

FOR LEASE

117 Washington Ave

117 N Washington Ave, Minneapolis, MN 55401

Beautifully restored historic building in North Loop with modern loft style apartments, small office space, and retail.



Building Size

12,320 SF

Year Built / Year Renovated

1913 / 2020

Space Available

798 - 1,412 SF

CAM & Taxes

\$12.45/SF/yr

117 Washington Ave

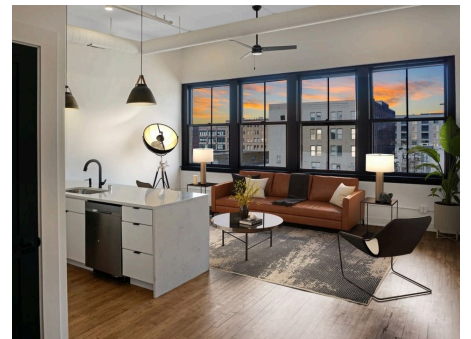
About the Property

Completely renovated in 2020, this historic building was constructed in 2010 and is a contributing structure to the Minneapolis Warehouse Historic District. The first floor has a small retail pharmacy, with the two upper floors containing three modern residences and a small office space. Features include hardwood floors, oversized windows, tall ceilings and stunning restored skylights.

Location

117 Washington is situated in the heart of Minneapolis' North Loop neighborhood, a bustling commercial and residential neighborhood located adjacent to the Mississippi River and immediately north of the Minneapolis Commercial Business District. The block has seen major redevelopment of new spaces housing fresh and exciting tenants such as Warby Parker, Upstairs Circus, and Bonobos. The site is highly accessible to the Twin Cities' growing transit system. Additionally, the site is well connected to a network of bus routes and bike systems.

- ✓ Historic charm with modern finishes
- ✓ 12'-17' ceilings
- ✓ Vaulted skylights
- ✓ Hardwood floors
- ✓ Award-winning full building renovation



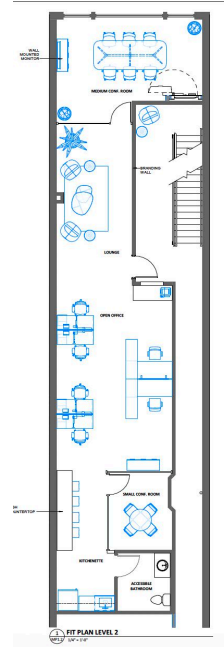
117 Washington Ave
Suite 200

Rentable Area: **1,412 RSF**

Availability: **Within 60 days**

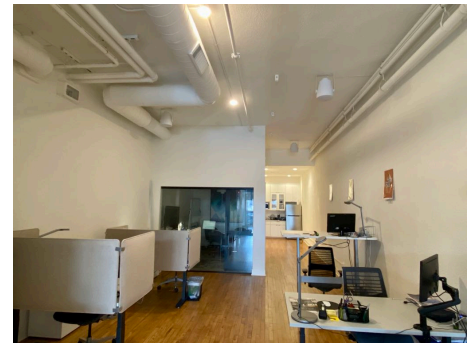
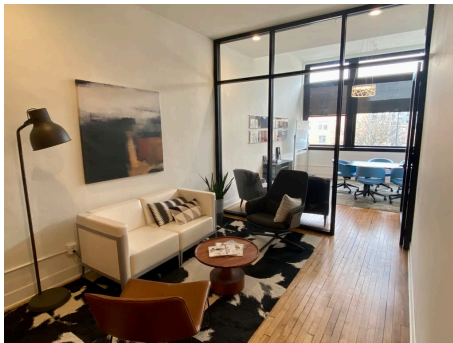
Lease Rate: **Negotiable**

CAM & Taxes: **\$12.45/SF/yr**



Second floor walk-up office space located conveniently along Washington Ave in Minneapolis' North Loop.

- Hardwood floors and 12' ceilings
- Open work space and lobby
- Large conference and small huddle room
- Kitchenette
- Private restroom



117 Washington Ave

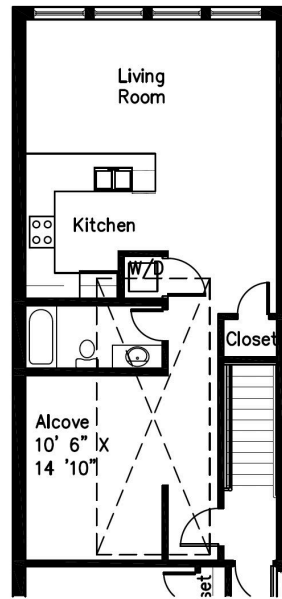
Unit 2

Rentable Area: **798 RSF**

Availability: **7/1/24**

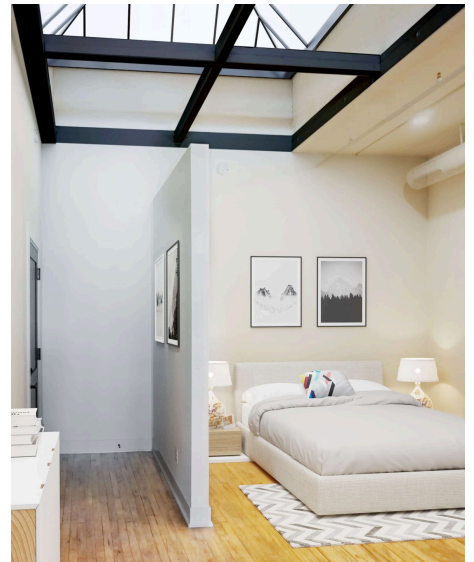
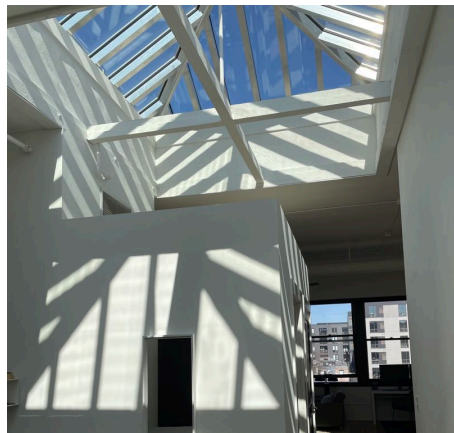
Lease Rate: **\$1,950/mo + electric/gas**

