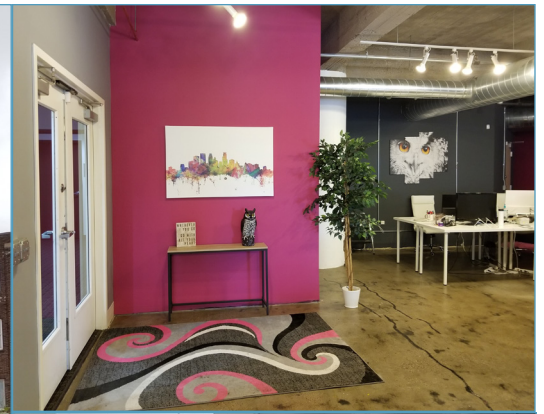


OFFICE SPACE FOR LEASE



BASSETT CREEK BUSINESS CENTER

901 North Third Street, Minneapolis, MN 55401

BUILDING HIGHLIGHTS

- North Loop Minneapolis location
- Creative office suites from 1,000 - 20,000 SF available now at affordable rates!
- 2nd Generation Deli/Restaurant available
- Two blocks off Washington Avenue with easy access to I-94, I-394 and Highway 55
- Surface parking lot for employees/guests and secure parking ramp
- Conference rooms, renovated lobby and fitness center
- Within walking distance of Spyhouse Coffee, Borough/Parlour, Freehouse, InBound Brewing, Smack Shack, Rise Bagels and Target Field!



900 North Third Street, Minneapolis, MN 55401

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BASSETT CREEK BUSINESS CENTER

901 North Third Street, Minneapolis, MN 55401

Building Address

901 North Third Street,
Minneapolis, MN 55401

Available Suites

110 - 8,136 SF	218 - 5,166 SF
119 - 1,067 SF (storage)	225 - 2,001 SF
156 - 3,114 SF	228 - 5,360 SF (private patio)
165 - 3,675 SF	250 - 6,219 SF
195 - 8,322 SF	300 - 3,559 SF
200 - 4,290 SF	305 - 1,224 SF
215 - 1,210 SF (storage)	306 - 161 SF (storage)
216 - 4,092 SF	332 - 4,761 SF (private patio)

Available Deli/Restaurant Space

123 - 2,214 SF at \$16-18 PSF Net

Lease Rates

\$13 - \$15 PSF Net

Operating Expenses

CAM/INS.	\$6.84 PSF
<u>TAX</u>	<u>\$3.19 PSF</u>
TOTAL	\$10.03 PSF (2019 est.)

What's Nearby:

Target Field, Spyhouse Coffee, Borough, Freehouse, NOLO, Bar La Grassa, Bunker's, Crisp & Green, Smack Shack, Modist Brewing, Fulton Brewing, Black Sheep Pizza, Rise Bagels, Holiday Stationstore, and more!



Renovated Lobby



Secure Parking Ramp



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