

123 N 3RD



EST. 1911

COLWELL

BUILDING

RETRO ACTIVE



STEP INSIDE THE COLWELL BUILDING, ONE OF MINNEAPOLIS' FEW REMAINING OPPORTUNITIES TO OFFICE IN BEAUTIFULLY PRESERVED AND RENOVATED WAREHOUSE STYLE.

Minneapolis is proud of its illustrious industrial past, and just as excited about its current recreational, culinary and artistic attributes. It is ripe with creative thinkers, young innovators, seasoned curators and relentless change-makers.

There is no place in Minneapolis more ideal to harness that kind of talent than The Colwell Building, itself a reflection of those creative energies, with office environments that offer the same mix of old and new, preserved and reinvented.

Let us show you around

**MPLS
CBD**

COLWELL

**NORTH
LOOP**







Become part of a
VIBRANT ACTIVE NEIGHBORHOOD
set apart from the hustle of downtown,
while enjoying the perks of your
connection to the Minneapolis CBD

An aerial photograph of a city intersection. A multi-lane highway overpass runs horizontally across the middle of the frame. Below it, a street crosses the overpass. To the left is a modern building with a dark facade and green-tinted glass panels. To the right is a taller, light-colored brick building. The sky is blue with scattered white clouds. A white arrow points from the text box towards the intersection.

Enjoy the ease of
ACCESS TO MAJOR ROADWAYS
into and out of the office, with
neighboring street and ramp parking,
skyway access, and close proximity to
public transit



Honor your style in this
CREATIVE WAREHOUSE SPACE
offering original brick walls, operable
windows, flexible open floor plans and an
urban contemporary atmosphere

