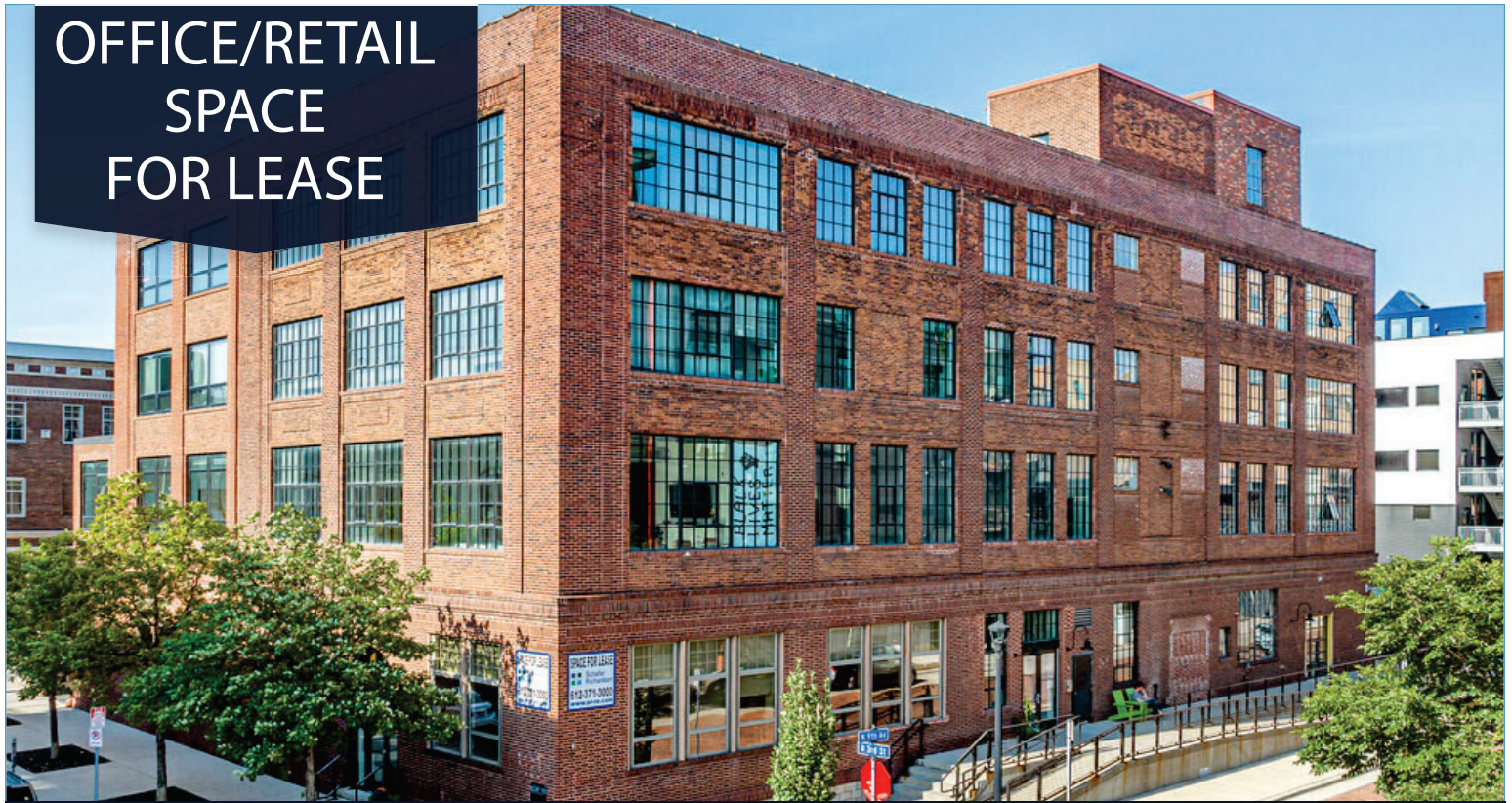


OFFICE/RETAIL SPACE FOR LEASE

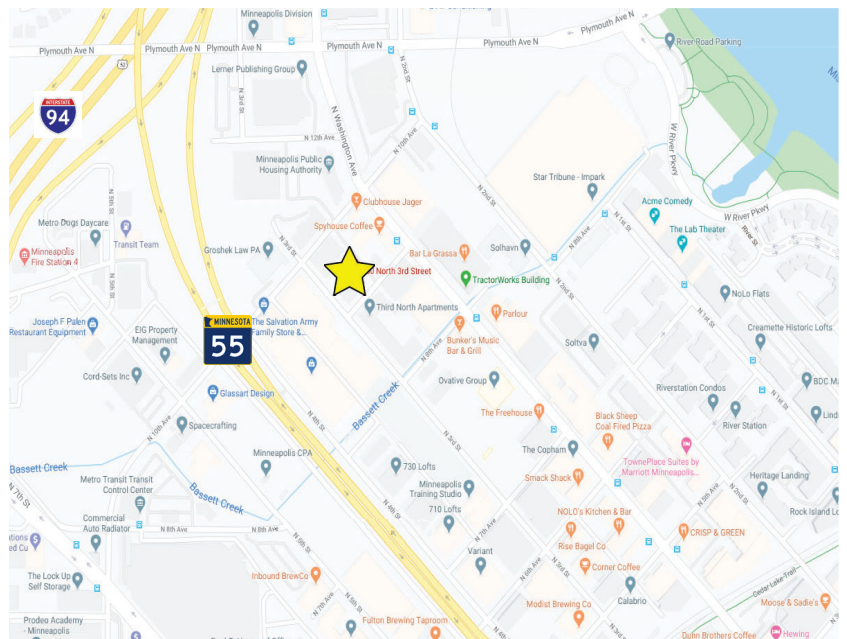


GURLEY BUILDING

900 North Third Street, Minneapolis, MN 55401

BUILDING HIGHLIGHTS

- Four (4) story North Loop district creative office/retail & residential loft building
- Located one block off Washington Avenue within walking distance to Target Field, Fillmore Theater and the light rail mass transit system
- Suite 100 - 6,903 RSF creative office/retail space
- Suite 110 - 3,663 RSF retail/fitness space
- Abundant natural light and windows
- High ceilings
- Street-level private access
- Executive parking spaces available
- Convenient access to I-94, I-394 and Highway 55 and the North Loop Ramp (tenant/guest parking)



900 North Third Street, Minneapolis, MN 55401

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GURLEY BUILDING

900 North Third Street, Minneapolis, MN 55401

Building Address

900 North Third Street
Minneapolis, MN 55401

