



FOR LEASE

**THE LINSDAY BUILDING - 400 N 1ST STREET
SUITES 101 & 102
MINNEAPOLIS, MN 55401**

Results
COMMERCIAL
RE/MAX RESULTS

EXECUTIVE SUMMARY

THE LINDSAY BUILDING UNIT 101 & 102 400 N 1ST ST, SUITES 101 & 102, MINNEAPOLIS, MN 55401



OFFERING SUMMARY

Available SF:	997 - 6,638 SF
Lease Rate:	\$15.19 - 15.95 SF/yr (NNN)
Year Built:	1900
Building Size:	10,777 SF
Zoning:	C3A - Community Activity Center District
Market:	North Loop
Traffic Count:	7,940

PROPERTY OVERVIEW

2 North Loop Office/Retail Condos For Lease or Sale in The Lindsay Building! Can be leased or purchased individually or together. This is an excellent opportunity to own in the thriving North Loop neighborhood in Minneapolis at very affordable prices.

Unit 101 is 4,139 rentable square feet - **\$23.23 p/sf NNN Lease** (\$15.19 Lease Rate + \$4.63 Opex + \$3.40 Taxes)
Unit 102 is 6,638 rentable square feet - **\$23.35 p/sf NNN Lease** (\$15.95 Lease Rate + \$4.64 Opex + \$2.76 Taxes)
Total for both units is 10,777 rentable square feet

Exposed timber frame ceiling beams, exposed brick walls, incredible 12' ceilings. Suites feature large open work spaces, conference rooms, private offices, kitchenettes, reception areas, large windows with lots of natural light in many offices creating comfortable and welcoming work spaces. 2 Restrooms in common area. Current Owner has a parking lease for up to 18 parking stalls with the neighboring property which is available to the Buyer.

Zoned C3A – Community Activity Center District. Perfect professional or creative office / tech space, or boutique retail environment. All units are on the main level. 5 upper floors of residential condo units. Turn-key and ready to use with easy street access.

Presented By:
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EXECUTIVE SUMMARY

THE LINDSAY BUILDING UNIT 101 & 102

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PROPERTY HIGHLIGHTS

- The Lindsay Building. 2 Office & Retail Suites available FOR SALE or LEASE
- Unit 101 - \$23.23 psf NNN (15.19 Lease Rate + 4.63 Opex + 3.40 Taxes): 4,139 RSF, 1 Large Kitchen, 8 Private Ofcs, Reception Area, Open Areas, Utility Rm
- Unit 102 - \$23.35 psf NNN (15.95 Lease Rate + 4.64 Opex + 2.76 Taxes): 6,638 RSF, 2 Kitchens, 8 Private Ofcs, Reception, Open Areas, Copy Rm, Resource Rm
- 2 Restrooms available in common area
- Parking Spaces (18 Total) available for lease at \$142 starting 10/1/23 with 2.5% annual increases
- Main Level, First Floor Suites
- Exposed Brick & Timber - 12' Ceilings - Large Open Spaces in Units 101 & 102, Large Windows
- High-Demand North Loop Location
- Units equipped with hot water baseboard heating included in Association Dues. Air handlers capable of heating / cooling are installed in each unit

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PROPERTY DETAILS

THE LINDSAY BUILDING

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LEASE RATE

\$15.19 - \$15.95/MONTH

LOCATION INFORMATION

Building Name	The Lindsay Building Unit 101 & 102
Street Address	400 N 1st St, Suites 101 & 102
City, State, Zip	Minneapolis, MN 55401
County/Township	Hennepin/29
Market	North Loop
Cross Streets	N 4th Ave
Range	24
Section	22
Side Of Street	Northwest
Road Type	Paved
Market Type	Large
Nearest Airport	MSP

PROPERTY DETAILS

Property Type	Office & Retail
Zoning	C3A - Community Activity Center District
APN#	22-029-24-14-0554 & 0555
Corner Property	Yes
Traffic Count	7,940
Traffic Count Street	N 1st St
Traffic Count Frontage	120

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Price Per Month	\$15.19 - \$15.95/month
Parking Type	Surface
Number Of Spaces	18
Parking Description	18 parking spaces currently available for employees only. Parking per stall is \$138/month till 10/01/23 with 2.5% annual increases. Parking is located immediately next to property in Freight-Yard Townhomes and Flats. Parking photo/info in OM. Additional parking options in the area for customers or additional employee parking.