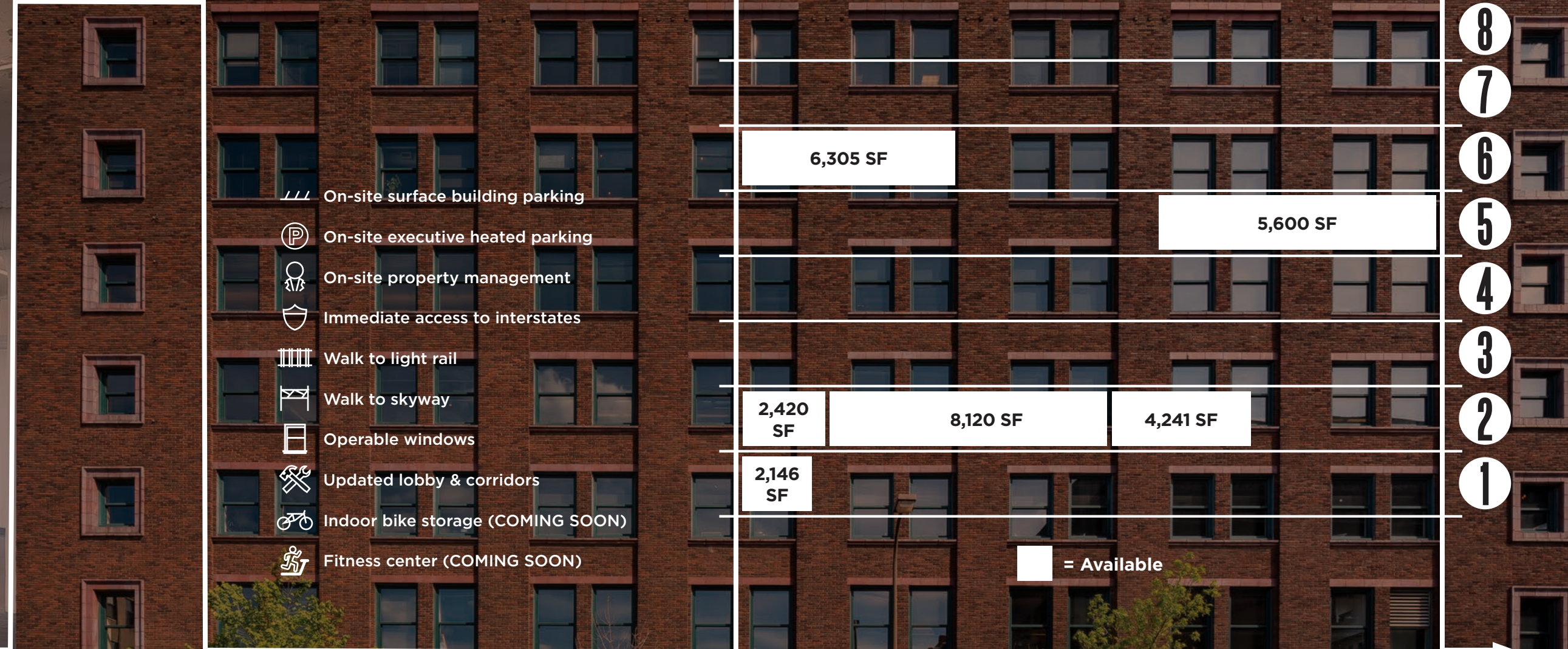




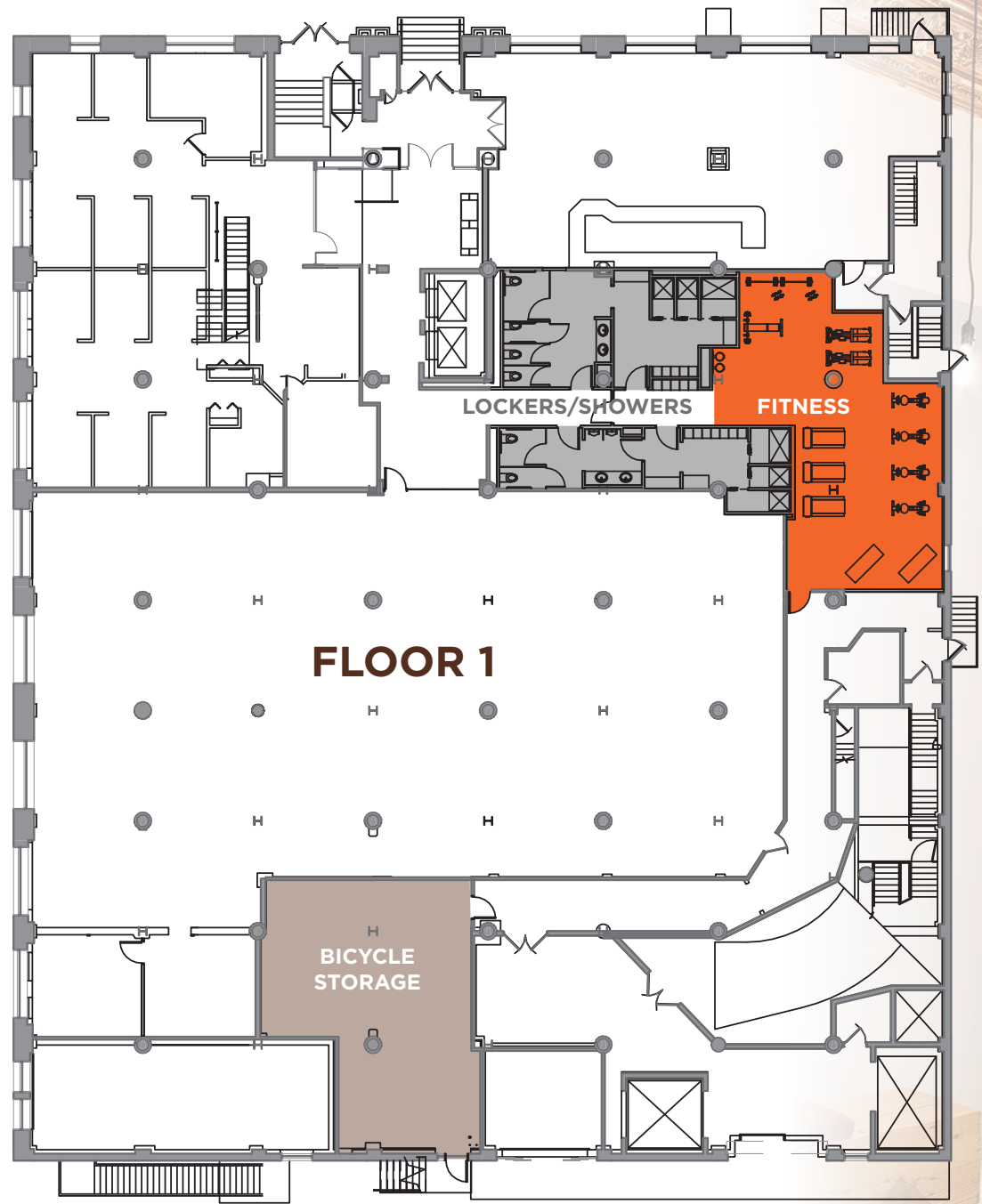
Innovation is born of creative thinking and the ability to step outside what's normal; to see past the obvious, stretch limits and take chances. This beautifully preserved building is the optimal environment for exactly this kind of thinking. With it's mix of original industrial structure and contemporary natural materials, The Colwell Building offers a unique flavor, ready to be customized to your individual brand while nodding to the deep history of Minneapolis' long adored Warehouse District

