

**Lowry Morrison**  
200 Washington Ave N,  
Minneapolis

————— NORTH LOOP —————



# 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.



**254,423**  
POPULATION  
WITHIN 3 MILES



**31**  
AVERAGE AGE  
WITHIN 3 MILES



**\$67K**  
MEDIAN HOUSEHOLD  
WITHIN 3 MILES



**96**  
WALK SCORE



**75**  
TRANSIT SCORE



**88**  
BIKE SCORE



# PROPERTY OVERVIEW

Situated on the corner of Washington Avenue N and Second Avenue N, this stately historic building features brick and timber throughout while welcoming all through the office lobby that has a touch of modern glam! The hardwood floors, exposed brick walls and arches, high ceilings in this second-floor vacancy are complimented by beautiful demountable walls, modern kitchen, and bathrooms. Enjoy amazing Minneapolis skyline views, great walkability, with the ease of parking, public transportation, and freeway accessibility. This beautiful suite features a direct entrance from the elevator and has abundant natural light.

## Address

200 Washington Ave N, Minneapolis, MN 55401

## Building Size

20,064 SF

## Year Built / Renovated

1879/ 2019

## Space Available

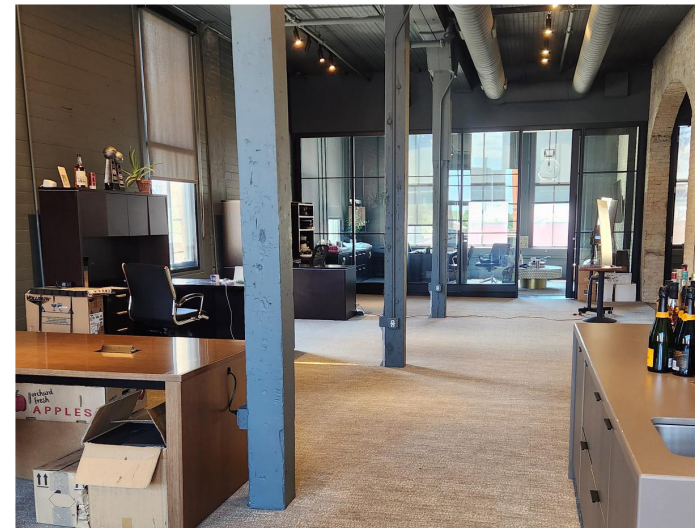
4,667 SF

## Rent Rate


\$26.00/SF/yr (NNN)

