

OFFICE SPACE FOR LEASE

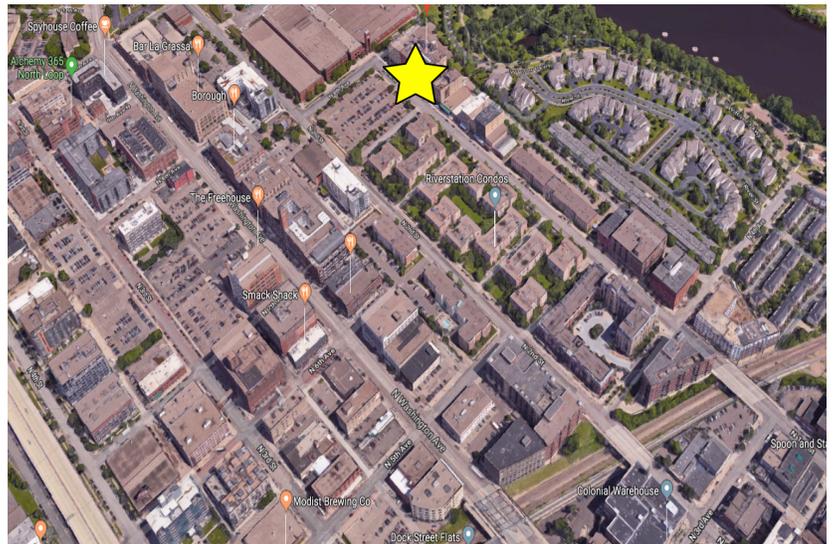


ITASCA BUILDING

708 First Street North, Minneapolis, MN 55401

BUILDING HIGHLIGHTS

- North Loop Minneapolis location
- Creative office suites from 1,300 - 4,000 SF at affordable rates
- Two blocks off Washington Avenue
- Adjacent surface parking lot for employees and guests (contract and daily)
- Flexible space with private and open floor plans and private balcony views of the Mississippi River
- Loading docks & freight elevators
- ACME Comedy Club in the building and within walking distance of Borough/Parlour, Crisp & Green, The Loop Bar & Grill, Black Sheep Pizza and more



900 North Third Street, Minneapolis, MN 55401

MIKE OLSON

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Building Address

708 First Street North
Minneapolis, MN 55401

Availability

Suite 133 - 3,870 SF	Suite 236 - 1,925 SF
Suite 140 - 1,323 SF	Suite 243 - 4,187 SF
Suite 233 - 2,175 SF	Suite 341 - 1,608 SF
Suite 234 - 2,292 SF	Suite 345 - 1,397 SF

Ceiling Heights

Vary from 12-14 Feet

Lease Rates

\$15.00 - \$18.00 PSF Net

Operating Expenses

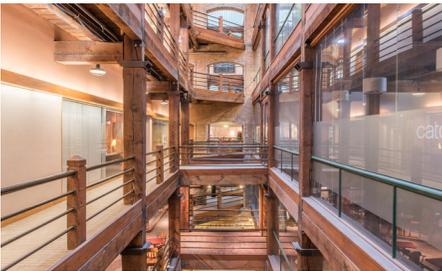
CAM	\$7.12 PSF
TAX	\$3.71 PSF
<u>INS.</u>	<u>\$0.11 PSF</u>
TOTAL	\$10.94 PSF (2019 est.)

Parking

Tenant and guest parking available in adjacent parking lot (contract and daily), plus metered street parking

Neighborhood

Located one half block from the Mississippi River in the heart of the Minneapolis North Loop District which offers a creative blend of retail, restaurant and office tenants.



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