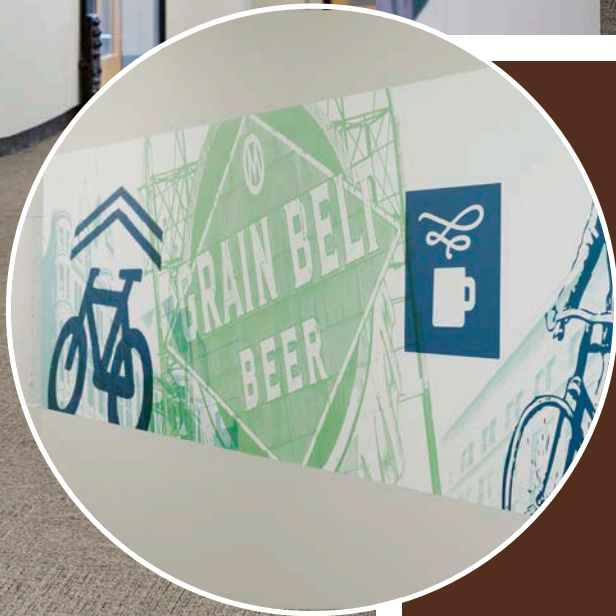


AVAILABILITIES



- /// On-site surface building parking
- P On-site executive heated parking
- On-site property management
- Shield Immediate access to interstates
- Walk to light rail
- Walk to skyway
- Operable windows
- Updated lobby & corridors
- Indoor bike storage (COMING SOON)
- Fitness center (COMING SOON)





