Ave - Warehouse District Light Rail Station

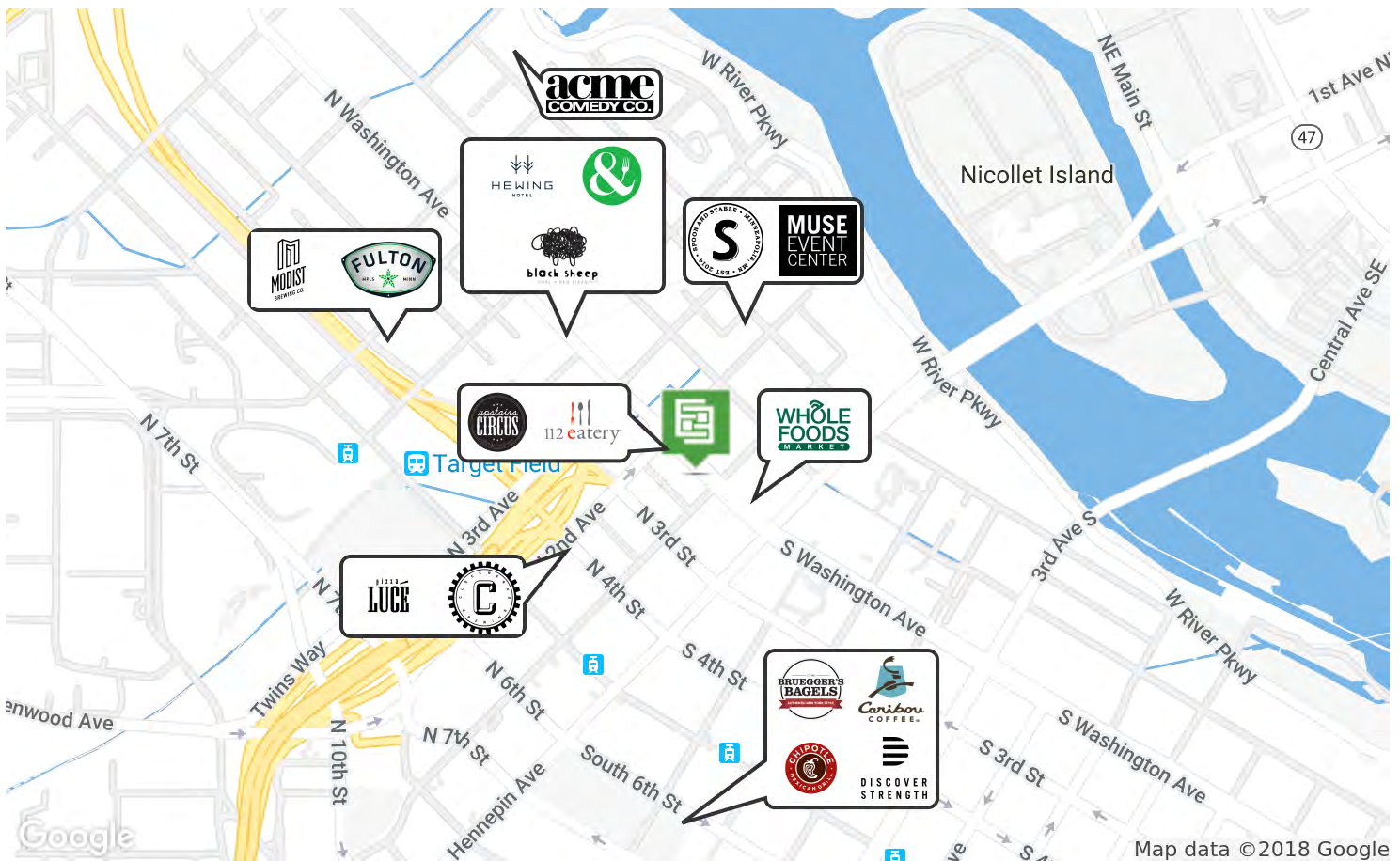


Walk Scores

96
WALK

95
TRANSIT

94
BIKE



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DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
Total population	18,544	110,336	241,945
Median age	35.1	31.2	29.6
Median age (Male)	35.7	32.1	30.0
Median age (Female)	35.5	30.8	29.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,663	56,425	109,094
# of persons per HH	1.7	2.0	2.2
Average HH income	\$83,285	\$54,814	\$52,442
Average house value	\$329,313	\$279,054	\$249,517

* Demographic data derived from 2010 US Census

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