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PROPERTY DETAILS

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BUILDING INFORMATION

Floor Size	10,777 SF
Building Class	B
Tenancy	Multiple
Number Of Floors	6
Year Built	1900
Gross Leasable Area	12,948 SF
Construction Status	Existing
Exterior Walls	Brick
Property Highlights	<ul style="list-style-type: none">- The Lindsay Building. Office & Retail Suites- 4,139 SF – 6,638 SF; Parking Available- Main Level, First Floor Suites- Beautiful Suites with Exposed Brick & Timber- 12' Exposed Timber Frame Ceilings- High-Demand North Loop Location

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Number Of Elevators	1
Centrix Equipped	Yes
Leed Certified	Yes
Exterior Description	Built in 1900, the Lindsay Building is a large red brick warehouse style structure with green paned arched windows and stone at the base of the building.
Interior Description	The interior of The Lindsay Building is accented by exposed brick walls and large timber frame columns and ceilings.
Utilities Description	Units are equipped with hot water baseboard heating that is included in operating expenses. Air handlers capable of heating and cooling are also installed in each of the units.

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AVAILABLE SPACES

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LEASE TYPE		NNN
TOTAL SPACE		4,139 - 6,638 SF
LEASE TERM		Negotiable
LEASE RATE		\$15.19 - \$15.95 SF/yr



SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 101	4,139 SF	\$15.19 SF/yr	Operating Expenses: \$4.64/RSF & Taxes: \$3.80/RSF. Total of \$8.43/RSF. NNN Rate Equivalent to \$23.62/RSF Gross.
Suite 102	997 - 6,638 SF	\$15.95 SF/yr	Operating Expenses: \$4.64/SF & Taxes: \$3.08/SF. Total of \$7.72/RSF. NNN Rate Equivalent to \$23.67/RSF Gross. Subdividing possible & may change rate.

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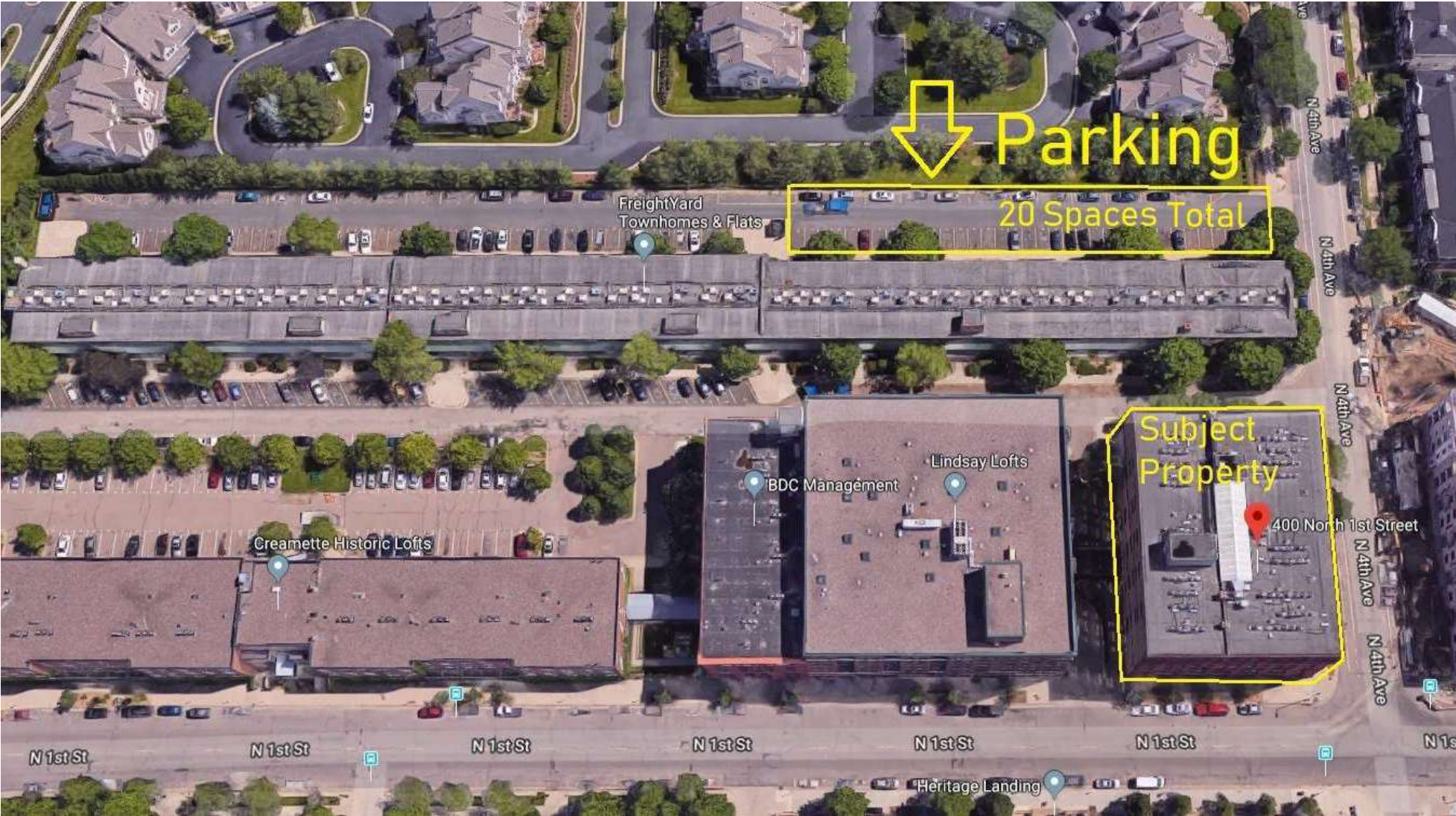
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PARKING - UP TO 18 SPACES AVAILABLE NEXT TO THE LINDSAY BUILDING