CTIVE
CLASSIC

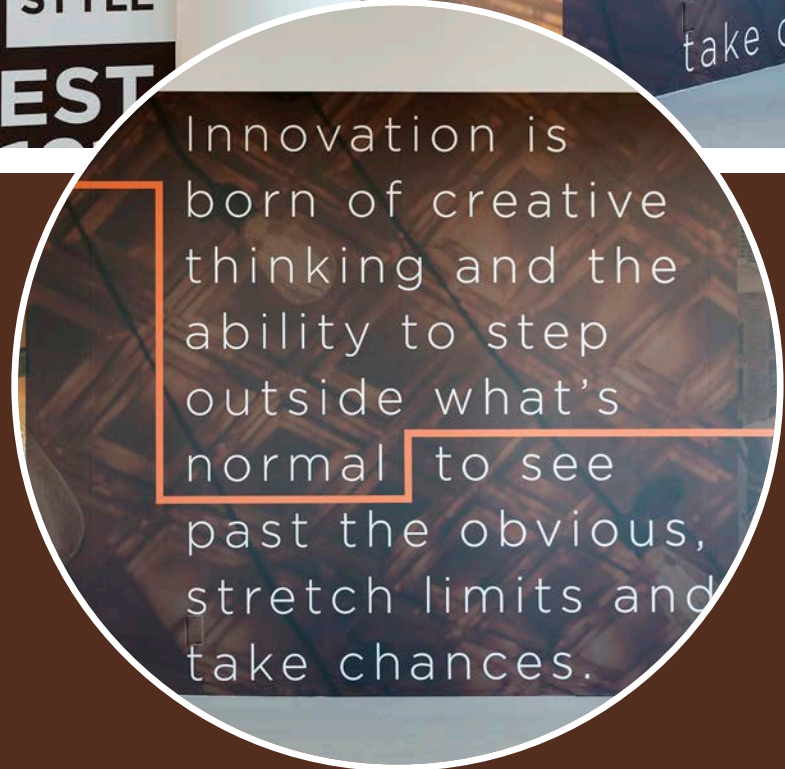
MPLS

VINTAGE
STYLE

EST



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INSPIRED ORIGINAL
CASUALLY SOPHISTICATED LIFESTYLE

ARTISTIC
ENERGETIC
ACCESSIBLE
DIVERSE
PRESERVED

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COLWELL BUILDING

RETRO ACTIVE
REFINED CLASSIC
NEIGHBORHOOD FEEL
CONTEMPORARY

CULTIVATED GEM
CBD CONNECTED
DYNAMIC
COLLABORATIVE
RESTORED
UNIQUE OPPORTUNITY

SMART

ICONIC CREATIVE

VIBRANT | BRICK & TIMBER

BRIGHT CLASSIC
PROGRESSIVE
FRESH TALENT

VINTAGE URBAN
WAREHOUSE DISTRICT

MPLS

VINTAGE STYLE

EST 1911



CONNECTED DIVERSE BUILD YOUR BRAND INSPIRED ORIGINAL
CASUALLY SOPHISTICATED LIFESTYLE ORIGINAL TIMBER FLEXIBLE EXPOSED BRICK UNIQUE CHARACTER RETRO ACTIVE REFINED CLASSIC NEIGHBORHOOD FEEL CONTEMPORARY

