

# COMMERCIAL SPACE FOR LEASE/SALE



## THE REDWELL

1020 N 3rd Street, Minneapolis, MN 55401

### BUILDING HIGHLIGHTS

- New construction mixed-use/affordable housing and commercial development in the North Loop neighborhood of Minneapolis
- Located one block off Washington Avenue within walking distance of coffee shops, retailers, restaurants, breweries and more
- Design-build opportunity for retail or office user(s) with capacity for a full-service restaurant/grill, coffee shop, or deli
- Dedicated entrance(s) and signage on 10th Avenue or 3rd Street
- Adjacent, state of the art 24/7/365 secure parking ramp for tenant and guests, and underground, shared parking for employees
- Convenient access to I-94, I-394 and Highway 55
- Commercial space also offered for sale (call for pricing)



**Schafer  
Richardson®**

900 North Third Street, Minneapolis, MN 55401

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Building Address	1020 N 3rd Street Minneapolis, MN 55401	
Availability	Suite 110 - 9,522 SF (divisible to 2 or 3 bays)	
Lease Rate	\$20.00 - \$22.00 PSF Net	
Traffic Counts (2021) est.	10th Avenue N and 5th Street: 6,057 VPD	
Operating Expenses	CAM	\$6.05 PSF
	TAX	\$2.78 PSF (not fully assessed)
	<u>INSURANCE</u>	<u>\$0.69 PSF</u>
	TOTAL	\$9.52 PSF (2023 est.)
TI Allowance/Build to Suit	Owner will offer a TI Allowance or Build to Suit (with term)	
Zoning	I-2 Medium Industrial District with an Industrial Living Overlay	
Clear Height	11 foot clear from floor to concrete beam	

The Redwell, Schafer Richardson's second affordable housing project, located at 1020 North Third Street in Minneapolis' North Loop neighborhood, is now open!

The street level of the building hosts resident amenity spaces and approximately 9,500 SF of commercial space, which can be demised into two or three bays for retail or office users. The commercial space has dedicated street entrances and signage on 10th Avenue and/or 3rd Street.

The Redwell is located within a few short blocks of the region's most significant amenities, including Target Field and Target Center, the Fillmore Theatre, the Mississippi Riverfront, Downtown Minneapolis and Skyway System, and Minneapolis's primary intermodal transit station (light rail/passenger rail/bus).

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. Underground, shared parking for employees and adjacent secure ramp for guests.



