



OFFICE/RETAIL SPACE FOR LEASE

NORTH LOOP OFFICE/RETAIL SPACE FOR LEASE

614 N 5th Street
Minneapolis, MN 55401



For more information, please contact:

Mike Olson
(612) 359-5843
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Erin Larson
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Schafer Richardson
900 North Third Street, Minneapolis, MN 55401
www.sr-re.com



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Property Highlights

- 55,367 Square Foot creative building
- Redeveloped and managed by Schafer Richardson
- Located in the vibrant North Loop neighborhood of Minneapolis
- Co-tenants: StormKing Brewpub & Barbeque and Canteen One
- Easy access to I-394, Highway 55, LRT and Target Field Rail Station
- Two blocks from Target Field
- Patio/outdoor seating area available
- Equipment available
- Abundant natural light

www.northloop.org
www.minneapolischamber.org
www.minneapolis.org

Space Features

Available Space:	7,191 SF
Net Lease Rate:	\$22.00 PSF
2025 Est. Operating Expenses:	\$6.30 PSF Operating Expenses \$7.40 PSF Real Estate Taxes \$0.42 PSF Insurance \$14.12 PSF Total
Signage:	Building signage opportunities available
Utilities:	Separately metered for each tenant
Patio/Outdoor:	Patio/outdoor seating area available for use
Restrooms:	Shared, common restrooms accessed by adjacent corridor
Parking:	Ample parking available
Equipment:	Distillery equipment, furniture and fixtures available; details available upon request

HIGHLIGHTS

IMAGERY

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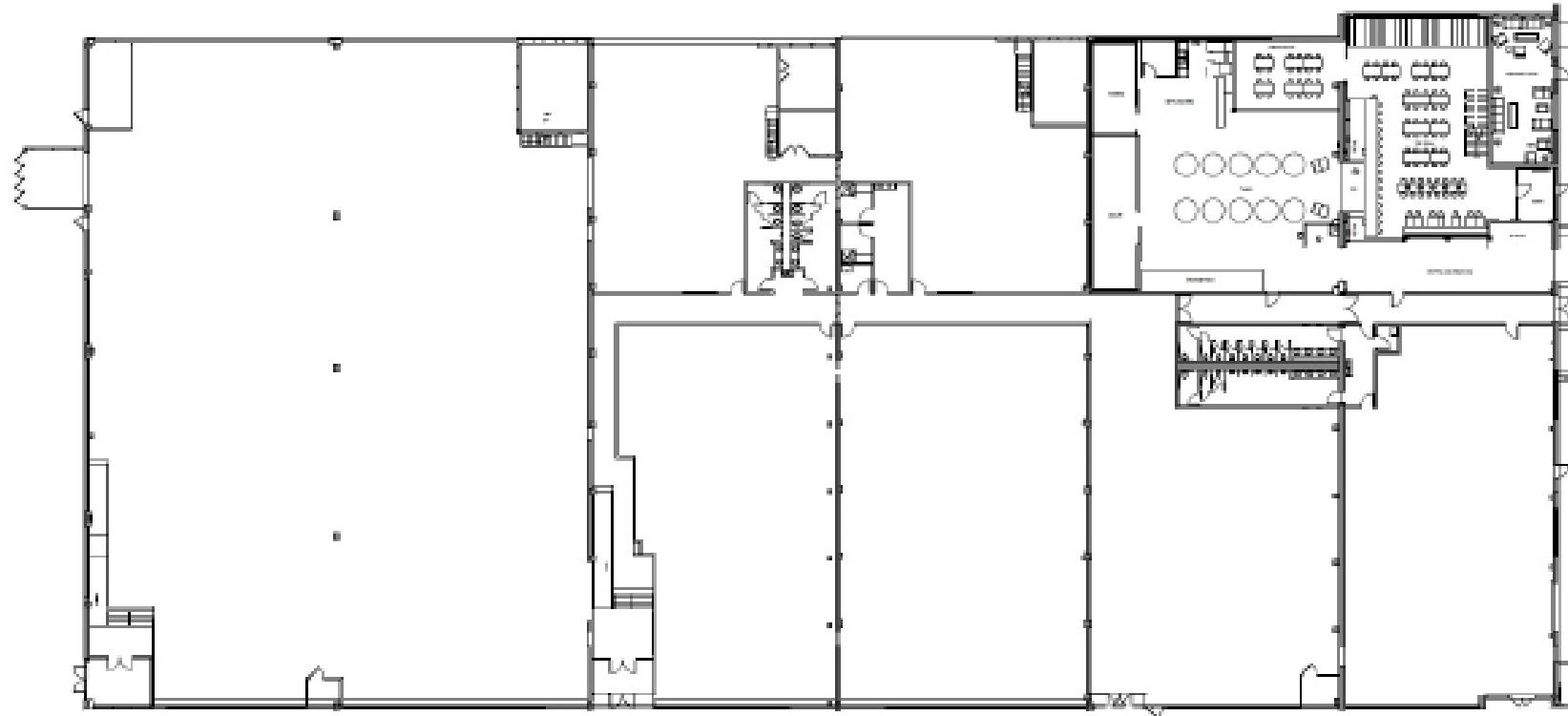
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- The North Loop is the fastest-growing neighborhood in Minneapolis, growing from 1,500 residents in 2000 to 5,760 in 2017 (3,337 households)... and continuing to increase rapidly!
- Median resident age 32, with 84% of residents between ages 18-64. Children 17+ years were in about 12% of these households. People over age 65 were in 4% of the neighborhood's households.
- Median household income was \$104,832
- The Minneapolis Farmers Market, an institution since 1937, adds to the neighborhood vibrancy, and attracts people from across the Twin Cities.
- Rated best biking city by Bike Score, and #3 bicycling city by *Bicycling Magazine*.
- Home of Target Field. Target Field Station serves as a central, multi-modal transportation hub, serving the METRO Blue and Green lines and Northstar Commuter Rail. The adjacent public plaza and amphitheater is a community gathering spot and host to year-round special events.

