

12  
09

1209 TYLER ST NE  
MINNEAPOLIS

**FOR SUBLEASE**



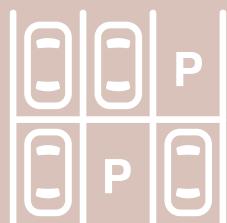
**NEWMARK**

# PROPERTY HIGHLIGHTS



2-STORY, CREATIVE  
BUILDING

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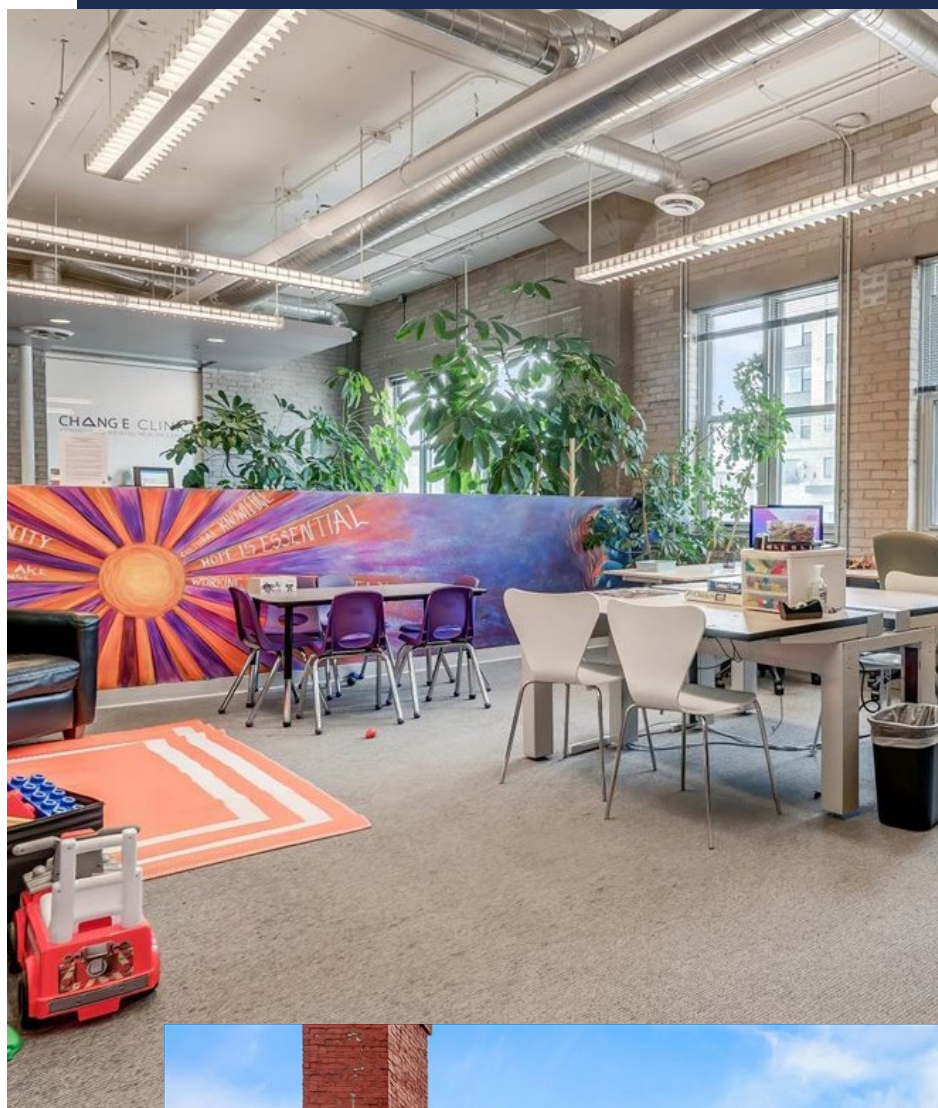


AMPLE FREE  
SURFACE  
PARKING

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FITNESS CENTER  
WITH LOCKERS &  
SHOWERS





# 10,684 SF CREATIVE OFFICE SPACE

- Open floor plan
- Inviting reception area
- 2-story suite, connect via private stairwell
- Abundant natural light
- Training room with glass garage door
- Private rooftop patio
- Spacious kitchenette / breakroom