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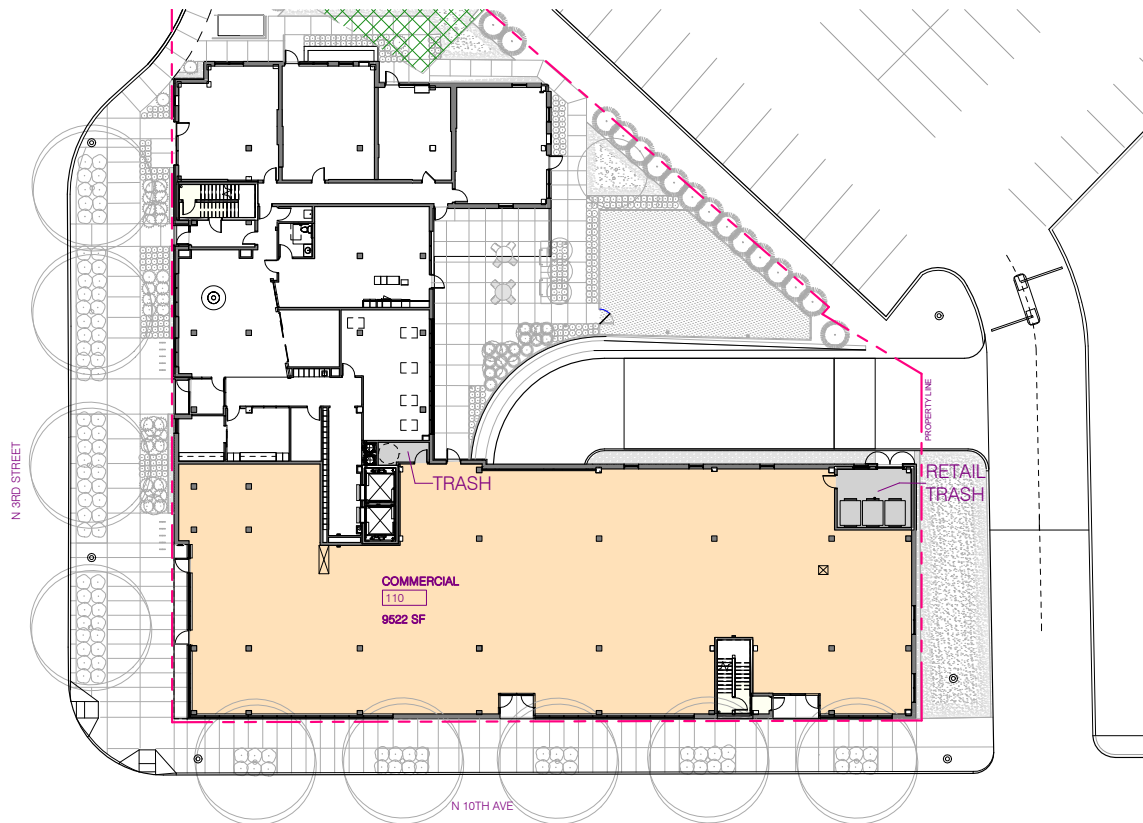
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# THE REDWELL

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## FIRST FLOOR PLAN - COMMERCIAL SPACE (Not demised)



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# THE REDWELL

1020 N 3rd Street, Minneapolis, MN 55401

## FIRST FLOOR PLAN - COMMERCIAL SPACE (demised into two bays)



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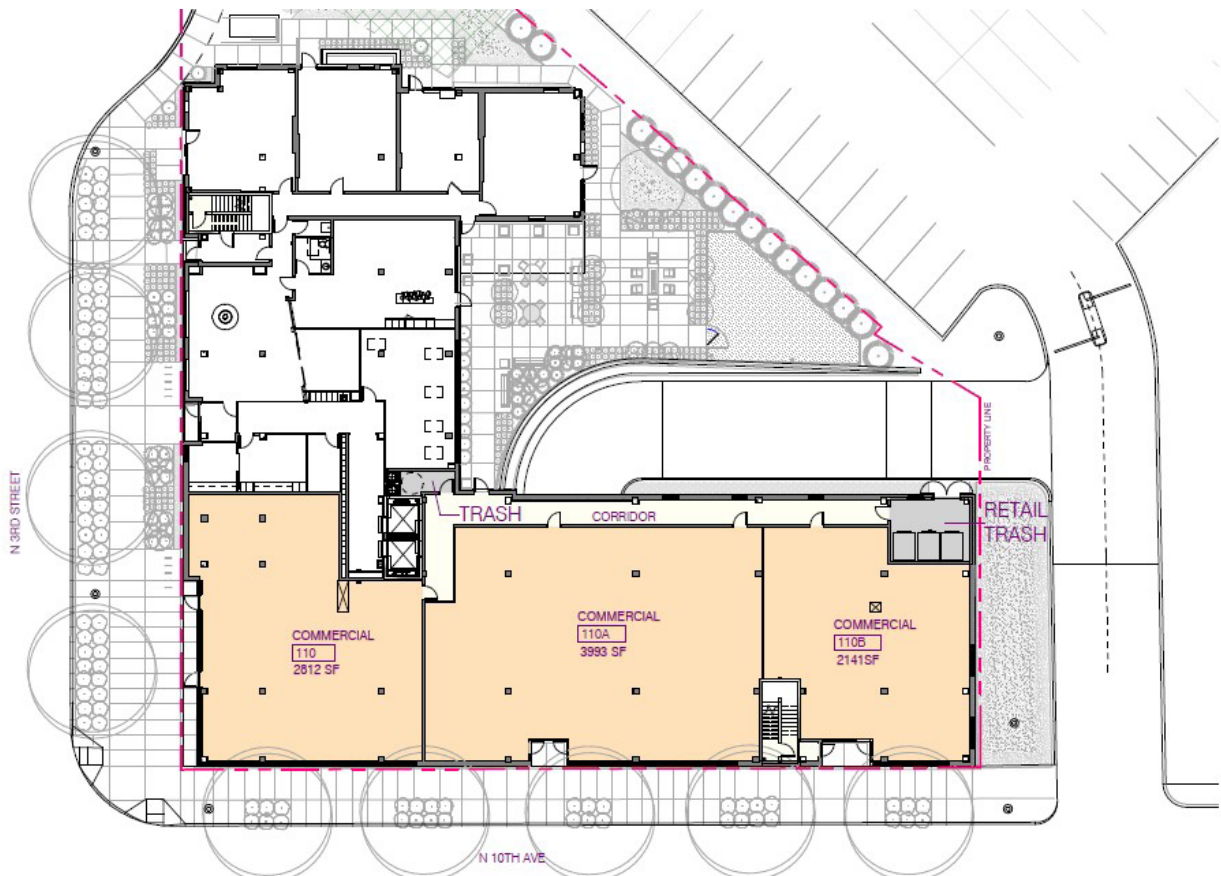
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# THE REDWELL

