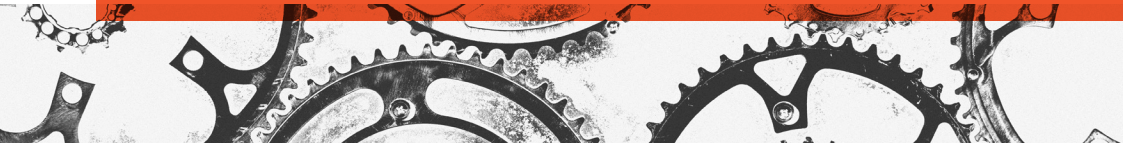


250 3RD AVENUE N

WHEELHOUSE

# What's in your wheelhouse?



Wheelhouse offers discerning North Loop tenants an experience few others can emulate. Tenant-exclusive amenities, including a multi-use lounge, conference center, and state-of-the-art fitness center, combined with ease of access to highways, transit options, and unrivaled location in the heart of the North Loop create an unbeatable office experience.

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## AVAILABILITY

- Suites available from 1,000 SF to full-building (90,000 SF)
- 3,900 SF and 6,250 SF spec suites available
- Floor plate sizes from 10,800 SF to 16,500 SF
- Net rental rates from \$19.00 - \$25.00
- Ops: \$8.82 + Tax: \$5.44 = \$14.26















# Building Features

- \$25M full building renovation underway
- Abundant natural light and 12'-14' ceilings
- Exterior signage + private balcony available
- Full floor of flexible, loft-style, small suites available
- Glass entry door packages
- Onsite parking + one block from Ramp C
- Tono Pizzeria + Cheesesteaks opening Summer 2025







## Parking

45

ONSITE EXECUTIVE  
PARKING STALLS

OVER **1,700**  
STALLS WITHIN  
ONE BLOCK AT  
THE ABC RAMPS

**EV**

CHARGING  
STATIONS IN  
BUILDING



WHEELHOUSE

4TH STREET RAMP  
(GARAGE C)

5TH STREET RAMP  
(GARAGE B)

7TH STREET RAMP  
(GARAGE A)







# Transit & Access

- Two-minute walk to Target Field Station
- Extraordinary proximity to I-394 and I-94; 8 minutes to I-35
- Walk, bike, or scooter to Nicollet Mall, Northeast, Uptown, and UMN
- Steps to multiple bus routes



