

ESTD



1877

# THE WASHINGTON

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NORTH LOOP





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# THE WASHINGTON

NORTH LOOP

The Washington is a stunning historic **Class A warehouse office building** in the heart of the North Loop, seamlessly blending old-world charm with modern functionality. Built in 1885, this architectural gem boasts **exposed brick, tall ceilings, and an efficient floor plate**, creating an inspiring and spacious work environment.

**25,731 SF OFFICE SPACE**

**1,057 SF PRIVATE ROOF DECK**

**ON-SITE PARKING**

# NEARBY



DINING



BEER & WINE



RETAIL



NIGHTLIFE



GYMS



HOTELS



COFFEE



THE WASHINGTON



PARKING



LIGHT RAIL LINES

- Green Line (Central)
- Blue Line (Hiawatha)
- Northstar Commuter



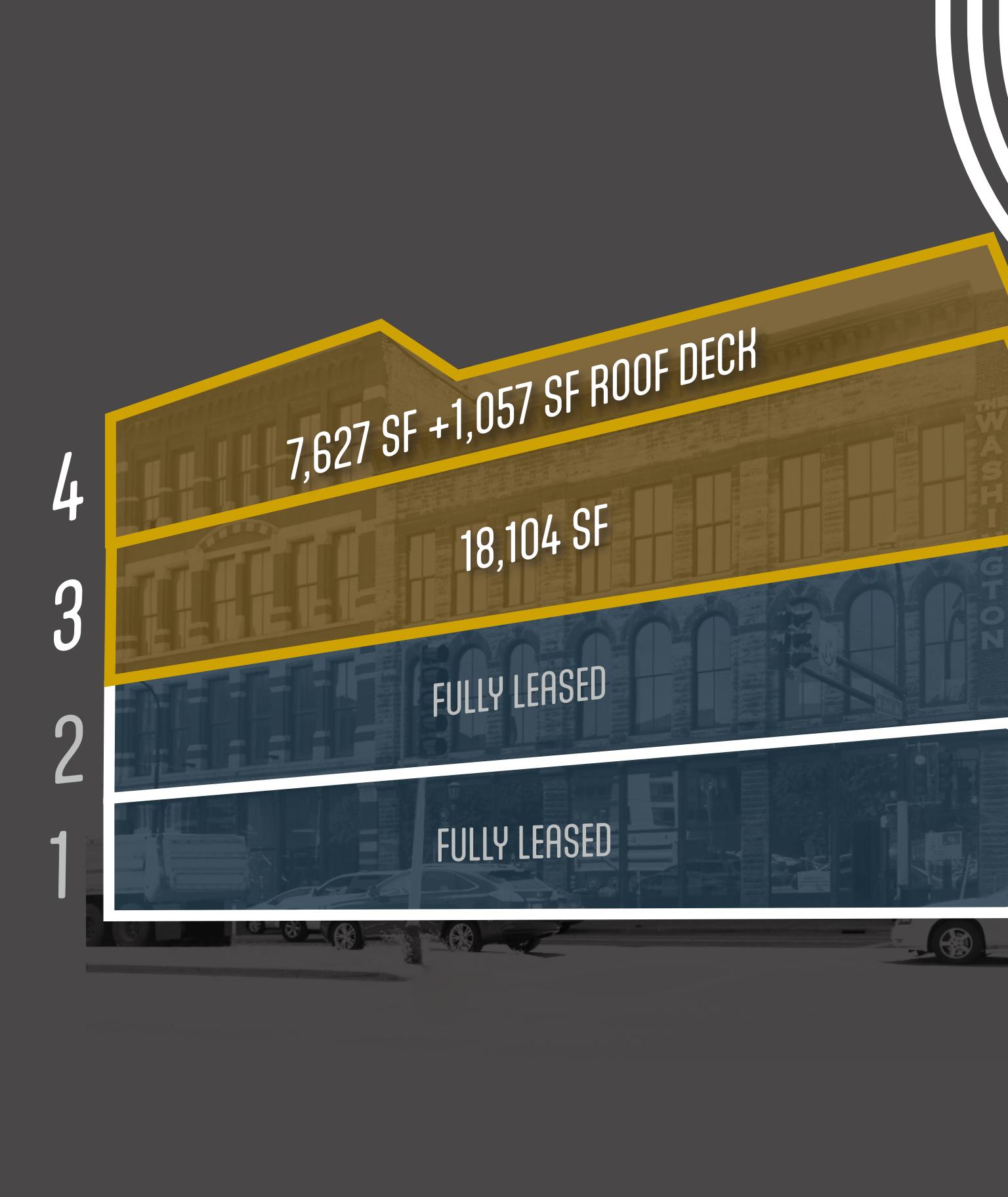
