



#### THE CELEBRATED

#### NORTH LOOP

The Heart of Northeast Minneapolis provides a small-town feel nestled in the city. You will find a mix of old and new which fit together well here. The history of the area coupled with the modern amenities that abound has made this part of Northeast a desirable place to be.



253,752
POPULATION
WITHIN 3 MILES



31 AVERAGE AGE WITHIN 3 MILES



\$66.9K MEDIAN HOUSEHOLD WITHIN 3 MILES



96 WALK SCORE



75 TRANSIT SCORE



88 BIKE SCORE







#### PROPERTY OVERVIEW

Pacific Flats is a distinguished and prominent building on North Washington Ave featuring vintage style storefronts with great visibility and presence along with two stories of professional office space that provides tenants with the charm and feel of a by-gone era, coupled with amazing Minneapolis skyline views, great walkability, with the ease of parking, public transportation, and freeway accessibility. The third floor features a shared kitchen and casual seating area with a cozy fireplace. This beautiful brick and timber building's lobby opens out to the Monte Carlo Restaurant patio and features retailers Grace Loves Lace, Jaxen Grey, North Loop Liquors and Stilo Cuts.

#### Address

218 Washington Ave N, Minneapolis, MN 55401

Building Size 30,000 SF

Year Built / Renovated 1865/ 2015

Space Available 810 - 3,535 SF

Rent Rate \$22.00/SF/yr (NNN)

CAM & Taxes (2025 Estimate) \$15.12 PSF













### WHAT'S NEARBY

- DINING
- RETAIL
- **FITNESS**
- COFFEE
- BEER & WINE
- **ENTERTAINMENT**
- HOTEL
- P PUBLIC PARKING

#### **LIGHT RAIL**

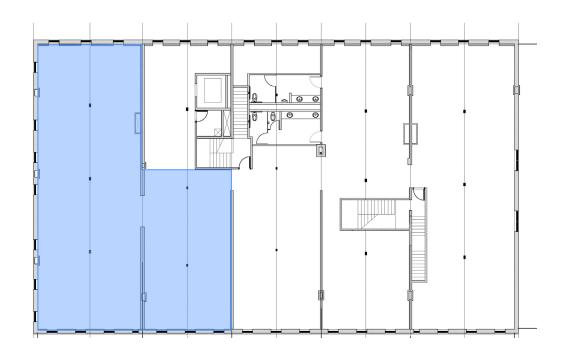
- --- LRT GREEN LINE
- --- LRT BLUE LINE
- OMMUTER ---



Rentable Area 3,535 RSF

Availability Immediately

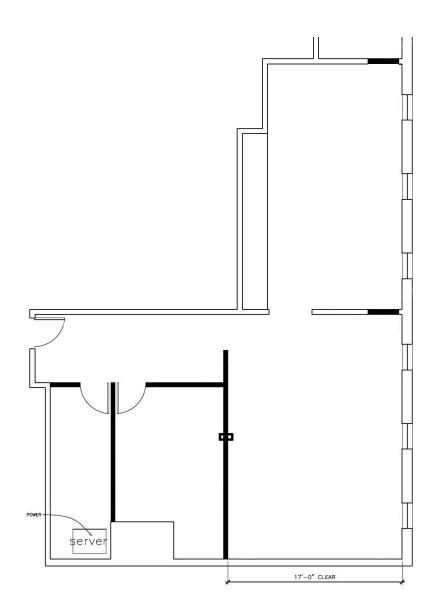
Lease Rate \$22.00/SF/yr (NNN)



Rentable Area 1,676 RSF

Availability Immediately

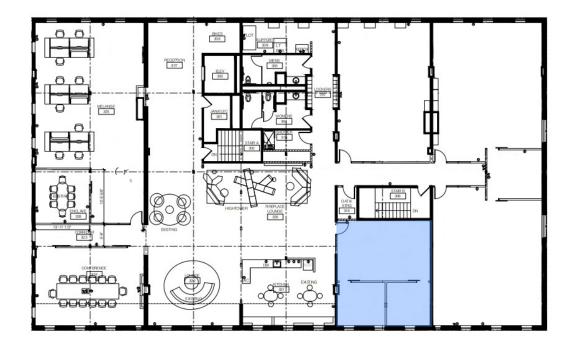
Lease Rate \$22.00/SF/yr (NNN)



Rentable Area 810 RSF

Availability Immediately

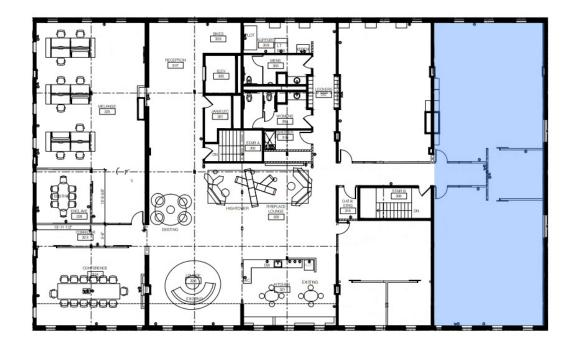
Lease Rate \$22.00/SF/yr (NNN)



Rentable Area 2,800 RSF

Availability Immediately

Lease Rate \$22.00/SF/yr (NNN)



Rentable Area 1,100 RSF

Availability Immediately

Lease Rate \$22.00/SF/yr (NNN)