# Dining

*J.D. Hoyt's*  
Supper Club

DARIO

PUBLIC  
DOMAIN

MONTE CARLO

TULLIBEE

sweetgreen

SALT & FLOUR

BAR • KITCHEN • MARKET

GUACAYA BISTREAUX

CARIBBEAN TAPAS AND COCKTAIL BAR

CRISP & GREEN®

*The*  
Rabbit Hole





# Shopping g

BONOBOS

WARBY  
PARKER

 lululemon

MARTINPATRICK3

*allbirds*

*Madswell*

REQUISITE

NORTH LOOP



pacifier



# Lodging



FOUR SEASONS



AC  
HOTELS  
MARRIOTT



element  
BY WESTIN

TOWNEPLACE  
SUITES®  
BY MARRIOTT





# Sustainable Features



SOLAR ARRAY TO REDUCE COMMON AREA ELECTRIC



GREEN ROOF AT TERRACE LEVEL



SOLAR SHADES AT WINDOWS



ELECTRIC CAR-  
CHARGING STATIONS



NEW ENERGY  
EFFICIENT LIGHTING,  
STOREFRONT GLASS,  
AND HVAC



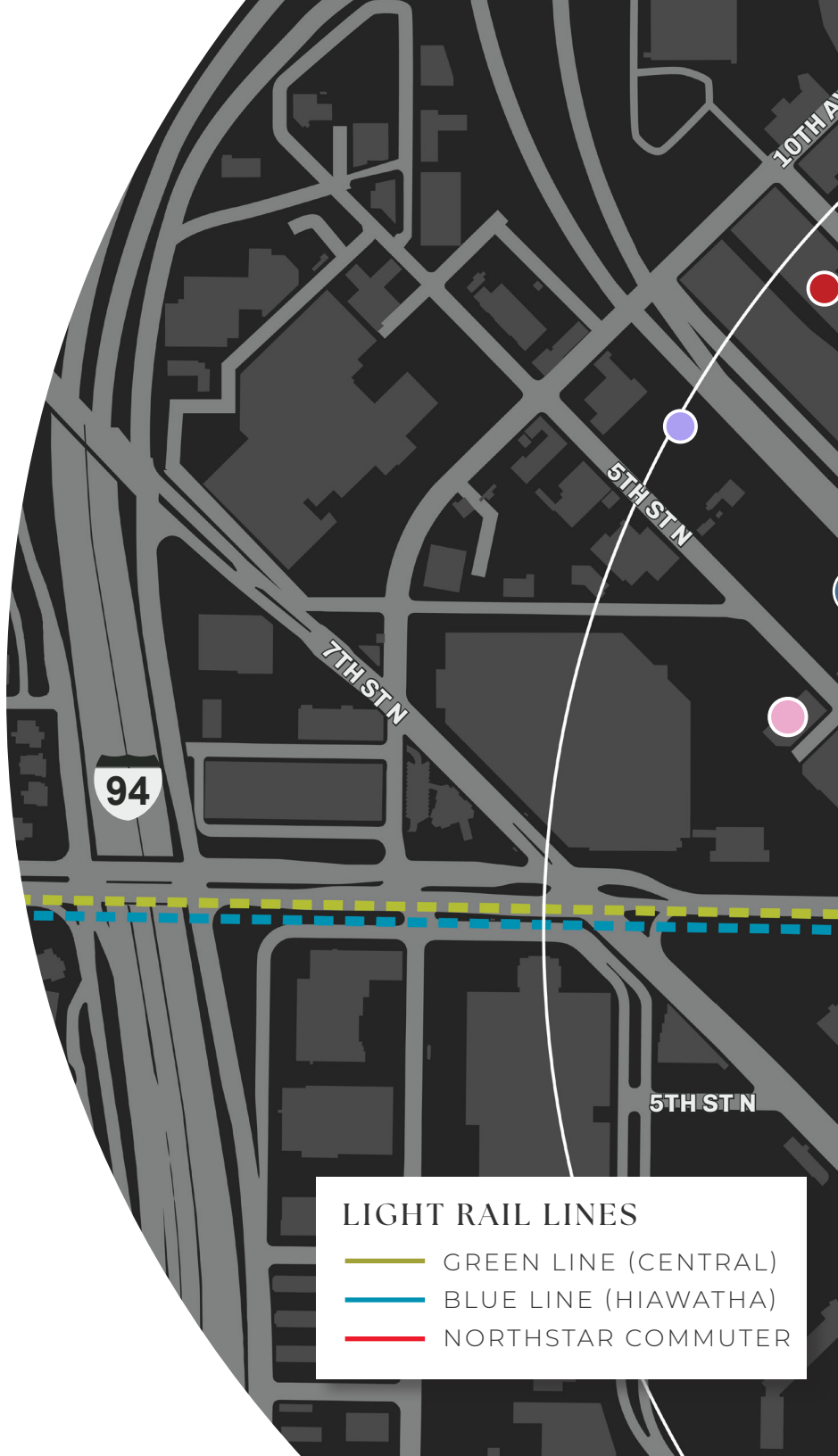
NO AND LOW-  
VOC PAINTS AND  
ADHESIVES USED IN  
CONSTRUCTION



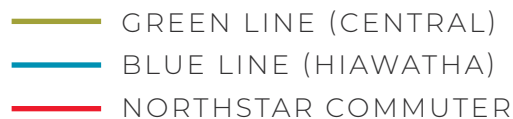
# Location



1. **IMPARK LOT 11**  
\$80/MONTH (DAY ONLY)  
\$95/MONTH (24 HR RSVD)
2. **CONTRACT PARKING**  
\$125/MONTH - 100 STALLS
3. **CONTRACT PARKING**  
\$100/MONTH - 125 STALLS
4. **BASSET CREEK LOT**  
\$55/MONTH
5. **463 STALLS**  
\$70-\$100/MONTH
6. **DESIGNERS GUILD**  
240 STALLS - \$120/MONTH
7. **INTERCHANGE PARKING**  
300 STALLS



