

WATERBURY

1121 Jackson St NE | Minneapolis | MN | 55413

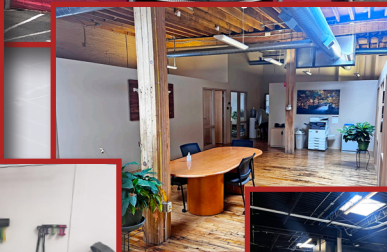


**FOR LEASE
CREATIVE
OFFICE SPACE**

CONTACT US

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THE WATERBURY BUILDING

The Waterbury Building offers build-to-suit creative office space in the heart of the Northeast Arts District.

- 92,275 total building square feet
- Space available from 737 to 6,700 SF
- Basement storage space available for tenants
- 14' - 18' high ceilings throughout
- Creative office space build-to-suit
- Brick and timber spaces
- Professional, local management; easy deals!
- Easy access to Highways 35W, 280, 36 and 65
- Access to shared loading with spacious hallways
- In the heart of the Northeast Arts District

Property Information

| | |
|------------------|--------------------------------------------------------------------------|
| Property Address | 1121 Jackson St NE Minneapolis, MN 55413 |
| Building Size | 92,275 total square feet |
| Available Space | 737 - 6,700 square feet 85 - 3,582 square feet for basement storage |
| Year Built | 1932; renovated in 2007 |
| Ceiling Height | 14' - 18' |
| Lease Rate | \$12.00 - \$18.00 PSF NNN |
| 2026 Tax/Ops | \$6.91 PSF |
| Utilities | Separately metered |
| Parking | 120 surface stalls, plus ample on-street or neighborhood parking options |

AVAILABILITIES

WATERBURY



AMENITIES



BIKE PATHS



BUS LINES



2.1 MILES FROM
DOWNTOWN
MINNEAPOLIS



7 LOCAL
BREWERIES/
DISTILLERIES

WATERBURY

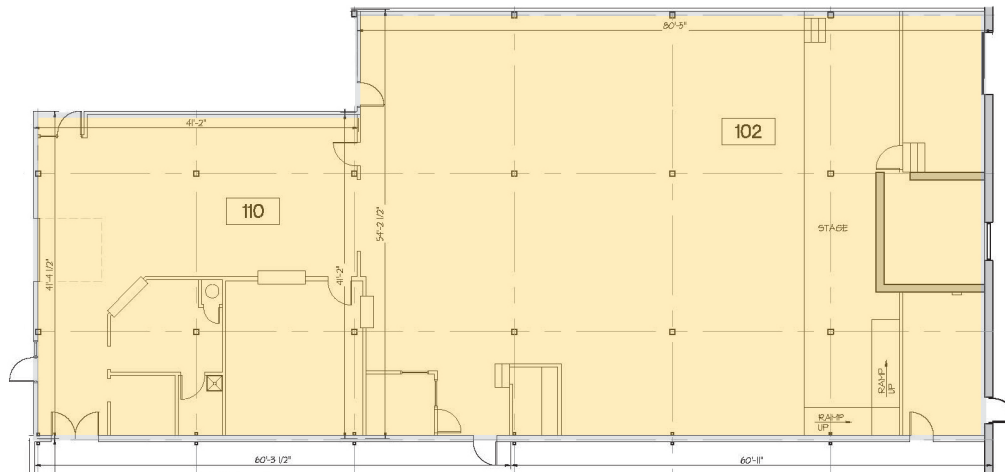


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FLOOR PLAN: SUITE 102,110



AVAILABLE:

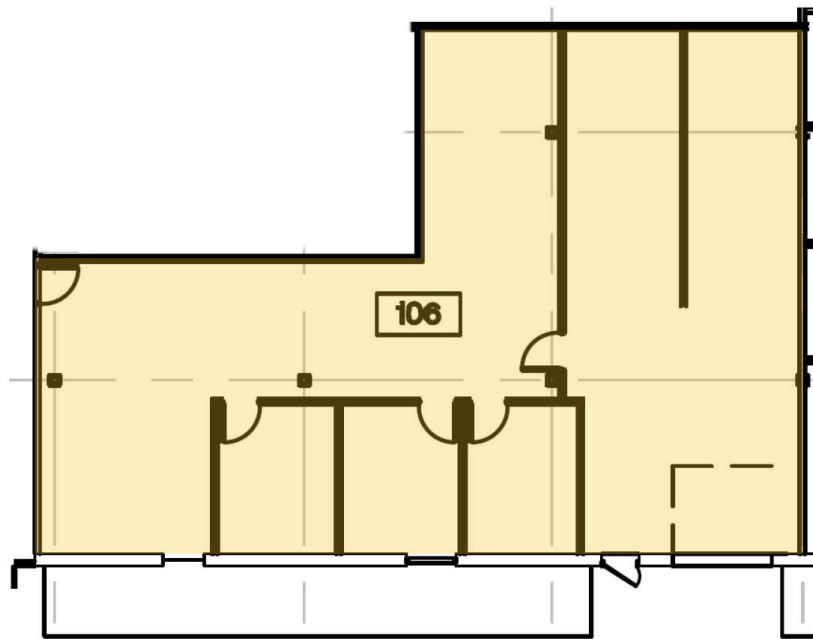
Suite 102,110: 6,700 square feet total

- Suite 102: 3,850 square feet
- Suite 110: 2,850 square feet

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FLOOR PLAN: SUITE 106



AVAILABLE:

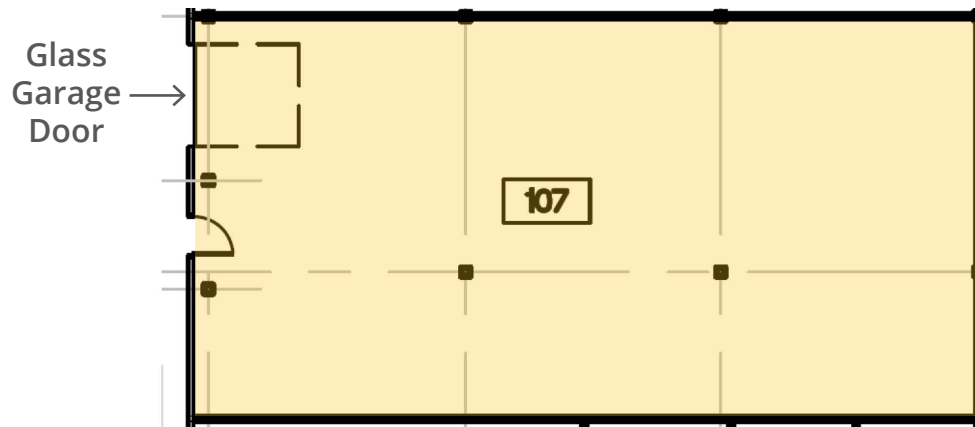
Suite 106: 2,210 square feet total

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FLOOR PLAN: SUITE 107



AVAILABLE:

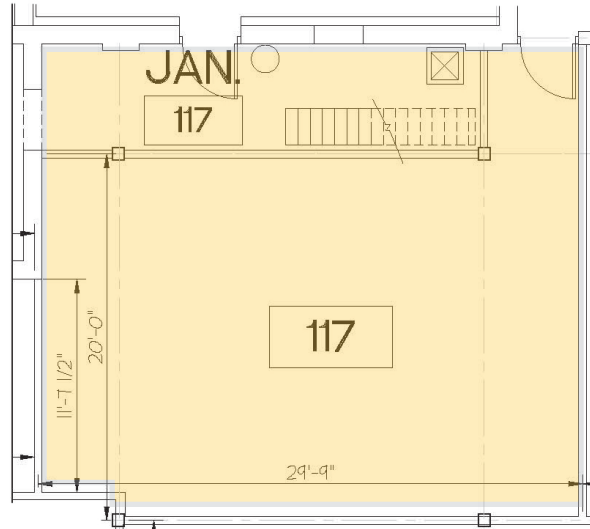
Suite 107: 2,036 square feet total

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FLOOR PLAN: SUITE 117



AVAILABLE:

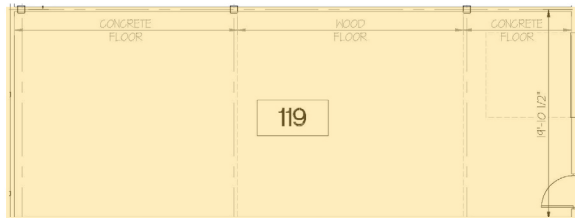
Suite 117: 737 square feet total

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FLOOR PLAN: SUITE 119



AVAILABLE:

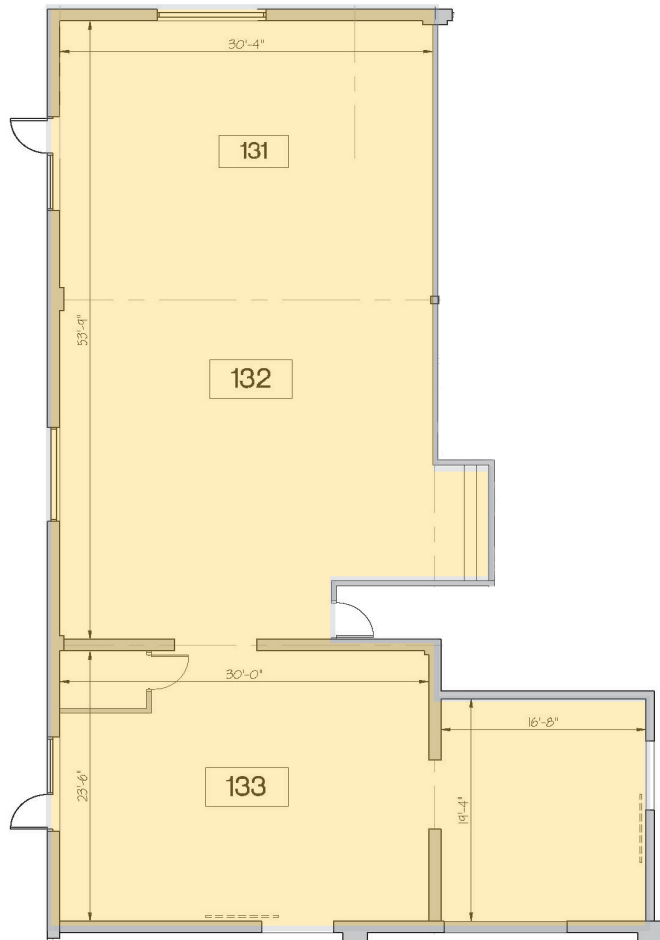
Suite 119: 1,218 square feet total

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FLOOR PLAN: SUITE 131-133

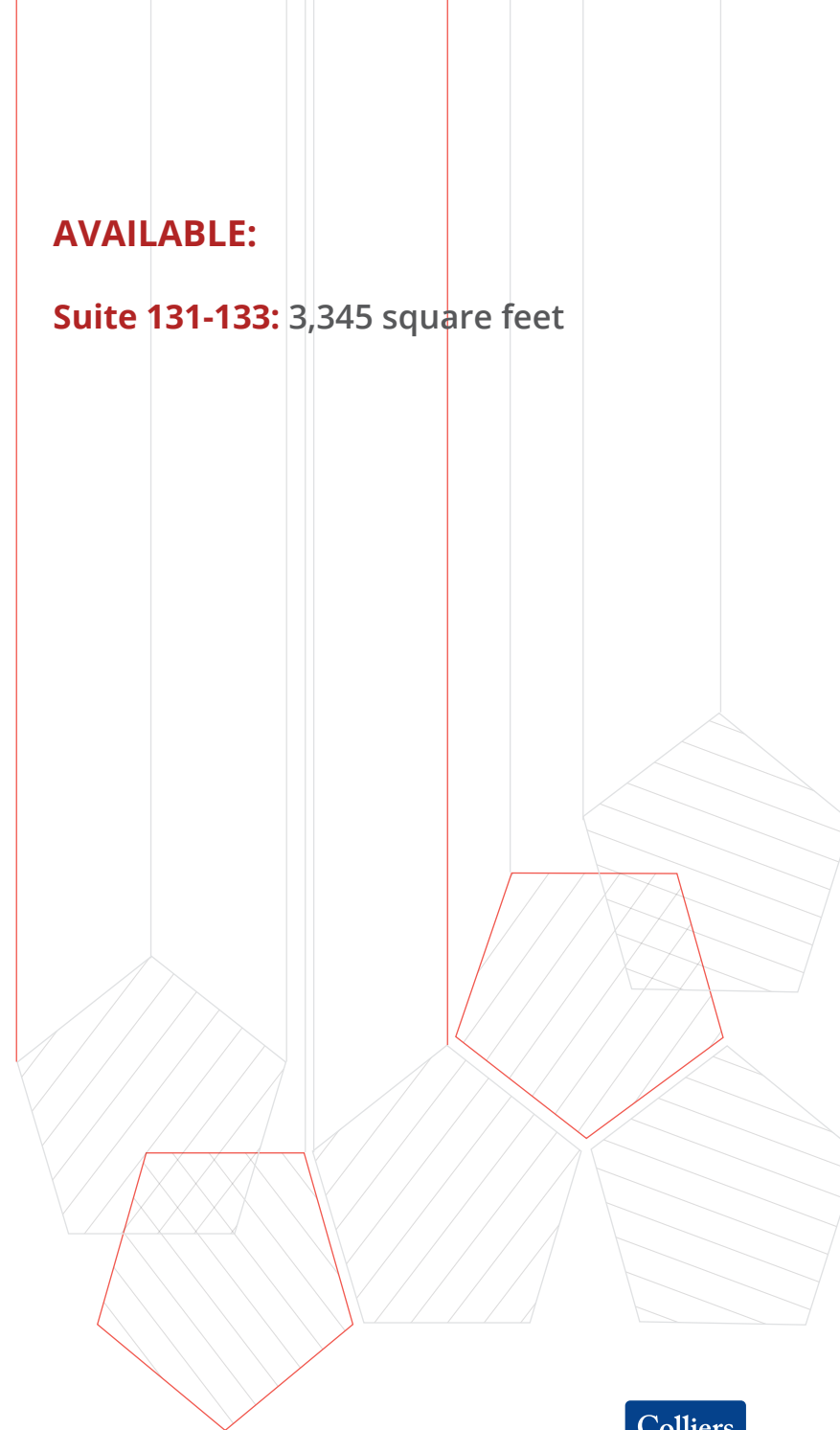