VINTAGE URBAN WAREHOUSE DISTRICT

ARTISTIC
ENERGETIC
ACCESSIBLE
DIVERSE
PRESERVED

123 N 3RD
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COLWELL BUILDING

CULTIVATED GEM
CBD CONNECTED
DYNAMIC
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RESTORED
UNIQUE OPPORTUNITY

SMART

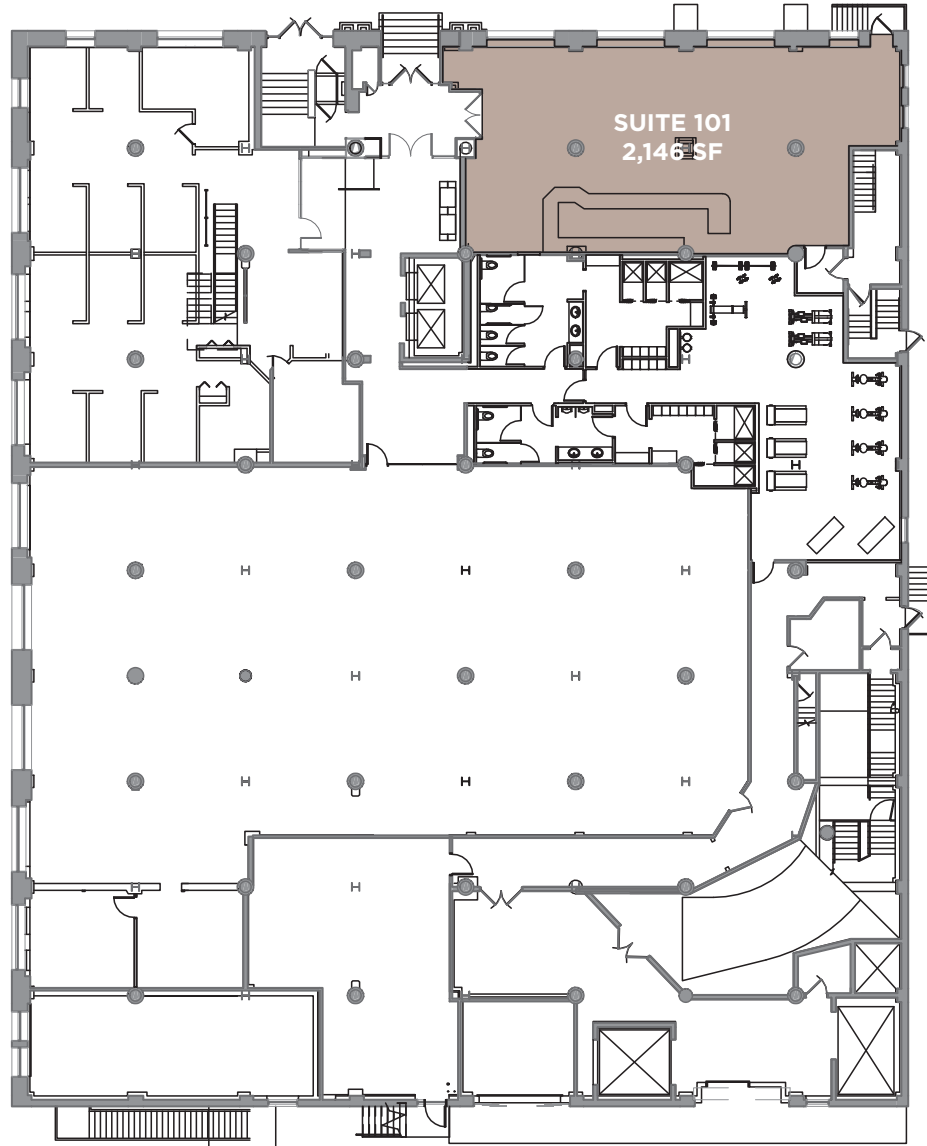
ICONIC CREATIVE

YOUNG INNOVATORS BRIGHT CLASSIC
RELENTLESS CHANGE-MAKERS PROGRESSIVE
SEASONED CURATORS + FRESH TALENT

VIBRANT | BRICK & TIMBER
QUALITY

VINTAGE STYLE

EST 1911

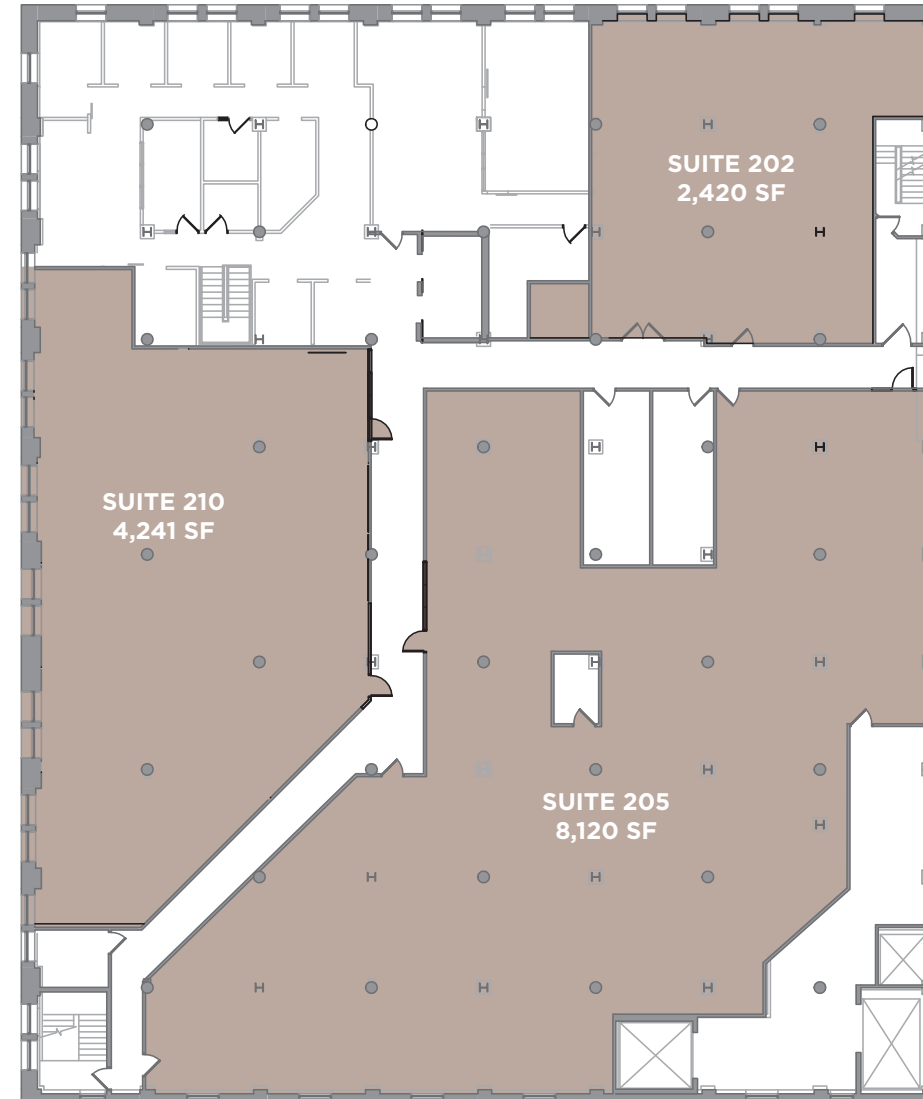


FLR 01 2,146 SF