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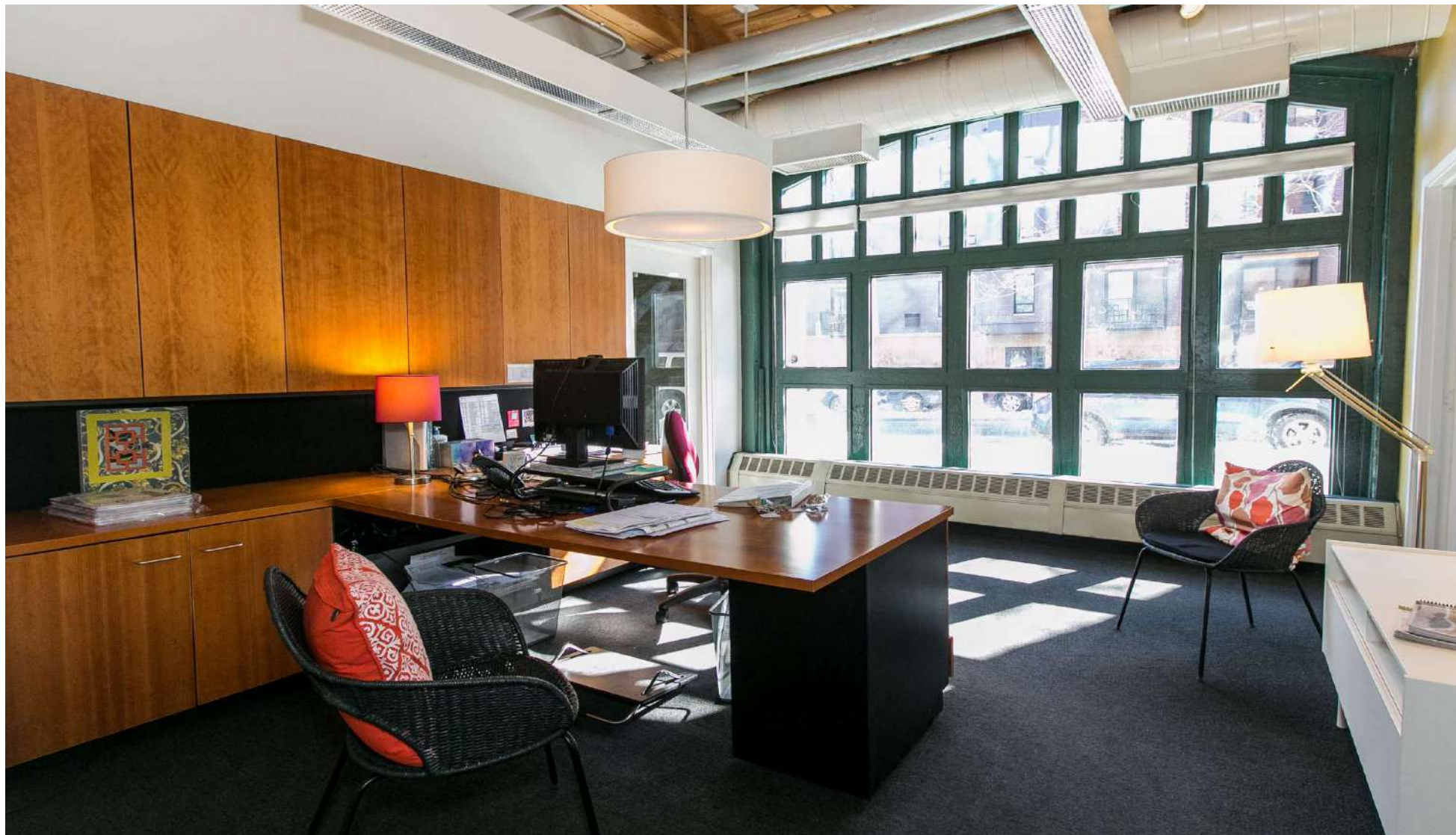


