

OFFICE SPACE FOR LEASE



BANKS BUILDING

615 First Avenue NE, Minneapolis, MN 55413

BUILDING HIGHLIGHTS

- Beautifully restored office building with high ceilings, hardwood floors, exposed brick and wood beams and recently updated common areas
- Onsite building parking lot
- A mixture of high tech office, studio and storage tenants
- 3,000 - 3,600 SF office space available
- 2,000 SF lower level storage space available
- Built in 1905, renovated in 2001
- Equipped with loading docks, freight elevators and onsite showers
- Convenient location near popular restaurants, retail shops, coffeehouses and Metro Transit stations



900 North Third Street, Minneapolis, MN 55401

MIKE OLSON

612-359-5843

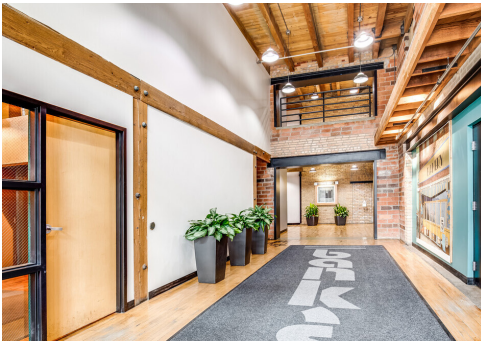
molson@sr-re.com

www.sr-re.com

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Building Address	615 First Avenue NE Minneapolis, MN 55413
Rentable Area	135,969 Square Feet
Availability	Suite 135 - 3,646 SF Suite 145 - 2,990 SF Suite 510 - 3,370 SF
Ceiling Height	Varies from 10-12 Feet
Office Lease Rate	\$15.00 - \$17.00 PSF Net
Storage Space	Up to 2,000 SF in lower level at negotiable gross lease rate
Operating Expenses	CAM \$7.22 PSF TAX \$2.98 PSF <u>INSURANCE</u> \$0.27 PSF TOTAL \$10.47 PSF (2025 Est.)
Comments	Beautifully restored 100 year old building with classic and stylish interiors featuring hardwood floors, high ceilings, exposed brick and wood beams. Off-street parking available. New multifamily developments, retail and restaurants in the surrounding neighborhood.



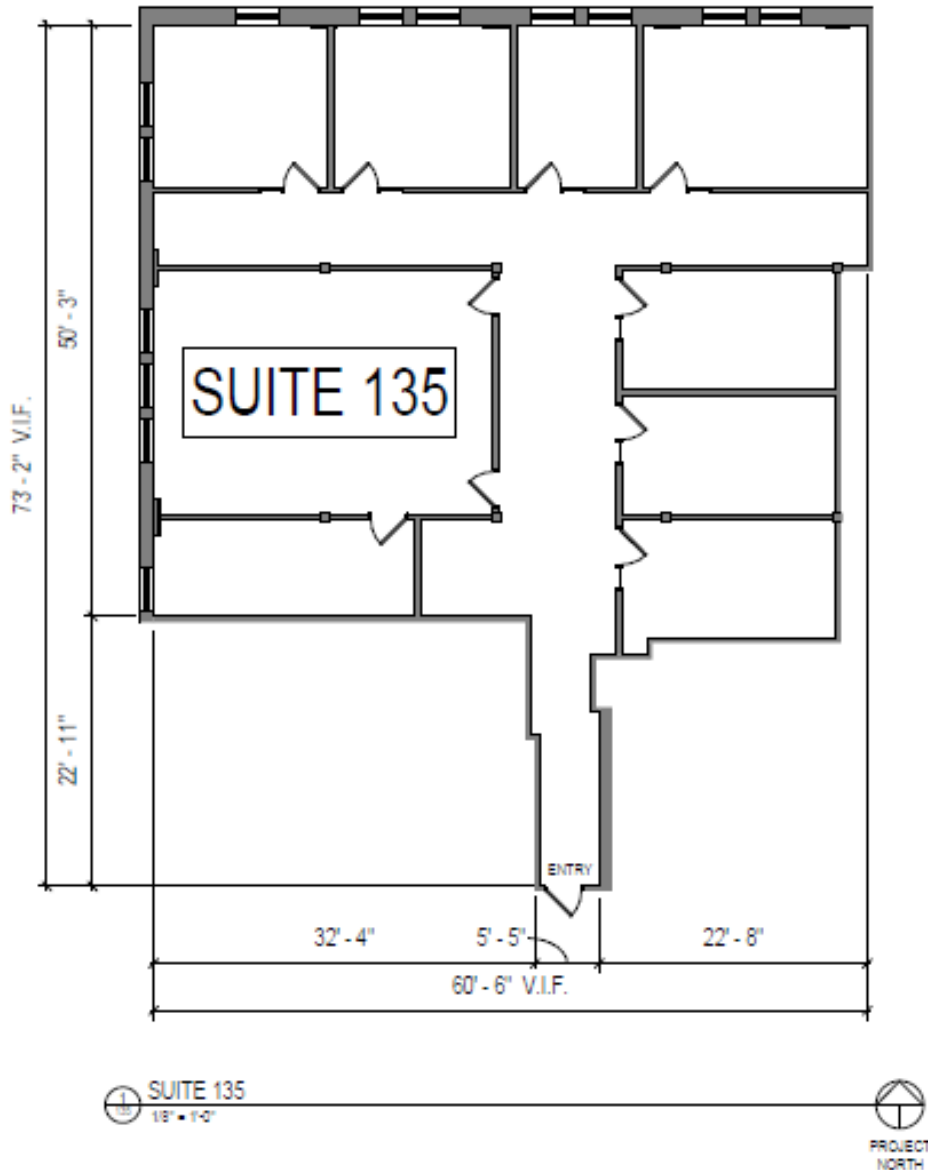
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SUITE 135 FLOOR PLAN



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SUITE 145 FLOOR PLAN



④ SUITE 145
SF = 14'

TENANT INFORMATION	
TENANT AREA	2,990 RSF
TOTAL	2,990 RSF

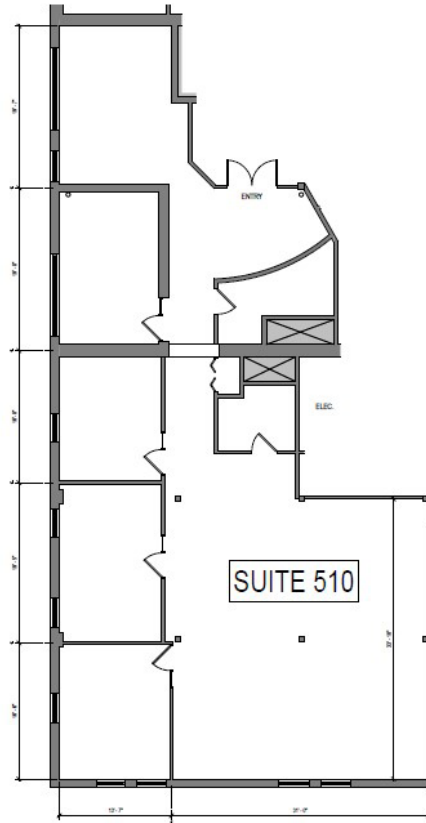
KEY PLAN - LEVEL 1



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Suite 510 FLOOR PLAN



⊕ SUITE 510
12'-0" x 12'-0"



-  COFFEE
-  PARKING
-  RETAIL
-  ENTERTAINMENT
-  HOTELS
-  FITNESS
-  FOOD & DRINK
-  GROCERY