FLR 02 14,781 SF

FLR 05 6,500 SF

FLR 06 6,305 SF

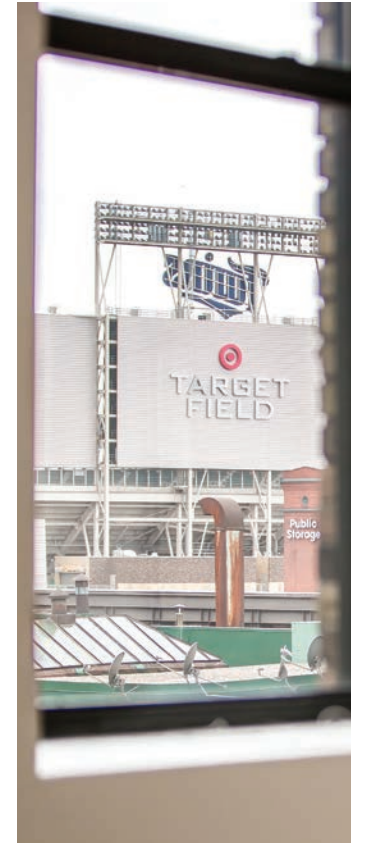


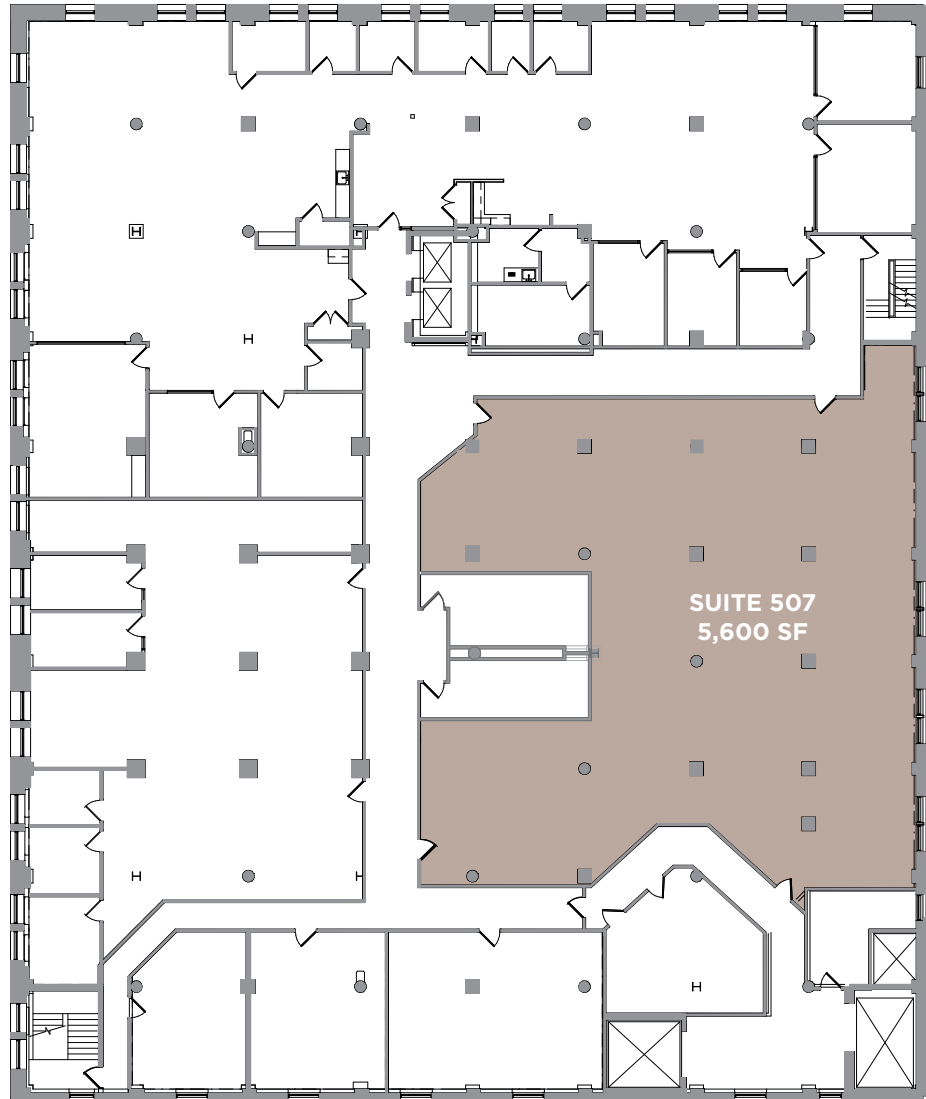
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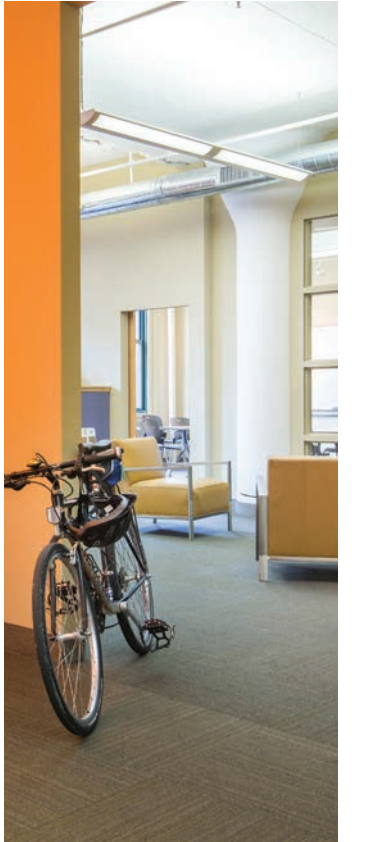
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