1020 N 3rd Street, Minneapolis, MN 55401

## FIRST FLOOR PLAN - COMMERCIAL SPACE (demised into three bays)



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## COFFEE

1. Spy House Coffee
2. Dunn Bros Coffee
3. Caribou Coffee
4. Corner Cofee
5. Allegro Coffee Company
6. FRGMNT Coffee

## PARKING

1. Itasca Lot
2. North Loop Ramp
3. 4th Street North Lot
4. Designer Guild Building
5. Colonial Warehouse
6. 333 Washington Ave
7. 216 2nd Ave N
8. Ramp C
9. Ramp B
10. 100 N Washington
11. 101 Washington Ave N
12. Hennepin Ave Ramp
13. North Terminal Lot

## FOOD & DRINK

1. Inbound Brewery
2. Fulton Brewery
3. Freehouse Brewery
4. Modist Brewing
5. Clockwerks Brewing
6. One Fermentary
7. Number 12 Cider
8. Bar La Grassa
9. Borough
10. Black Sheep
11. Smack Shack
12. Cuzzy's
13. Moose & Sadie's
14. Tulibee
15. J.D. Hoyt's
16. The Monte Carlo
17. Spoon and Stable
18. The Bachelor Farmer
19. Red Cow
20. Red Rabbit
21. Crisp & Green
22. Runyon's
23. Nolo's Kitchen & Bar
24. Edward's Desserts
25. C McGee's Deli
26. Darby's Pub & Grill
27. The Loop
28. First Draft Taproom
29. Snack Bar

## FITNESS

1. Alchemy
2. North Loop Fitness
3. Anytime Fitness
4. Basecamp Fitness
5. Farrell's

## RETAIL

1. Lole
2. Martin Patrick
3. Warby Parker
4. InVision
5. Askov Finlayson
6. D. NOLO
7. Phenom
8. Russel + Hazel
9. Bonobos
10. Love Your Melon
11. North Loop Wine & Spirits

## ENTERTAINMENT

1. Target Field
2. Aria
3. Acme Comedy Club
4. Upstairs Circus
5. Bunker's Music Bar
6. Fillmore Theater

## HOTELS

1. TownePlace Suites
2. Hewing Hotel
3. Element by Westin

## GROCERY

1. Whole Foods

## LIGHT RAIL LINES

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

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