## LIGHT RAIL LINES



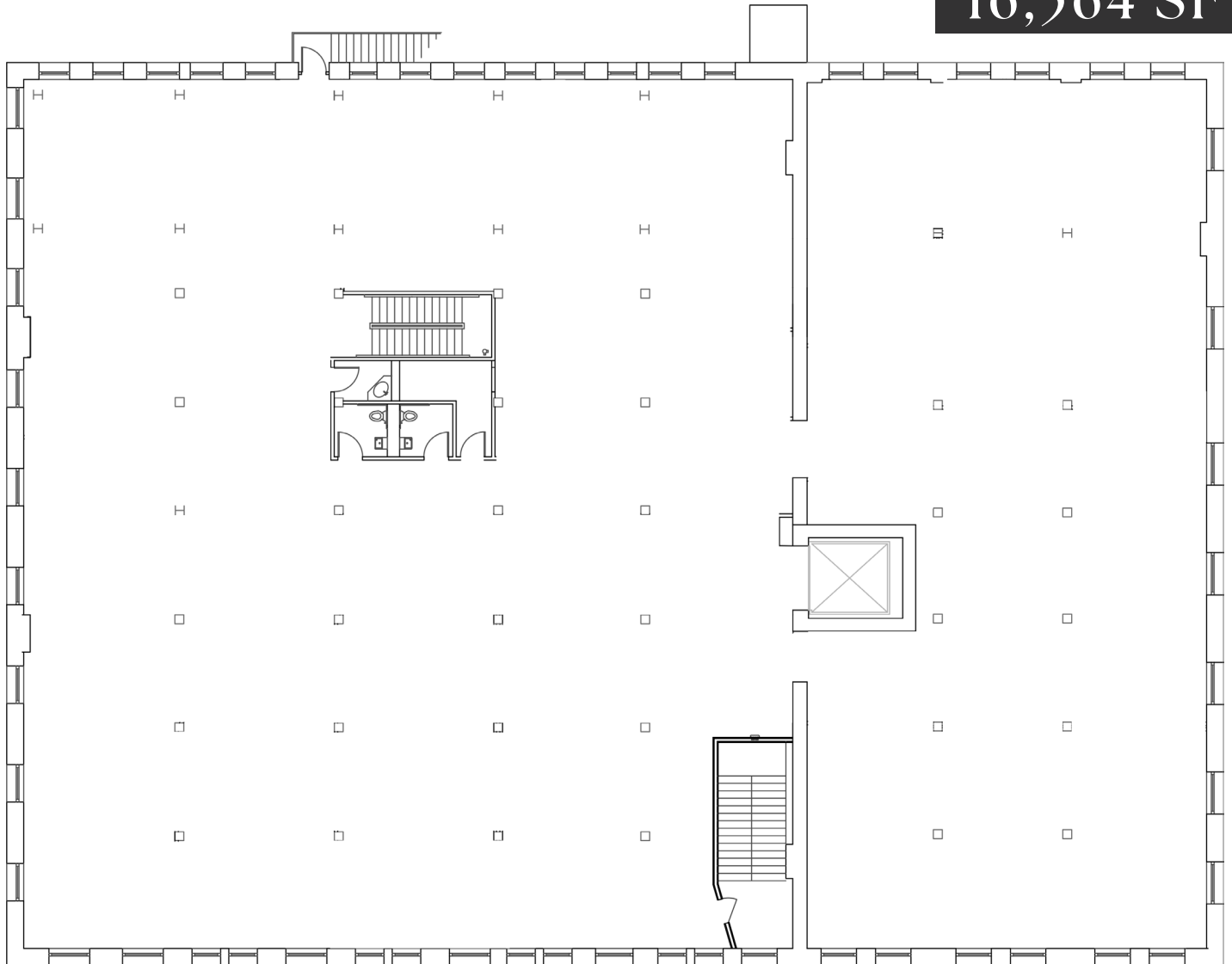






# Level 02