# HALF MILE

The logo for Washington Ave features the word "WASHINGTON" in a bold, white, sans-serif font, oriented diagonally upwards. To the right of the text are five overlapping circles in green, white, pink, and purple, arranged in a staggered pattern. Below the text, the word "Ave" is partially visible in white.

HALF MILE



# ONE MILE TO THE HEART OF DOWNTOWN



7,627 SF + 1,057 SF ROOF DECK

18,104 SF

FULLY LEASED

FULLY LEASED

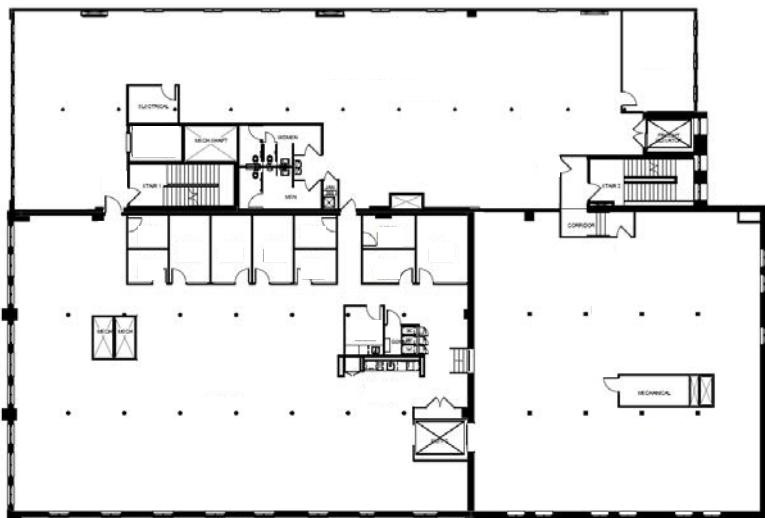
4  
3  
2  
1

# AVAILABILITY

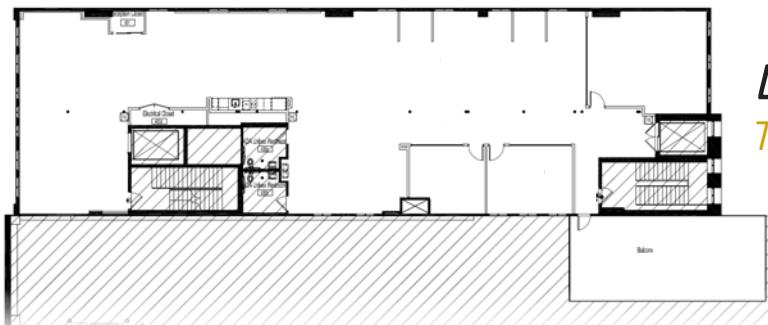


One of The Washington's standout features is the abundance of natural light, which floods the space through large industrial-style windows, enhancing both aesthetics and productivity. The building also offers premium amenities, including onsite ALTR fitness, perfect for tenants who prioritize health and wellness.