Space Availability

Suite 100 - 6,903 SF (divisible to 2,500 SF)
Suite 110 - 3,663 SF (former Alchemy Fitness)

Lease Rate

\$18.00 - \$20.00 PSF Net

Operating Expenses

CAM	\$6.36 PSF
TAX	\$5.19 PSF
INSURANCE	\$0.44 PSF
TOTAL	\$11.99 PSF (2025 est.)

Building Features

Originally built in 1919 and renovated in 2014, the Gurley Building is currently home to three floors of loft apartments and two commercial spaces. Suite 100, a former office headquarter space, and Suite 110, a former boutique fitness space.

Location

Conveniently located in the North Loop neighborhood, one block off Washington Avenue near Spyhouse Coffee, Bunkers, The Galley, Freehouse, Borough/Parlour, BLG and the Snack Bar. Within walking distance of Target Field, the Fillmore Theater, Fulton Brewery and more. Easy access to I-94, I-394, Highway 55 and Target Station LRT.



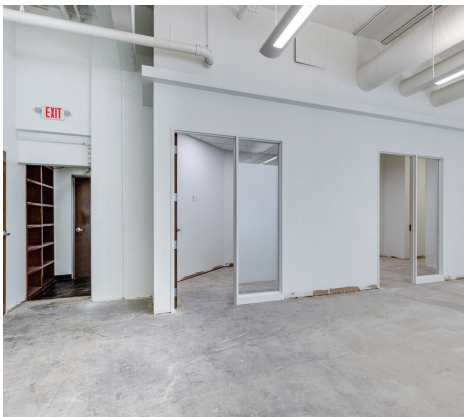
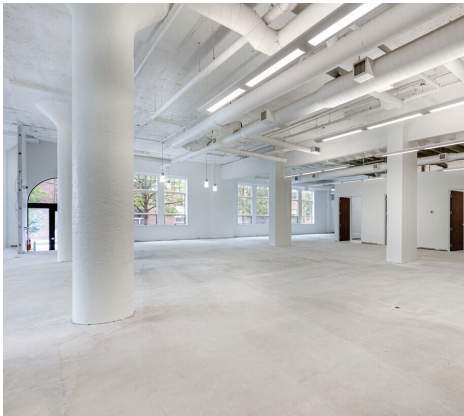
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