**SUBLEASE  
TERM THRU  
3/31/27**



**LEASE RATE:  
\$22.00/SF GROSS**







# SPACE PLANS

10,684 SF

**10**

private  
offices



private  
entrance



kitchenette

**6**

conference/  
huddle rooms

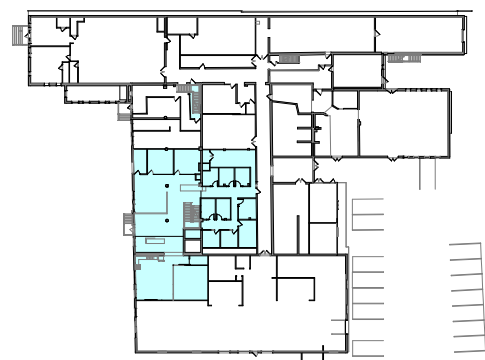
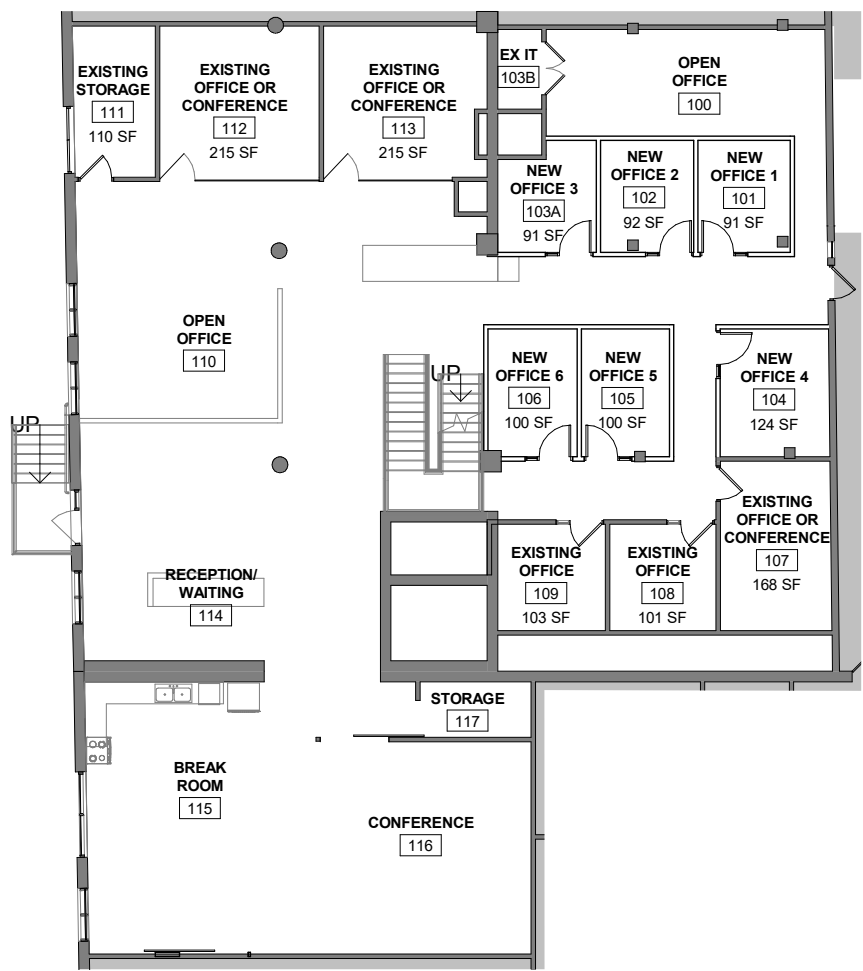


rooftop  
deck



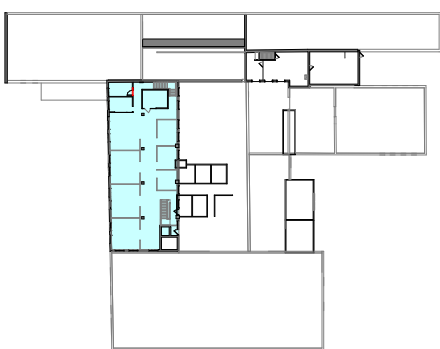
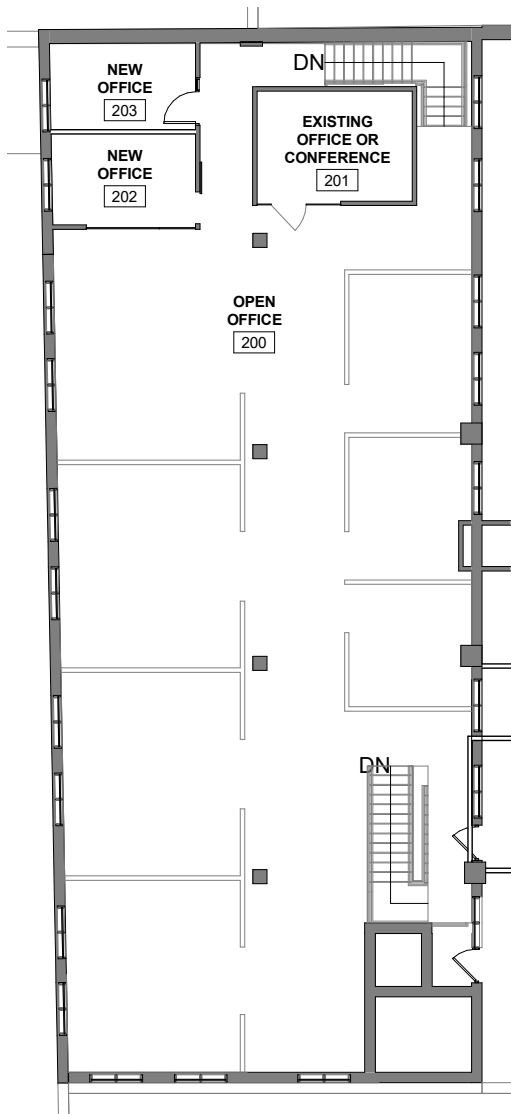
Training room  
with glass  
garage doors