## CAM & Taxes (2026 Estimate)




\$16.18 PSF

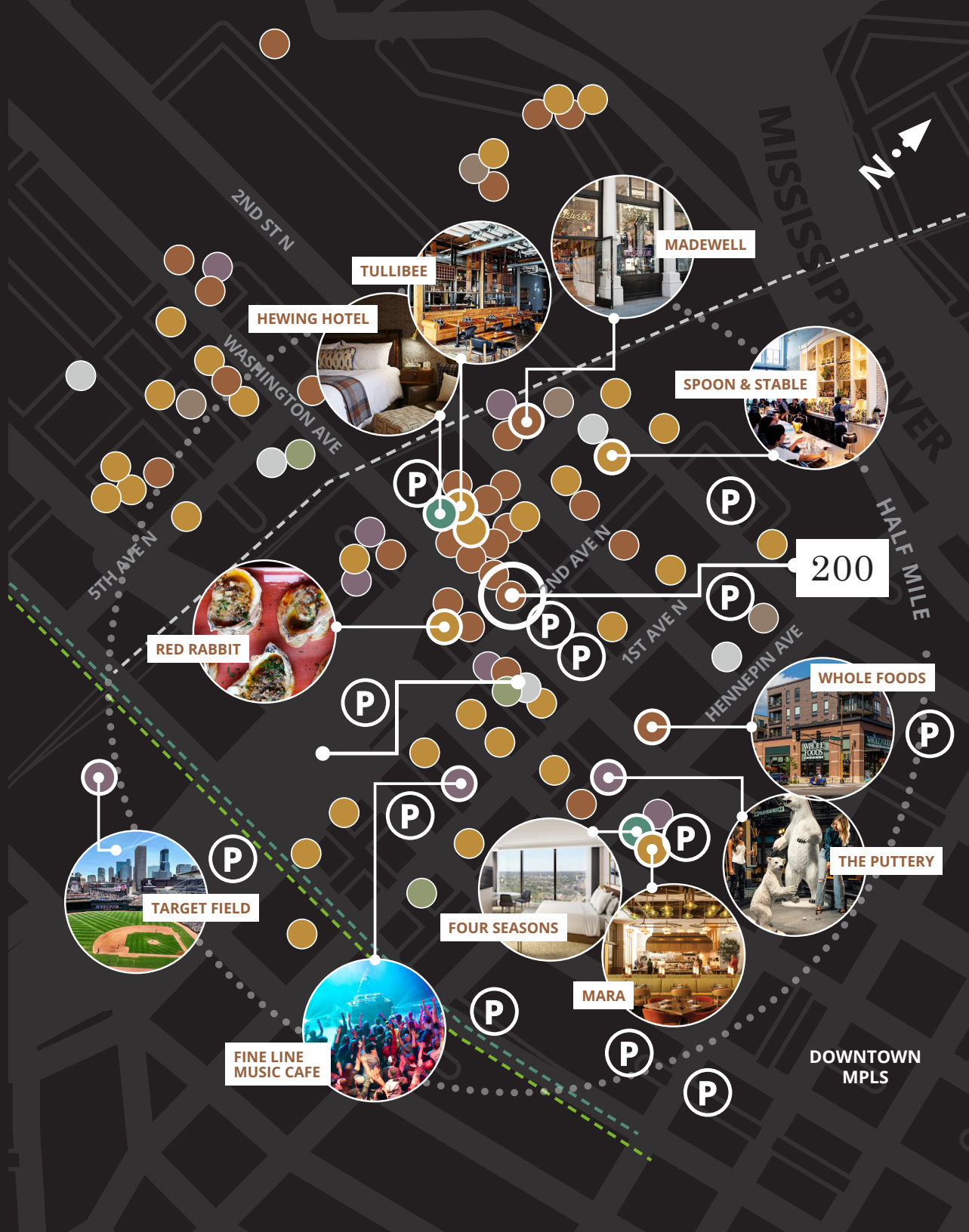


# WHAT'S NEARBY

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

## LIGHT RAIL

-  LRT GREEN LINE
-  LRT BLUE LINE
-  NORTHSTAR COMMUTER



TARGET FIELD



FINE LINE MUSIC CAFE



FOUR SEASONS



MARA



THE PUTTERY



WHOLE FOODS



RED RABBIT



HEWING HOTEL



TULLIBEE



MADEWELL



SPOON & STABLE

200

DOWNTOWN  
MPLS



HALF MILE

SUITE 200

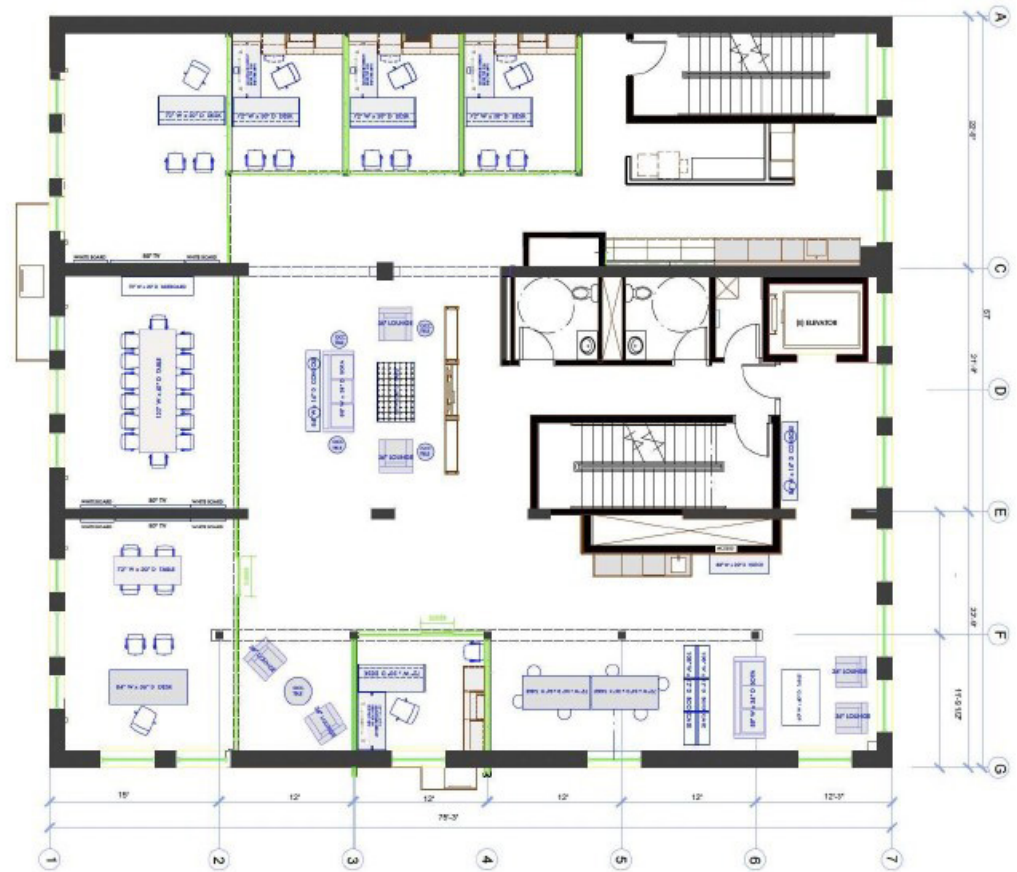
# FLOOR PLAN

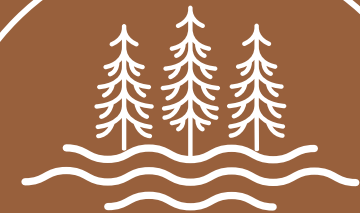
Rentable Area  
4,667 RSF

Availability  
Within 30 days

Lease Rate  
\$26.00/SF/yr (NNN)

CAM & Taxes  
\$16.18/SF/YR





# HISTORIC RIMARCİK

NORTH LOOP

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