# FLOOR PLANS



**3RD FLOOR**  
**18,104 SF**



**4TH FLOOR**  
**7,627 SF + 1,057 SF ROOF DECK**

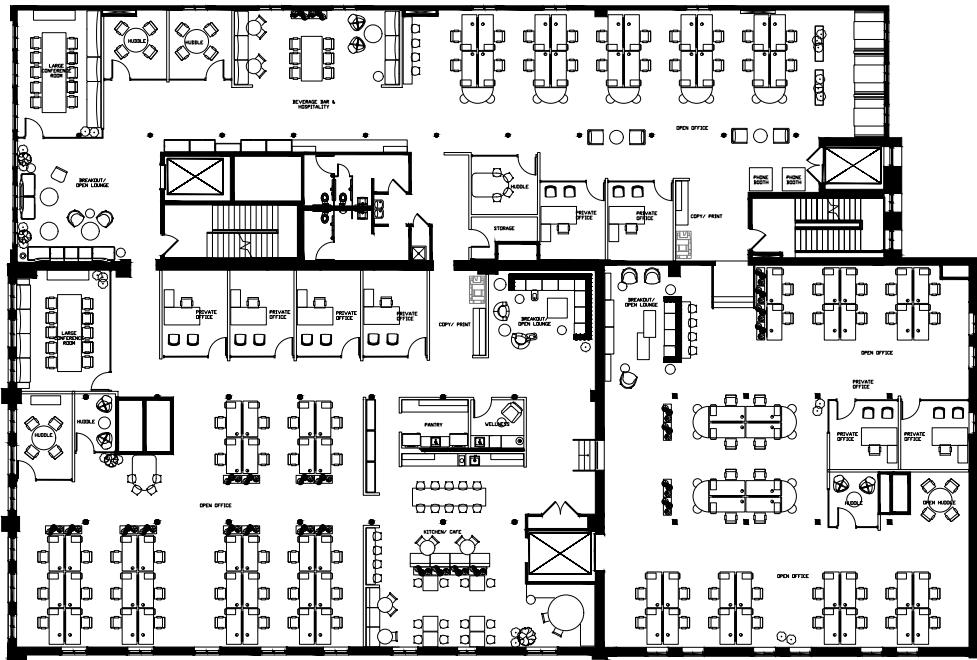
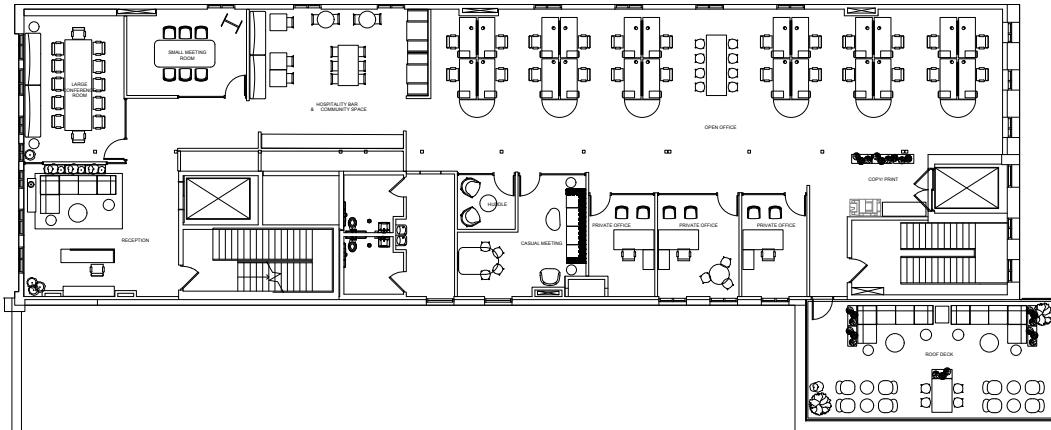
With its **prime location, historic character, and modern amenities**, The Washington is an ideal workspace for businesses looking to elevate their office experience in **one of Minneapolis' most vibrant neighborhoods**.