Level 1



LEVEL 1 KEY PLAN

Level 2



LEVEL 2 KEY PLAN

# CROWN ARTS CAMPUS

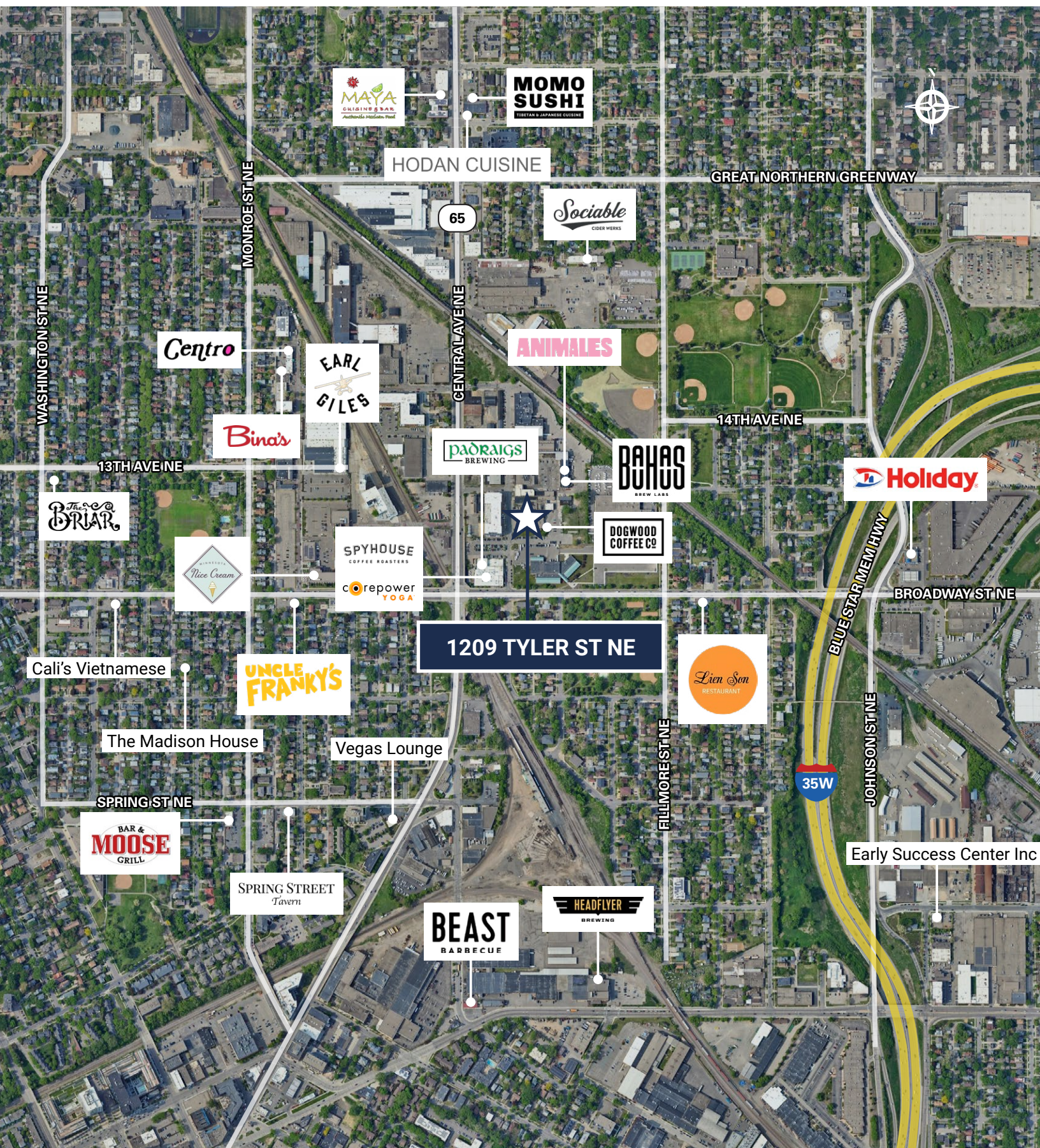
A creative campus in the heart of Minneapolis' NE Arts District, tenants in the the Crown Arts Campus can enjoy on-site:

- The Shed, outdoor tenant plaza
- fitness center
- bike room
- Dogwood Coffee
- Bauhaus Brewlabs





# AREA AMENITIES





# 1209

## 1209 TYLER ST NE

MINNEAPOLIS, MN

### LEASING AGENTS:

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# NEWMARK

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