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PHOTO

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EXTERIOR PHOTOS

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COMMON AREA PHOTOS

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SUITE 101 PHOTOS - 4,139 SQUARE FEET

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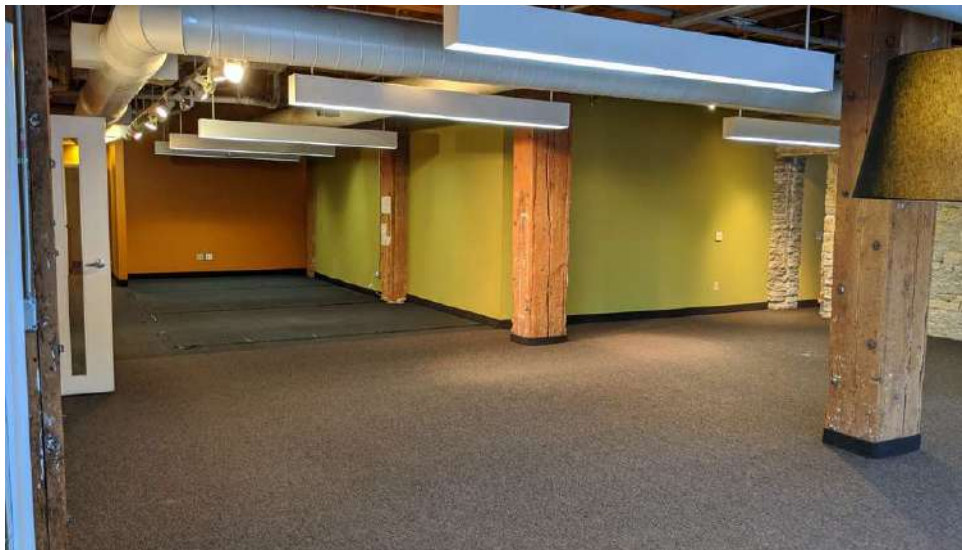
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SUITE 102 PHOTOS - 6,638 SQUARE FEET - DIVISIBLE

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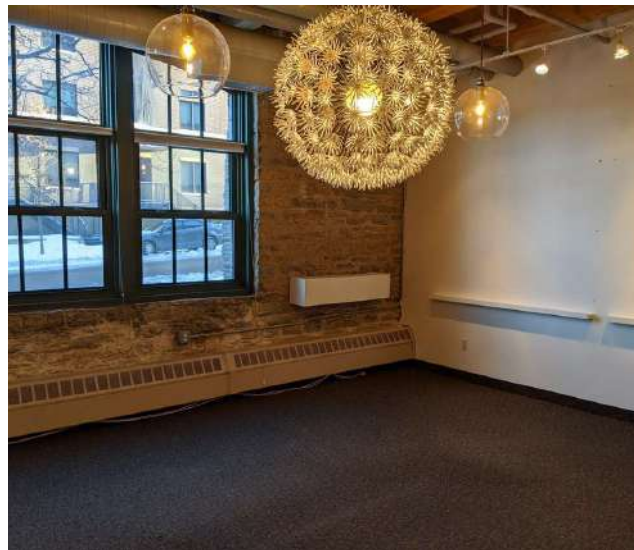
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SUITE 102 PHOTOS - 6,638 SQUARE FEET - DIVISIBLE