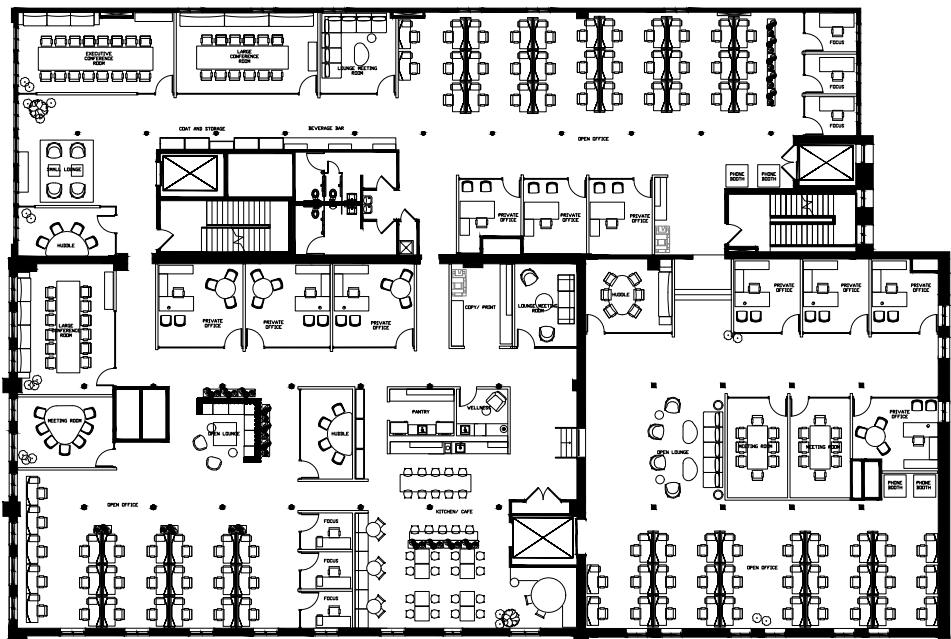
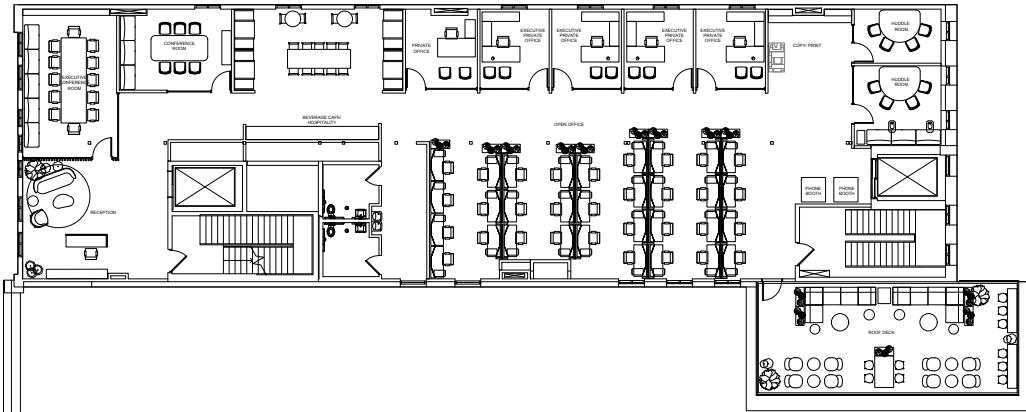
# CREATIVE SERVICES