Source: www.northloop.org

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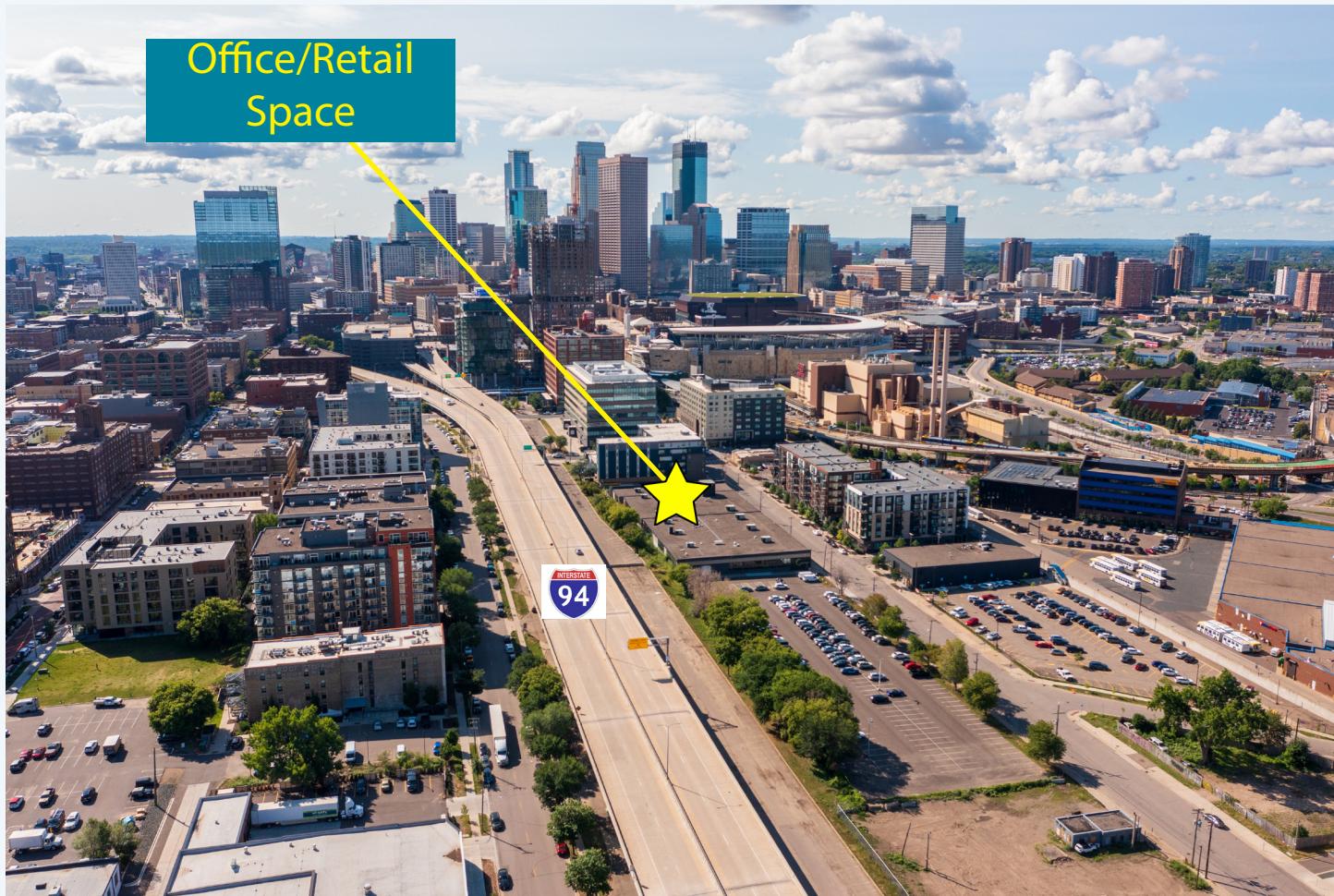