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SUITE 104 PHOTO - 1,086 SQUARE FEET

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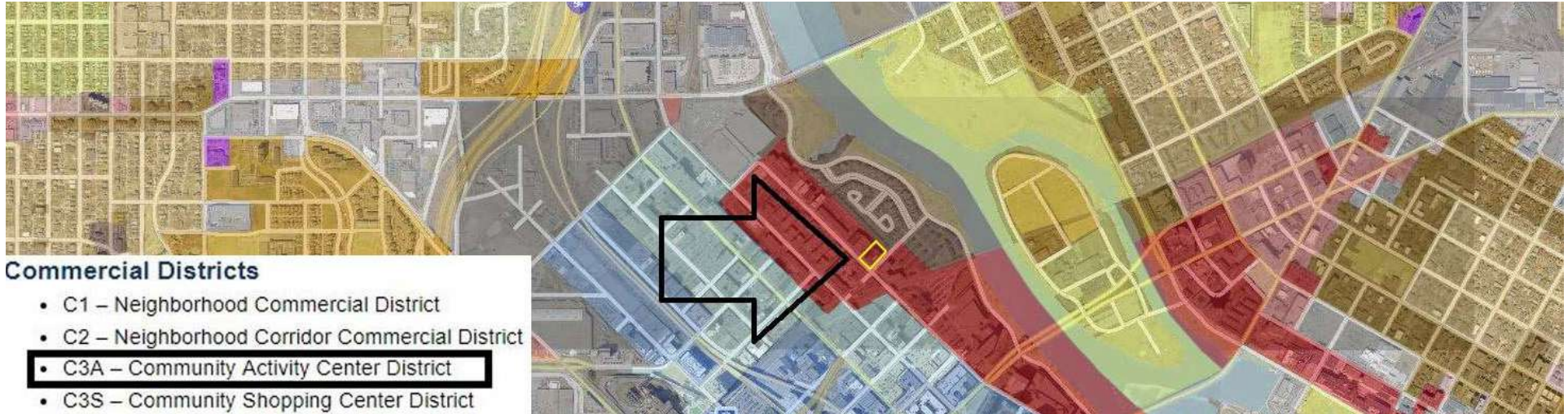
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ZONING

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C3A ZONING INFORMATION

The C3A Community Activity Center District is established to provide for the development of major urban activity and entertainment centers with neighborhood scale retail sales and services. In addition to entertainment and commercial uses, residential uses, institutional and public uses, parking facilities, limited production and processing and public services and utilities are allowed.

More information on C3A can be found at:

https://library.municode.com/mn/minneapolis/codes/code_of_ordinances?nodeId=MICOOR_TIT20ZOCO_CH548CODI_ARTIVC3COACCEDI_548.320PU