## SAMPLE LAYOUT



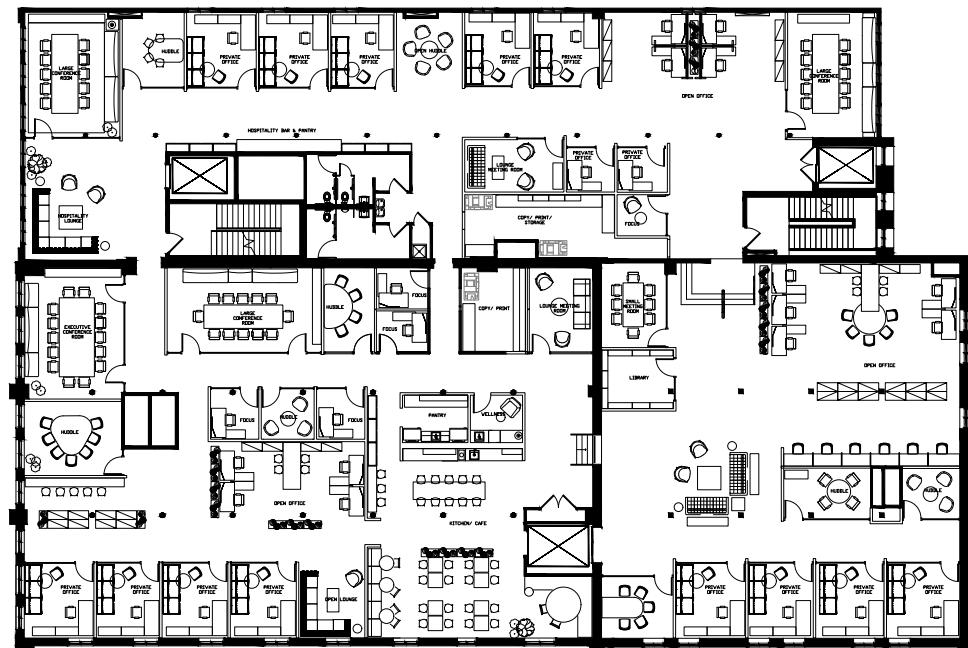
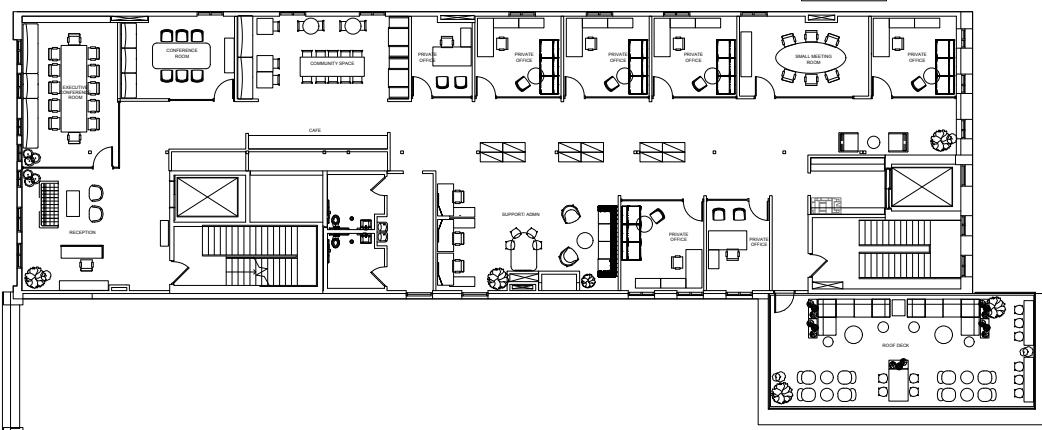
# FINANCIAL SERVICES

## SAMPLE LAYOUT



# LEGAL SERVICES

## SAMPLE LAYOUT





112  
eatery





**NORTH  
LOOP**  
NEIGHBORHOOD

The North Loop boasts a rich history as an important contributor to the Minneapolis economy. The atmosphere and architecture in the area blend old with new, creating a dynamic neighborhood that continues to grow and evolve as a well-balanced place to live, work and play.

Residential attraction to this neighborhood continues to gain momentum as over 7,200 residents call the North Loop home. Over 5,000 residential units combine with nearly 1.4M SF of Class A office space to create the live-work-play for today's young professionals.

There is an energy and vibrancy in the North Loop that is experienced by simply walking the neighborhood. There is a full range of convenience retail, unique shops, and formal and informal restaurants. Local art galleries, fitness centers, and other boutiques that serve this area provide employees and residents convenience, a cultural experience, and a sense of community.





WASHINGTON AVE



Located on Washington Avenue, The Washington sits in one of the most sought-after areas of the North Loop, surrounded by top-tier restaurants, coffee shops, and retail destinations. Adding to its appeal is a rooftop terrace, providing breathtaking city views and a great space for meetings, breaks, or after-work socializing.

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# THE WASHINGTON

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NORTH LOOP

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