CAM & Taxes: **\$12.45/SF/yr**



This third floor studio has been completely renovated and features beautiful hardwood floors, 12' ceilings, and expansive skylights.

- Separate alcove used for bedroom or den with expansive vaulted skylight
- Open kitchen / living room with expansive vaulted skylight
- Full bathroom with heated floors
- Quartz countertop, stainless steel appliances, and touchless faucet in kitchen
- In-unit laundry
- Large windows facing Washington Ave offering plentiful natural light




The Neighborhood

North Loop

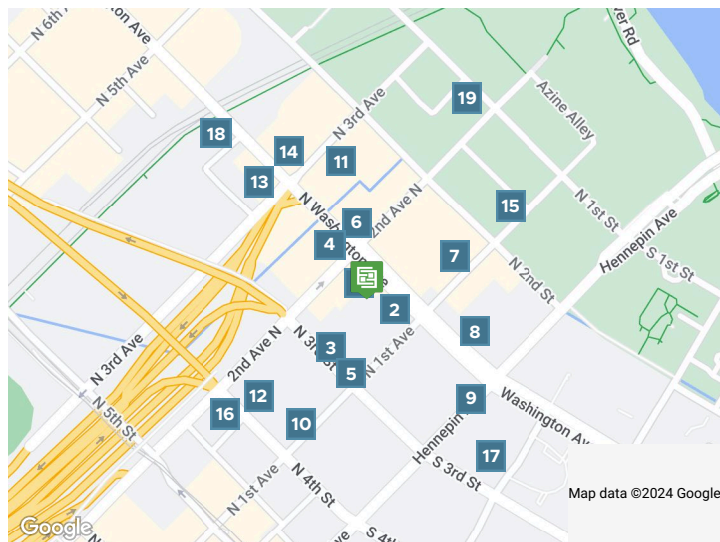
The North Loop fosters a robust and communicative community that promotes and supports its local businesses and entrepreneurs, recognizing that without them the vibrant community would not exist as it does today.



 **94**
WALK SCORE

 **83**
TRANSIT SCORE

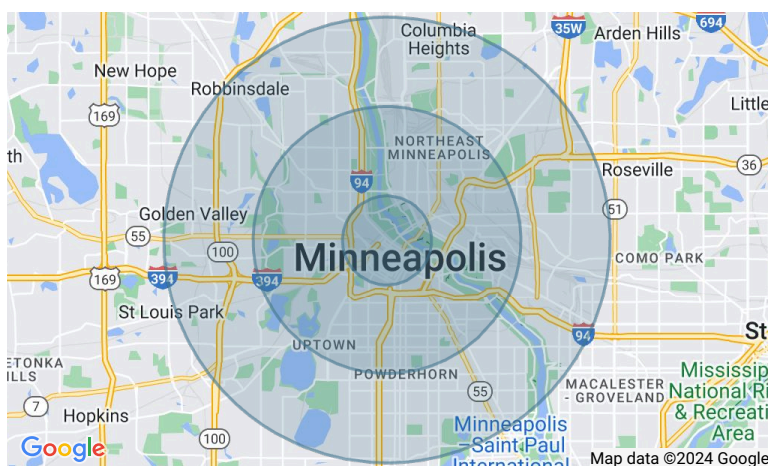
 **96**
BIKE SCORE



- 1** Neon Tiger
- 1** Public Domain
- 1** Upstairs Circus MPLS
- 2** Runyon's
- 3** 112 Eatery
- 4** Red Rabbit Minneapolis
- 4** Stadium Bar and Grill
- 5** Jackson's Hole Bar & Grill
- 6** Edwards Dessert Kitchen
- 7** Red Cow North Loop
- 8** Whole Foods Market
- 9** Puttery
- 9** Socca Café
- 10** Fine Line
- 10** Gidi Bar & Lounge Minneapolis
- 11** Cobble Social House
- 11** The Monte Carlo
- 12** Dulono's Sport Bar
- 13** J.D. Hoyt's Supper Club
- 13** The Office Pub & Grill
- 14** Tullibee
- 14** Rooftop at Hewing Hotel
- 15** Billy After Dark (B.A.D)
- 16** Pizza Lucé Downtown
- 16** Centerfield
- 17** Mara Restaurant and Bar
- 18** Guacaya Bistreaux
- 19** Spoon and Stable

Demographics	1 Mile	3 Miles	5 Miles
Total population	34,004	254,944	488,943
Median age in years	37.2	31.0	34.1
Total households	20,580	114,628	216,286
Median household income	\$100,527	\$58,474	\$69,147
Average household size	1.50	2.08	2.15
Average home value	\$566,179	\$442,981	\$428,436

Data Source: ESRI/ArcGIS (2023)



Neighborhood Photos