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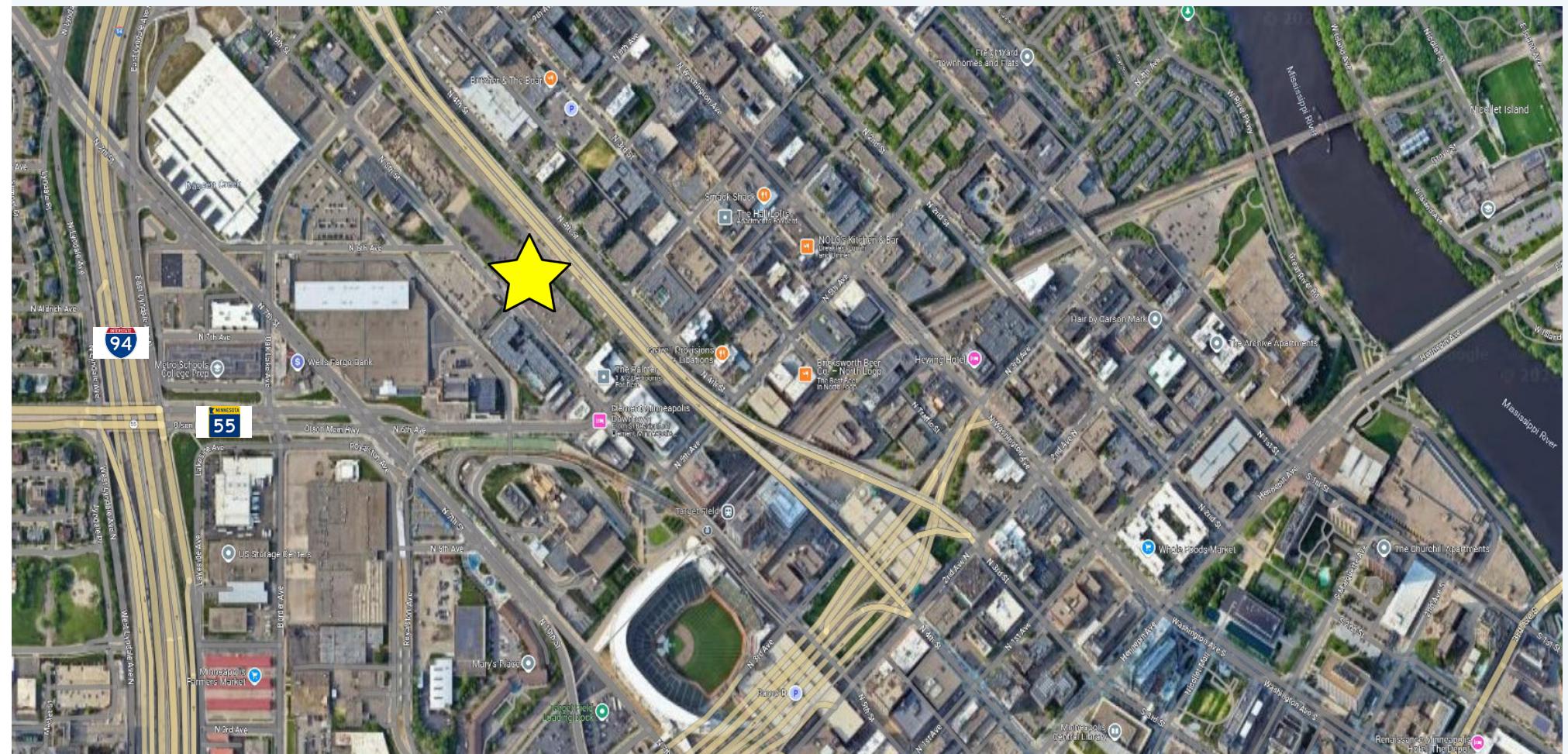
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