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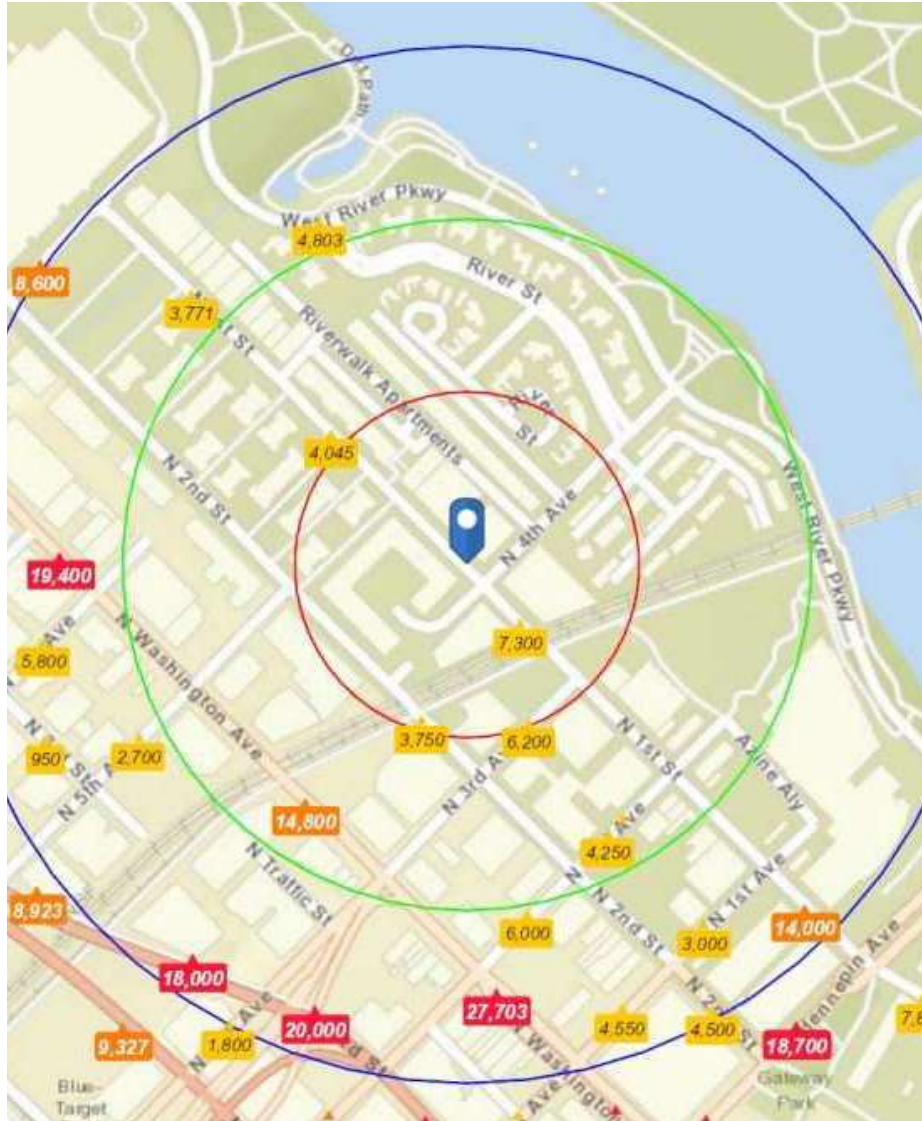
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TRAFFIC COUNTS

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VEHICLES PER DAY

400 N 1st St - 7,300 Vehicles/day

Cross Roads:

N Washington Ave - 19,400 Vehicles/day

N 2nd St - 3,750 Vehicles/day

N 3rd Ave - 6,200 Vehicles/day

West River Pkwy - 4,803 Vehicles/day

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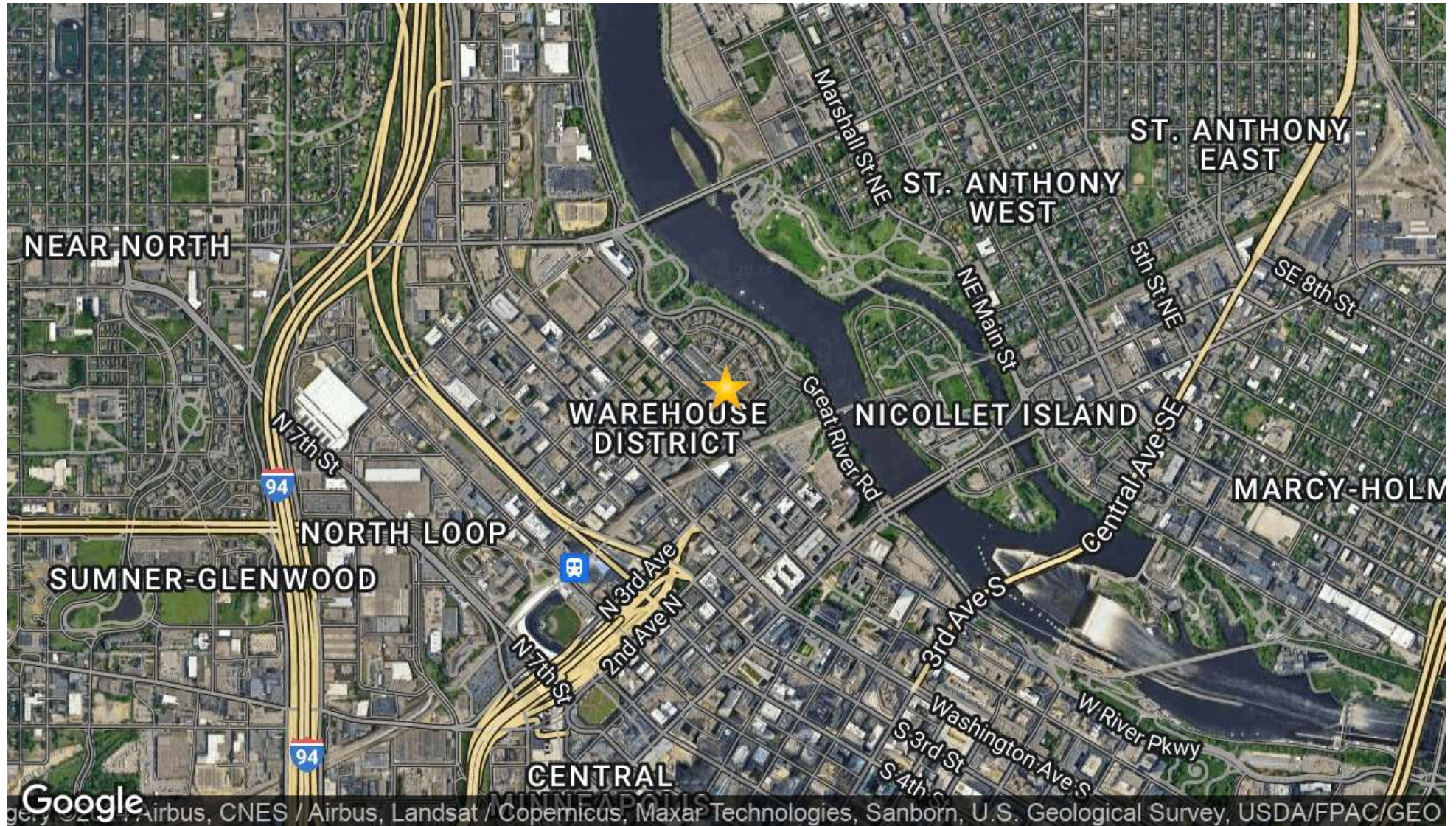
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LOCATION MAPS

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RETAILER MAP

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CITY OF MINNEAPOLIS

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MINNEAPOLIS WAREHOUSE DISTRICT

The Minneapolis Warehouse Historic District is the largest concentration of buildings associated with wholesaling, jobbing, and distribution in Minnesota between the years 1865-1930. The district, as defined by the 1989 National Register nomination, covers a thirty-block area west of downtown Minneapolis and contained 159 buildings and three structures in 1987 when written. One structure, a bridge, was razed in 1989. Many of the buildings were designed by the city's most talented architects including: Charles E. Bell, George Emile Bertrand, Christopher Boehme, Cass Gilbert, Warren Hayes, Edwin Hewitt, Harry Wild Jones, Frederick Kees, Franklin Bidwell Long, Gottlieb Magney and William Tusler, Charles Sedgwick, Edward Stebbins, Carl Struck, William Channing Whitney, and engineer Claude Allen Porter (C.A.P.) Turner. Every major architectural style is represented from the Italianate, Queen Anne, and Richardsonian Romanesque to numerous classically-inspired revival styles, and early Twentieth Century Commercial styles. The Minneapolis Warehouse Historic District was placed on the National Register of Historic Places in November 1989.

CITY INFORMATION

Minneapolis Population	413,651
Metro Population	3,551,036
County	Hennepin
Nearest Airport	MSP - 15 Min South

CITY HIGHLIGHTS

- Minneapolis is a major city in Minnesota that forms "Twin Cities" with the neighboring state capital of St. Paul. Bisected by the Mississippi River, it's known for its parks and lakes. Minneapolis is also home to many cultural landmarks like the Walker Art Center, a contemporary art museum, and the adjacent Minneapolis Sculpture Garden, famed for Claes Oldenburg's "Spoonbridge and Cherry" sculpture.

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DEMOGRAPHICS MAP & REPORT

THE LINDSAY BUILDING UNIT 101 & 102

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	2,571	8,551	24,773
Median age	37.3	36.7	35.6
Median age (Male)	38.4	38.2	36.8
Median age (Female)	36.6	36.0	35.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	1,712	5,898	15,060
# of persons per HH	1.5	1.4	1.6
Average HH income	\$134,375	\$117,840	\$102,691
Average house value	\$318,696	\$291,954	\$280,254

* Demographic data derived from 2020 ACS - US Census

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