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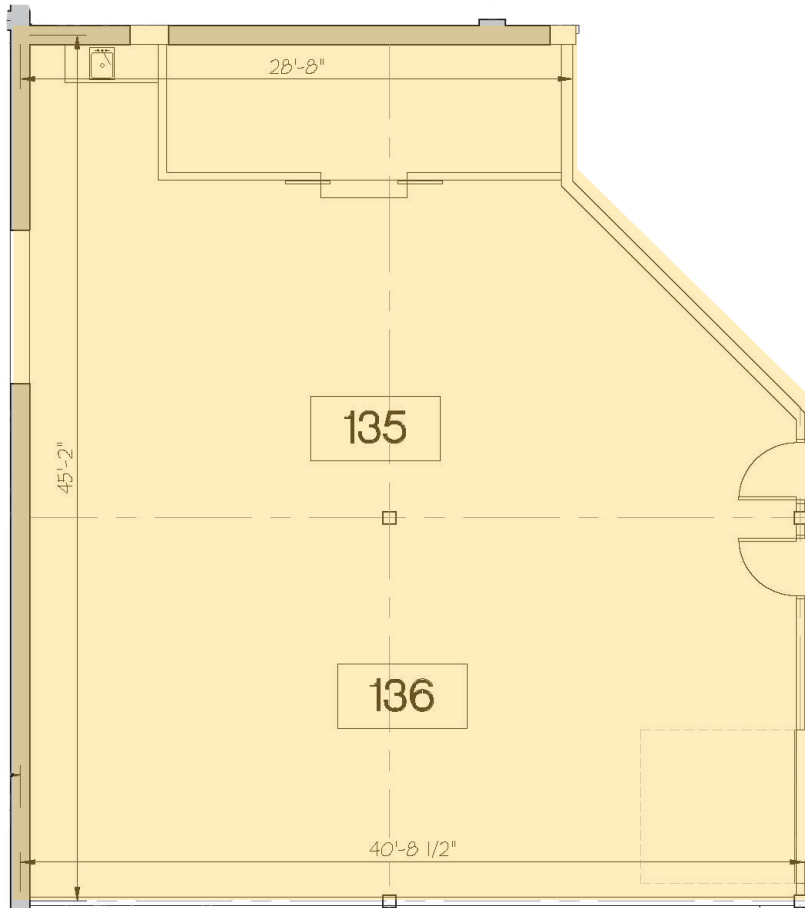
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AVAILABLE:

Suite 131-133: 3,345 square feet



FLOOR PLAN: SUITE 135-136



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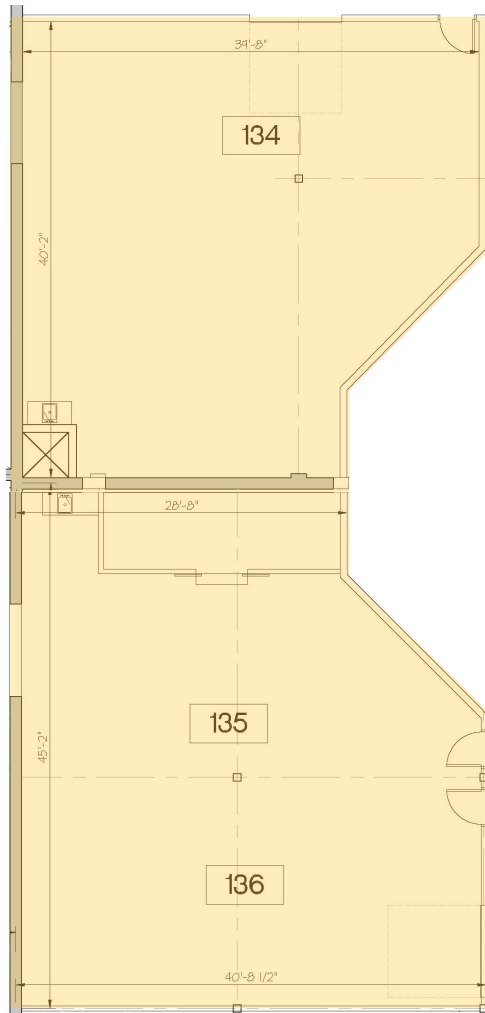
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AVAILABLE:

Suite 135-136: 1,947 square feet total

- Can be contiguous for up to 3,620 SF

FLOOR PLAN: SUITE 134-136



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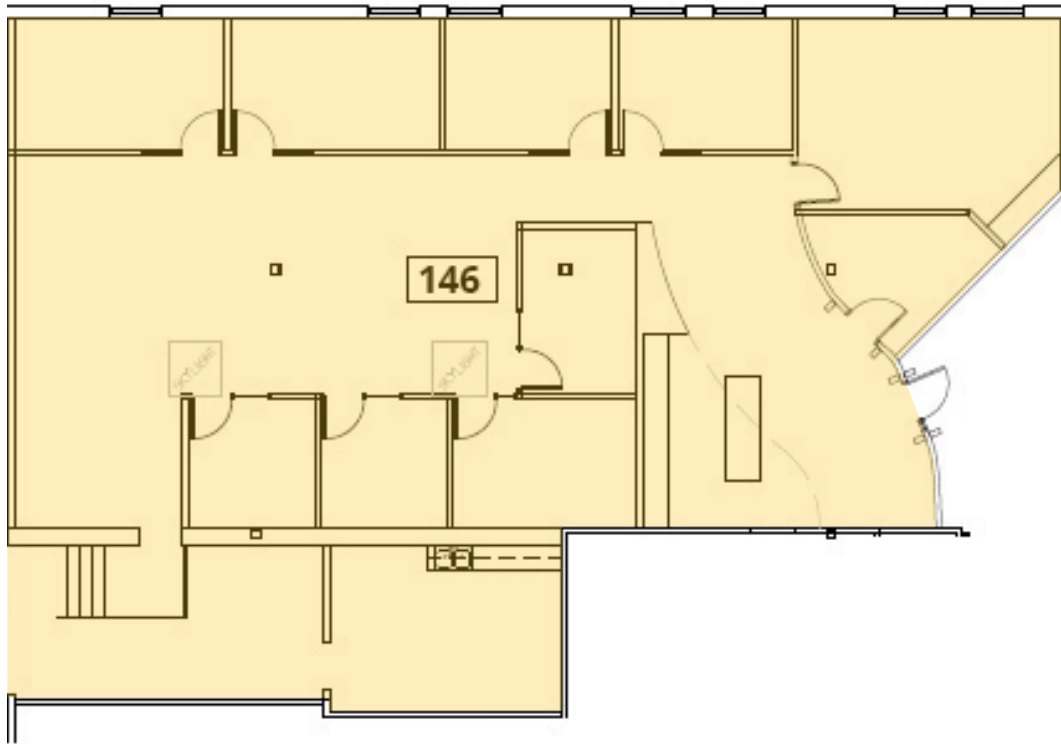
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AVAILABLE:

Suite 134 -136: 3,620 square feet total

- Suite 134: 1,673 square feet
- Suite 135-136: 1,947 square feet

FLOOR PLAN: SUITE 146

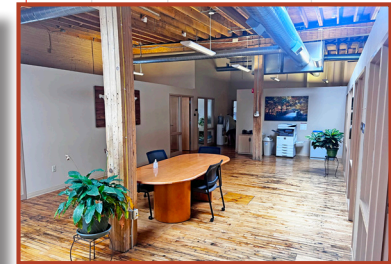


AVAILABLE:

Suite 146: 4,122 square feet total

- Full breakroom
- Abundant natural light
- Wood floors, brick and timber
- Easy access from Jackson St NE

SUITE PHOTOS



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