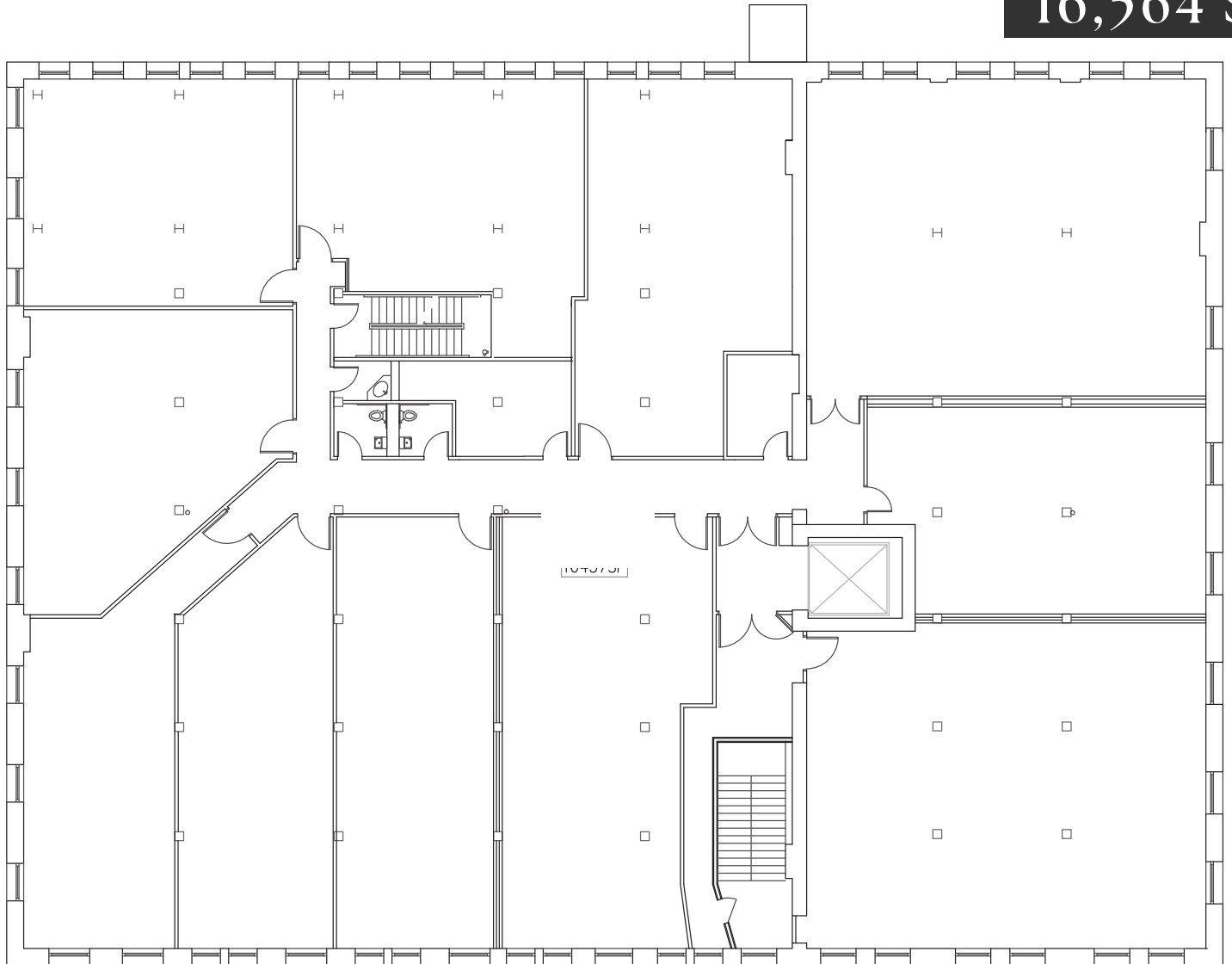
16,564 SF





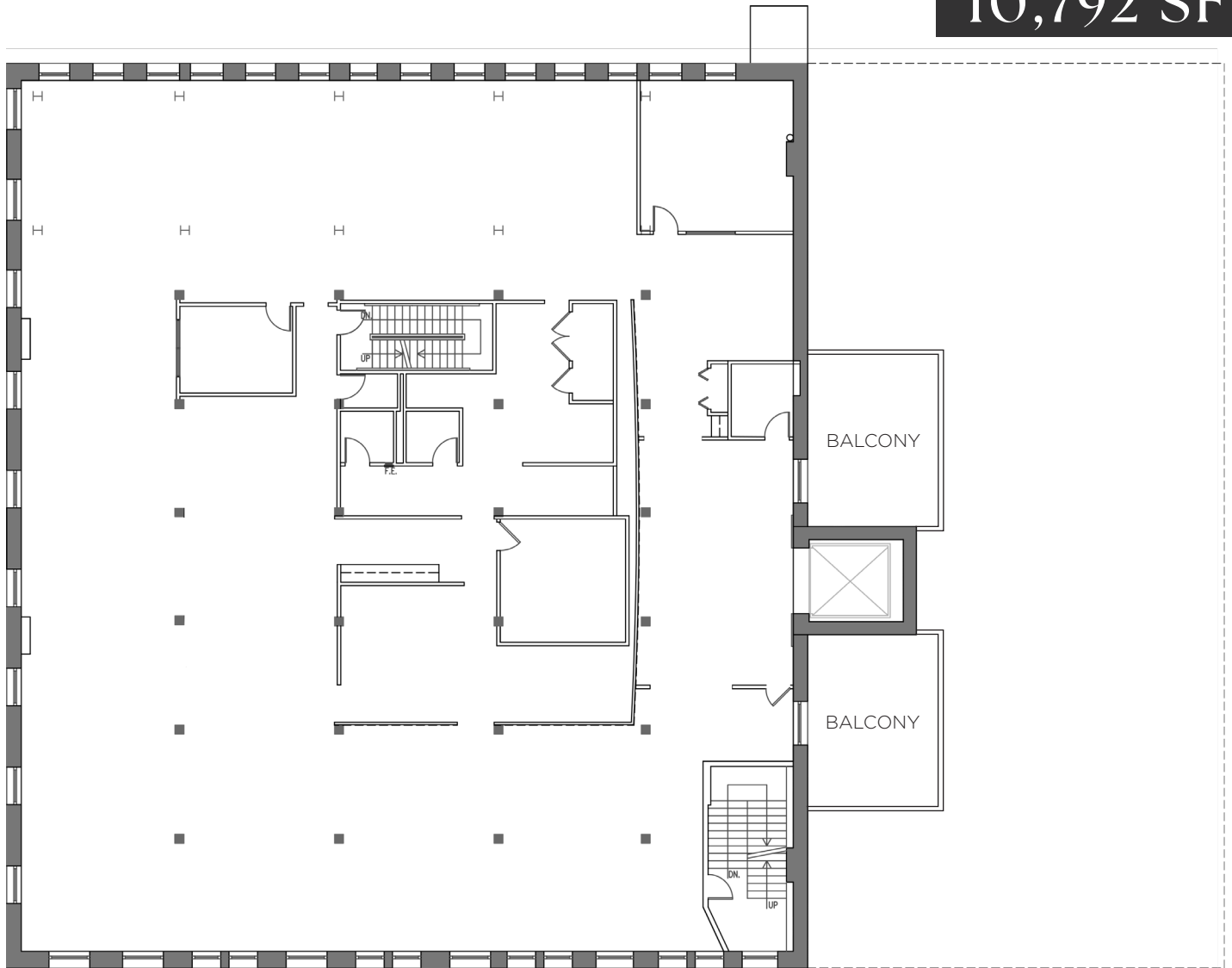
# Level 03

16,564 SF



# Level 04

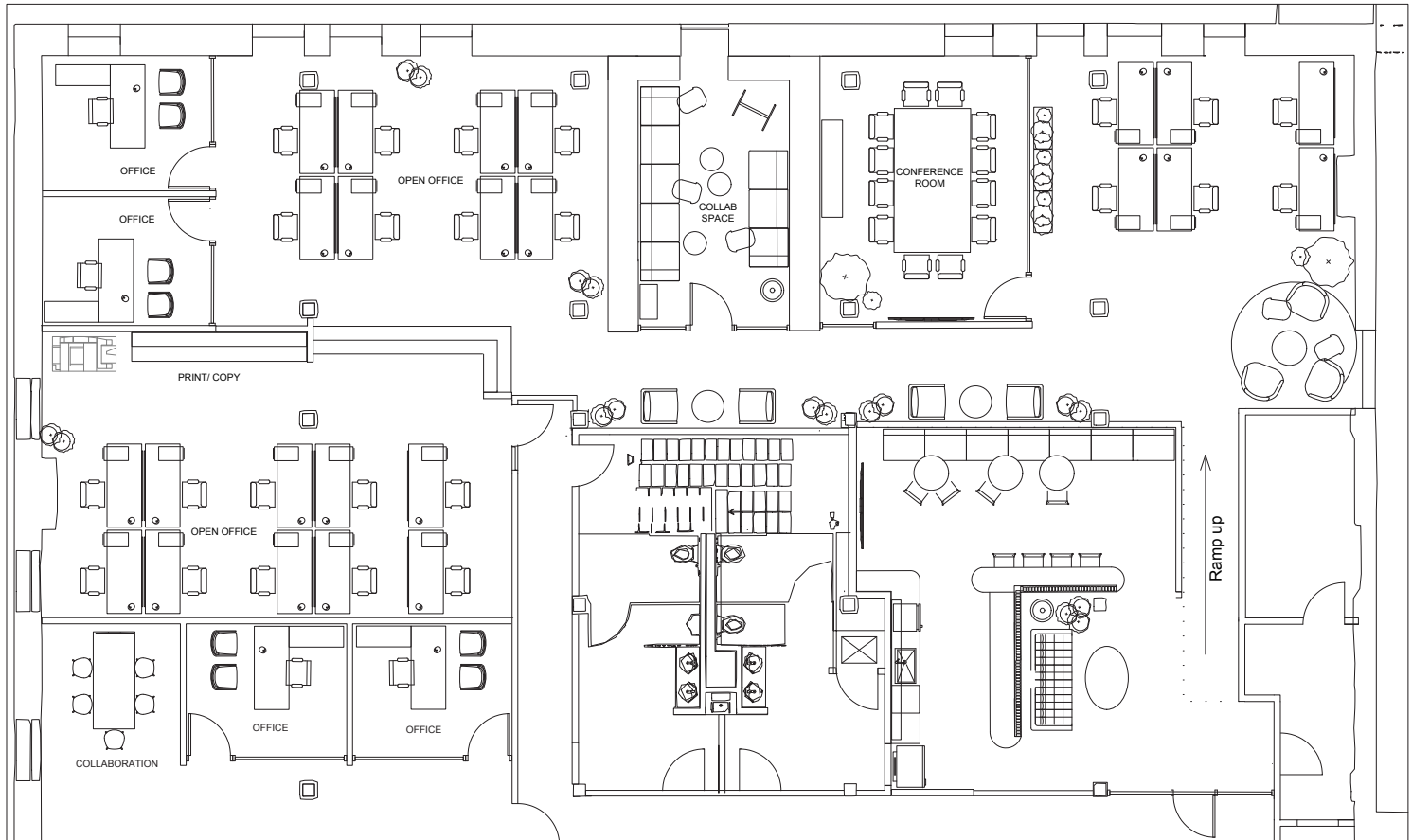
10,792 SF





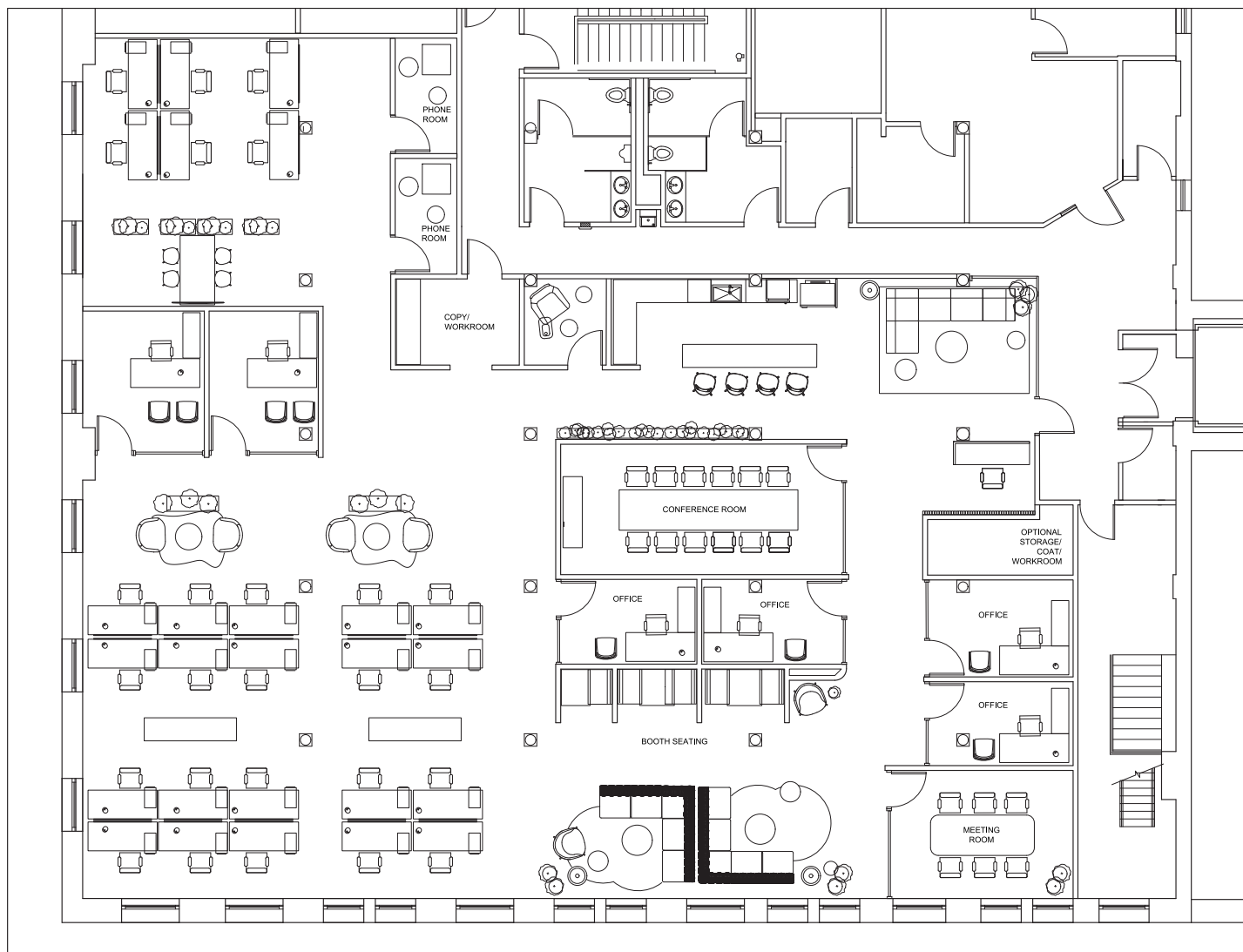
# Level 05 – Spec Suite 550

3,900 SF

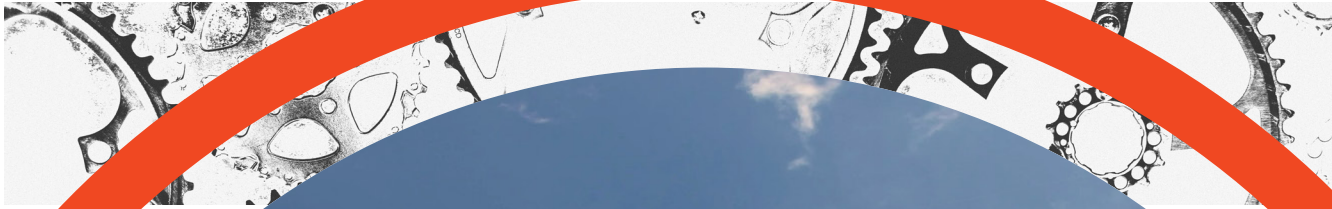


# Level 05 – Spec Suite 500

6,250 SF









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